

# BERWICK-UPON-TWEED TOWN COUNCIL



## PLANNING COMMITTEE MEETING

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### **Time and date**

Thursday 6 November 2025 at 18:00

### **Place**

Berwick-upon-Tweed Town Council Unit 1, 82-88 Marygate, Berwick-upon-Tweed, Northumberland TD15 1BN

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TO: **ALL MEMBERS OF THE Planning Committee [In-person]**

Dear Councillor

The Agenda for the meeting is set out below.

**Iain McCready**

**Proper Officer**

**31 October 2025**

Agendas and papers for all meetings can be accessed on <https://www.berwick-tc.gov.uk/meetings>

### **Committee Members are:**

Cllr Thomas Stewart - Chair

Cllr Rachel Driver

Cllr Mike Greener

Cllr Janice Bowden

Cllr Catherine Seymour

Cllr Gary Smith

Cllr Robert Bruce

**ALL Councillors are welcome to attend**

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# **AGENDA**

## **31.25.OPEN SESSION**

Members of the public may make representations, ask questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda. This is for a period of 15 minutes overall and is limited to 3 minutes per person

## **32.25.Apologies For Absence**

To receive apologies for absence

## **33.25.Minutes**

To sign as a correct record the minutes of the Berwick-upon-Tweed Town Council Planning Committee meeting held on 4 September 2025

## **34.25.Disclosures of Interest**

See attached form

## **35.25.Applications For Planning Permission**

To receive the schedule of applications for planning permission and to consider making observations; and to consider any further applications received in advance of the meeting. Appendix A

## **36.25.Planning Application Decision List**

To note the list of planning application decisions for October 2025. Appendix B

## **37.25.Neighbourhood Plan**

To receive a verbal update

## **38.25.The Date of the Next Meeting**

The next meeting of the Committee is on 4 December

250904\_Draft\_Minutes.docx

Disclosures of Interest Form.docx

251106\_App A\_Applications for Consideration.docx

251106\_App B\_Planning Application Decision List\_October 2024.docx

# BERWICK-UPON-TWEED TOWN COUNCIL



## Planning Committee

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### **Minutes of the Town Council Planning Committee Meeting.**

held on Thursday 4<sup>th</sup> September 2025 at 6.00pm

The Meeting Room, Berwick-upon-Tweed Town Council Office, Unit 1, 82 – 88 Marygate, Berwick-upon-Tweed.

### **Councillors present:**

Cllrs T Stewart (Chair), R Driver, J Bowden, R Bruce, C Seymour

### **Councillors present but not on the committee:**

None

### **Officers present:**

Iain McCready – Chief Officer, Lucy Henzell-Thomas – Administrative Officer

### **Also in Attendance:**

3 members of the public

#### **P011/25     1. OPEN SESSION**

There were 3 members of the public present – no comment at this time

#### **P012/25     2. APOLOGIES FOR ABSENCE**

Apologies for absence were received from M Greener and G Smith

#### **P013/25     3. MINUTES**

Minutes from Thursday 5<sup>th</sup> June 2025 approved by Full Council on Monday 23<sup>rd</sup> June 2025 and were therefore not required for approval again.

#### **P014/25     4. DISCLOSURE OF INTERESTS**

- i. Cllr Stewart - declared an interest in 2 applications from Appendix A – 25/02798/LBC and 25/02797/FUL and left the meeting for the consideration of those applications.
- ii. There were no requests for dispensation

**P015/25 5. APPLICATIONS FOR PLANNING PERMISSION**

**Ref No:** 25/02797/FUL & 25/02798/LBC

**Address:** The Magna Tandoori 39 Bridge Street Berwick-Upon-Tweed  
Northumberland TD15 1ES

**Description:** Retrospective: Erection of ancillary service building within rear yard of existing restaurant, to replace building demolished in 2010 to enable adjacent development & Listed Building Consent for same project

No objections, the Committee agrees with the Built Heritage & Design Officer's report on the application.

**Ref No:** 25/02625/LBC

**Address:** St Andrews Wallace Green Church Wallace Green Berwick-Upon-Tweed  
Northumberland TD15 1EB

**Description:** Listed Building Consent for exterior and interior alterations to improve accessibility, heating system and flexible use of spaces. New ramp access from side entrance. New underfloor heating system in entire GF. Removal of pews and opening of existing walls under galleries to improve side halls and allow church group to use space in multiple ways. Addition of more toilets including accessible one and new kitchen area in rear hall. New air source heat pumps will be placed in existing roof valley of rear hall.

No objections. Berwick Town Council would like to express their support for this application.

**Ref No:** 25/02909/FUL

**Address:** Queens Head 2 - 6 Sandgate Berwick-Upon-Tweed Northumberland TD15 1EP

**Description:** Alterations to internal layout of front restaurant room creating two new bedrooms. Reinstating of historic opening onto street.

No objections.

Note: There was a Listed Building Consent registered in March this year in relation to the project above (25/00987/LBC)

BTC comment Date: Wed 16 Apr 2025

'Berwick Town Council notes that as the plan includes re-opening a previously blocked up door to the street and altering it from what was originally a single door to

a pair of doors, this should also be subject of a linked Planning Application (Under the Article 4 direction).'

**Ref No:** 25/02877/VARYCO

**Address:** Berwick St Mary's C Of E First School Newfields Berwick-Upon-Tweed  
Northumberland TD15 1SP

**Description:** Variation of Condition 5 (Highway Works) on approved application 25/00455/CCD in order to vary the wording of Condition 5 to allow phased implementation of the pedestrian/cyclist link from the western boundary of the school (amended description).

No objections.

**Ref No:** 25/02881/VARYCO

**Address:** Berwick St Mary's C Of E First School Newfields Berwick-Upon-Tweed  
Northumberland TD15 1SP

**Description:** Variation of Condition 6 (Internal Pedestrian/Cyclist Link) on approved application 25/00455/CCD in order to amend wording to the SEMH Unit shall not be occupied until the pedestrian/cyclist link within the site to the western boundary and the connection to the existing footway on the U104 has been constructed in accordance with the approved plans.

No objections.

**Ref No:** 25/03000/FUL & 25/02990/LBC

**Address:** 20 Ravensdowne Berwick-Upon-Tweed Northumberland TD15 1HX

**Description:** Replacement enlarged side extension including creating access to connect extension to main house. Alterations to include reinstate the rear stair, re-open door opening, replace irreparable windows, replace single glazing with vacuum glazing and removal of garden outbuilding/shed &  
Listed Building Consent for same project

No objections but the Town Council would like to have more details of the materials proposed for the extension and will be guided by the Conservation Officer as regards the use of double glazing at the property.

## **P016/25 6. PLANNING APPLICATION DECISION LIST**

The planning application decision list for August 2025 was noted.

**P017/25      7. REQUEST FOR CONSULTATION**

The Committee considered the NCC communication regarding the proposed addresses for the development on the Land East of Lifeboat house. The proposed addresses were Heron Quay and Beach Quay. The Committee did not think that 'Beach Quay' was appropriate as it is not on the beach and were neutral on 'Heron Quay'. They also suggested 'Spittal Quay', 'Pilot Quay' and 'Lifeboat Quay' as alternative options.

**P018/25      8. NEIGHBOURHOOD PLAN**

The Chief Officer read out the following update.

*The NCC Planning Officer Mark Harrison who was working on our draft has now left NCC and the NCC Neighbourhood Plan team have said they will contact us soon for details of a new support officer. Before he left, he managed to take the latest draft plan content and put it into their options paper format, which makes it more succinct and readable for consultation. We have been in touch with Jo-Anne Garrick, an independent planning consultant who drafted the plan originally. She is keen to help us to get the now updated plan moving which will include help with public consultations. She is starting work on this this month, so we hope to have some input from her very soon.*

*We will be inviting external partners to discussions to ensure we get local support and have covered all bases important to residents, prior to going to the first round of public consultation. At the last meeting with Mark in July he gave us a rough timeframe of 18 months until completion but no breakdown so officers will endeavour to get that information for the councillors as soon as possible.*

The 3 members of the public in attendance expressed an interest in being involved and provided their contact details.

**P019/25      9. DATE OF NEXT MEETING**

The Committee noted the date of the next meeting on Wednesday 1st October. At the previous meeting there was a suggestion to start earlier at 5pm – officers will consult committee regarding this.



# Berwick-upon-Tweed Town Council

## Disclosure of Interests Form

(Localism Act 2011)

Notification by a Member of a Disclosable Pecuniary or Other Interest in a Matter under Consideration at a Meeting

Please complete the form below to indicate any agenda items in which you have an interest. If you have a disclosable pecuniary or other interest in an item, please also indicate whether you wish to speak (refer to the Council's Code of Conduct for details).

As required by the Localism Act 2011, I declare that I have a disclosable pecuniary or personal interest in the following matter(s):

MEETING: \_\_\_\_\_

DATE: \_\_\_\_\_

NAME OF COUNCILLOR: \_\_\_\_\_

| Agenda Item No. | Type of Interest<br>(Disclosable<br>Pecuniary / Other) | Reason for Interest | Wish to Speak<br>(Yes/No) |
|-----------------|--|---------------------|---------------------------|
|                 |  |                     |                           |
|                 |  |                     |                           |
|                 |  |                     |                           |
|                 |  |                     |                           |
|                 |  |                     |                           |

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Please return this form to the Chief Officer before the meeting begins.



Northumberland County Council  
Planning Applications  
North Division

**NOTE: All applications (including plans and comments) can be viewed at  
<https://publicaccess.northumberland.gov.uk/online-applications/>  
Individual applications can be viewed by clicking the link on the  
Application Ref Number.**

**Examples of issues the local planning authority can normally consider as a material planning consideration:**

- Overshadowing;
- Overlooking and loss of privacy;
- Adequate parking and servicing;
- Impact on 'outlook'/sense of enclosure
- Loss of trees;
- Loss of ecological habitats;
- Design and appearance;
- Layout and density of buildings;
- Effect on listed building(s) and conservation areas;
- Access and highways safety;
- Traffic generation;
- Noise and disturbance from the scheme (though not from construction);
- Disturbance from smells;
- Public visual amenity (not loss of private individual's view);
- Flood risk.

**Examples of issues the local planning authority cannot normally consider as a material planning consideration:**

- Loss of value to private individual property;
- Loss of view;
- Boundary disputes including encroachment of foundations or gutters;
- Private covenants or agreements;
- The applicant's personal conduct or history;
- The applicant's motives;
- Potential profit for the applicant or from the application;
- Private rights to light;
- Private rights of way;
- Damage to property;
- Disruption during any construction phase;
- Loss of trade and competitors;
- Age, health, status, background and work patterns of objector;
- Time taken to do the work;
- Capacity of private drains;
- Building and structural techniques;
- Alcohol or gaming licences.

|                               |   |                          |
|-------------------------------|---|--------------------------|
| <b><u>Application Ref</u></b> | <a href="#">25/01184/FUL</a> (expires 11/11/25)                               | <b><u>Date Valid</u></b> |
| <b><u>Location</u></b>        | Cantys Brig Cantys Bridge Berwick-Upon-Tweed<br>Northumberland TD15 1SY       | <b><u>21/10</u></b>      |
| <b><u>Description</u></b>     | Conversion of redundant outbuilding to provide annex accommodation.           |                          |
| <b><u>Application Ref</u></b> | <a href="#">25/03786/FUL</a> (expires 13/11/25)                               | <b><u>Date Valid</u></b> |
| <b><u>Location</u></b>        | 29 Braeside Tweedmouth Berwick-Upon-Tweed<br>Northumberland TD15 2BY          | <b><u>23/10</u></b>      |
| <b><u>Description</u></b>     | Disabled facility - proposed external step lift and associated external works |                          |

## Planning Application Decision List for October 25

- Trees in a Conservation Area - the removal of a wild Cherry tree due to overcrowding.  
Tower House 16 Tower Road Tweedmouth Berwick-Upon-Tweed TD15 2BD  
Ref. No: 25/03345/TREECA | Status: Decided – no objections
- Discharge of condition 5a (Archaeological Building Recording) on approved application 25/00308/LBC  
Berwick Barracks, Gymnasium Gallery Parade Berwick-Upon-Tweed TD15 1DF  
Ref. No: 25/03228/DISCON | Status: Refused
- Discharge of conditions 3 (Demolition/Construction Method Statement), 12 (Archaeology), 13 (Bat Licence), 18 (Surface Water Disposal), 19 (Contamination) on approved application 21/03553/FUL  
Land East Of Baldersbury Hill Berwick-upon-tweed, Northumberland  
Ref. No: 25/03148/DISCON | Status: Decided - Partial Consent / Partial Refusal
- Trees in a Conservation Area - The tree is a variegated popular It is proposed to undertake a 3.5 metre overall crown reduction  
228 Main Street, Spittal, Northumberland TD15 1RR  
Ref. No: 25/03024/TREECA | Status: Decided – no objections
- Replacement enlarged side extension including creating access to connect extension to main house. Alterations to include reinstate the rear stair, re-open door opening, replace irreparable windows, replace single glazing with vacuum glazing and removal of garden outbuilding/shed. (and LBC for same)  
20 Ravensdowne Berwick-Upon-Tweed Northumberland TD15 1HX  
Ref. No: 25/03000/FUL & 25/02990/LBC | Status: Permitted  
BTC comment: No objections but the Town Council would like to have more details of the materials proposed for the extension and will be guided by the Conservation Officer as regards the use of double glazing at the property.
- Alterations to internal layout of front restaurant room creating two new bedrooms. Reinstating of historic opening onto street. (and LBC for same)  
Queens Head 2 - 6 Sandgate Berwick-Upon-Tweed Northumberland TD15 1EP  
Ref. No: 25/02909/FUL & 25/00987/LBC | Status: Permitted  
BTC: No objections

- Variation of Condition 6 (Internal Pedestrian/Cyclist Link) on approved application 25/00455/CCD in order to amend wording to the SEMH Unit shall not be occupied until the pedestrian/cyclist link within the site to the western boundary and the connection to the existing footway on the U104 has been constructed in accordance with the approved plans.

Berwick St Mary's C Of E First School Newfields Berwick-Upon-Tweed TD15 1SP

Ref. No: 25/02881/VARYCO | Status: Permitted

BTC: No objections

- Variation of Condition 5 (Highway Works) on approved application 25/00455/CCD in order to vary the wording of Condition 5 to allow phased implementation of the pedestrian/cyclist link from the western boundary of the school (amended description).

Berwick St Mary's C Of E First School Newfields Berwick-Upon-Tweed TD15 1SP

Ref. No: 25/02877/VARYCO | Status: Permitted

BTC: No objections

- Retrospective: Erection of ancillary service building within rear yard of existing restaurant, to replace building demolished in 2010 to enable adjacent development & Listed Building Consent for the same

The Magna Tandoori 39 Bridge Street Berwick-Upon-Tweed Northumberland TD15 1ES

Ref. No: 25/02797/FUL & 25/02798/LBC | Status: Permitted

BTC: No objections, the Committee agrees with the Built Heritage & Design Officer's report on the application

- Listed Building Consent for exterior and interior alterations to improve accessibility, heating system and flexible use of spaces. New ramp access from side entrance. New underfloor heating system in entire GF. Removal of pews and opening of existing walls under galleries to improve side halls and allow church group to use space in multiple ways. Addition of more toilets including accessible one and new kitchen area in rear hall. 2no new air source heat pumps will be placed in existing roof valley of rear hall.

St Andrews Wallace Green Church Wallace Green Berwick-Upon-Tweed TD15 1EB

Ref. No: 25/02625/LBC | Permitted

BTC: No objections. Berwick Town Council would like to express their support for this application.

- **Modification of S106 Agreement dated 25.09.2023 on approved planning application 21/04453/FUL in order to reduce the number of plots by 2, total number of units built 56**  
Land At Seton Hall Ord Road Tweedmouth Northumberland TD15 2UT  
Ref. No: 25/01496/S106A | Status: Permitted  
BTC: No objections
- **Proposed change of use from a retail unit to create a smaller shop with facilities and a 2 bedroom ground floor flat to the rear + associated works**  
31A Castlegate Berwick-Upon-Tweed Northumberland TD15 1LF  
Ref. No: 25/01193/FUL | Status: Permitted  
BTC: No objections
- **Construction of two caravan plots on existing street, lindisfarne view with removal of tree.**  
Lindisfarne View Berwick Holiday Centre Berwick-upon-tweed Northumberland  
Ref. No: 23/00937/FUL | Status: Permitted  
BTC: No objections