

BERWICK-UPON-TWEED TOWN COUNCIL

Minutes of the Town Council Planning Committee Meeting held on Tuesday, 29 August 2017 at 6.30pm in the Ante-Room, Town Hall, Marygate, Berwick-upon-Tweed

PRESENT:

Councillors:	G Roughead (Chair)	A Forbes
	I Dixon	C Lewis
	B Douglas	G Smith

IN ATTENDANCE:

G Davies, Town Clerk

S Cozens, Assistant to the Clerk

6 member of the public

OPEN SESSION

A member of the public enquired when the Planning Committee meeting had been arranged. Concerns and issues were then raised regarding the application for Land South Of St Aidens House and the previously considered application for Cow Port Offices.

P040/17 1. APOLOGIES FOR ABSENCE

Apologies for absence had been accepted from: Cllrs A Bowlas, R Bruce and G Thomson.

P041/17 2. MINUTES OF THE LAST MEETING

The minutes of the meeting held on Tuesday, 15 August 2017 were agreed and signed as a correct record.

P042/17 3. DISCLOSURE OF INTERESTS

Councillor B Douglas declared an interest in Item 6, Application 17/02880/FUL (58 Main Street, Spittal. TD15 1QY).

P043/17 4. REQUEST FOR DISPENSATION

There were no requests for dispensation.

P044/17 5. LOCAL NEIGHBOURHOOD PLAN

The meeting noted that the Market Towns Initiative was added to the Local

Neighbourhood Plan evidence base at the last meeting of full Council.

P045/17

6. APPLICATIONS FOR PLANNING PERMISSION

17/02560/ADE

Advertisement Consent for the installation of 1no. internally illuminated fascia sign and 1no. internally illuminated projecting sign.

Thomson Holidays, 24 Marygate, Berwick-upon-Tweed, Northumberland.

TD15 1BN

No objections.

17/02862/LBC

Listed Building Consent for the installation of 1no. internally illuminated fascia sign and 1no. internally illuminated projecting sign.

Thomson Holidays, 24 Marygate, Berwick-upon-Tweed, Northumberland.

TD15 1BN

No objections.

17/02774/FUL

Construction of three, three storey town houses.

Land South Of St Aidens House, Palace Green, Berwick-upon-Tweed, Northumberland.

Members of this Council considered this application at its Planning Committee meeting on 29 August 2017, with six members of the public present, some of whom also made representations.

Concerns were voiced about the impact of this development on traffic and parking in a sensitive area, and the consequential impact on previously agreed schemes for parking related to the previous developments at St Aidens House, and the cumulative impact of those schemes. Without sight of any proposed revisions to the original parking scheme for St Aidens House members could not assess the overall impact of the scheme on surrounding properties. Concerns were expressed about the question of whether this was piecemeal over-development of a sensitive and historic site. All of the discussions were framed within the significant historical and archaeological context of what all the

members agreed was a very sensitive site.

Members noted the additional material available, compared to the last time they considered an application on this site.

With regard to the sensitivity of the site, adjacent as it is to the Town Walls, members once again gave considerable weight to the reminder that on past developments at Governors Gardens significant archaeological finds were made, and formed the view that, in the event approval was granted, a condition requiring a robust scheme of archaeological mitigation and monitoring, overseen by independent archaeologists, was essential.

After hearing all the representations, and all the views expressed, council considered the plans carefully, bearing in mind the highly significant context of the site. Council noted that better elevation drawings were available on this occasion, compared to previous applications but formed the view that there was still insufficient context for decision makers to understand the relationship of the proposed dwellings to the surrounding historic site. Members also expressed concerns about aspects of the design, with regard to the possible creation of balconies on the south facing elevations, because they would distract from the historic townscape by introducing an alien and anachronistic element, and expressed a view that they would wish permitted development rights to be restricted to prevent any upwards development into roof spaces of the proposed properties for the same reason, and to prevent the properties dominating the historic monument.

Council therefore resolved to object to the application, and to request the Planning Authority to hold a site meeting to allow decision makers to better understand the impact of the proposed development on its surroundings, bearing in mind the sensitivity of the site with regard to the town's heritage.

17/02872/FUL

Retrospective permission to convert first floor rear window to door. New

railings at Quay Walls threshold area. Stone repairs to ground and first floor of Quay Walls frontage. Minor internal alterations.

17 Quay Walls, Berwick-upon-Tweed, Northumberland. TDE15 1HB

No objections.

17/02873/LBC

Listed building consent for retrospective permission to convert first floor rear window to door. New railings at Quay Walls threshold area. Stone repairs to ground and first floor of Quay Walls frontage. Minor internal alterations.

17 Quay Walls, Berwick-upon-Tweed, Northumberland. TDE15 1HB

No objections.

17/02880/FUL

Proposed First Floor Extension to Rear of Property.

58 Main Street, Spittal. TD15 1QY

No objections.

P046/17

7. DATE OF NEXT MEETING

The date of the next meeting would be Tuesday, 12 September 2017 at 6.30 pm.