

BERWICK-UPON-TWEED TOWN COUNCIL



PLANNING COMMITTEE MEETING

Time and date

Thursday 4 December 2025 at 6:00 PM

Place

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

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

Dear Councillor

The Agenda for the meeting is set out below.

Iain McCready

Proper Officer

02 June 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

BERWICK-UPON-TWEED TOWN COUNCIL

12/4/2025 6:00 PM - 8:00 PM

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AGENDA

39.25.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

40.25.Apologies For Absence

To receive apologies for absence

41.25.Minutes

Minutes from Thursday 6 November 2025 approved by Full Council on Monday 25th November 2025

42.25.Disclosures of Interest

See attached form

43.25.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

44.25.Planning Application Decision List

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

45.25.Northumberland County Council Design Code

To inform Committee of the development of an NCC Design Code and survey. Appendix C

46.25.Local Cycling and Walking Infrastructure Plans

Discussion on Local Cycling and Walking Infrastructure Plans (LCWIPs)
Appendix D includes link to the last plan for Berwick.

47.25.Neighbourhood Plan

To receive a verbal update

48.25.The Date of the Next Meeting

The next meeting of the Committee is on Thursday January 2026

Disclosures of Interest Form.docx

251204_App A_Applications for Consideration.docx

251204_App B_Planning Application Decision List_November 2024.docx

251204_App C_NCC Design Code.docx

251204_App D_LCWIP.docx



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 (Disclosable Pecuniary / Other)	Reason for Interest	Wish to Speak (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.

<u>Application Ref</u>	25/04115/FUL (expires 8/12/25)	<u>Date Valid</u> <u>17/11</u>
<u>Location</u>	101 Etal Road Tweedmouth Northumberland TD15 2DU	
<u>Description</u>	Proposed removal of existing conservatory and erection of single storey rear extension to detached bungalow and associated works.	
<u>Application Ref</u>	25/04152/LBC (expires 9/12/25)	<u>Date Valid</u> <u>18/11</u>
<u>Location</u>	20 Ravensdowne Berwick-Upon-Tweed TD15 1HX	
<u>Description</u>	Listed Building Consent for removal of overgrown shrubs to front garden, boundary walls to south and west, replacement with new dressed sandstone walls and new shrub planting.	
<u>Application Ref</u>	25/04189/FUL (expires 11/12/25)	<u>Date Valid</u> <u>20/11</u>
<u>Location</u>	The Old School House, Apartment Peacock Mount Road Tweedmouth Northumberland TD15 2BA	
<u>Description</u>	Replacement windows	
<u>Application Ref</u>	25/04226/FUL (expires 12/12/25)	<u>Date Valid</u> <u>21/11</u>
<u>Location</u>	Island View Elmbank Cow Road Spittal Berwick-Upon-Tweed Northumberland TD15 2QR	
<u>Description</u>	Proposed demolition of the existing garage and construction of a two storey side extension, internal alterations and thermal upgrades to the existing dwelling	
<u>Application Ref</u>	25/04291/FUL (expires 17/12/25)	<u>Date Valid</u> <u>26/11</u>
<u>Location</u>	67 Castlegate Berwick-Upon-Tweed Northumberland TD15 1LF	
<u>Description</u>	Works to rear elevation including new door opening at first floor level and installation of steel access stair	

Planning Application Decision List for November 25

- Trees in a Conservation Area: 1 Ash Tree - Removal, 2 Bramley Apple Tree - Crown Reduction with the overall height and spread to 4m, Crown Thinning by 20%
23 Bell Tower Park Berwick-Upon-Tweed Northumberland TD15 IND
Ref. No: 25/03587/TREECA Status: Decided – no objection
BTC: Not consulted
- Discharge of Condition 6 (Ecology - Licence) on approved application 25/00908/LBC
Berwick Barracks, Gymnasium Gallery Parade Berwick-Upon-Tweed TD15 IDF
Ref. No: 25/03543/DISCON Status: Permitted
BTC: Not consulted
- Dormer extension to principal elevation and single storey extension to rear.
12 Castle Drive Berwick-Upon-Tweed Northumberland TD15 INS
Ref. No: 25/03544/FUL Status: Permitted
BTC: No objections
- Listed building consent: Paint external sandstone elevations
Governors House Palace Green Berwick-Upon-Tweed Northumberland TD15 IHR
Ref. No: 25/03442/LBC Status: Refused
BTC: Objected
- Discharge of conditions 4 (internal wall insulation), 9 (mortar mix), 10 (windows), 11 (cycle parking), 13 (pedestrian access), 14 (construction method statement) and 16 (travel plan) on approved application 25/00388/FUL
Old Brewery Brewery Lane Tweedmouth Berwick-Upon-Tweed TD15 2AH
Ref. No: 25/03182/DISCON Status: Decided - Partial consent/partial refusal
BTC: Not consulted
- Discharge of conditions 3 (internal wall insulation), 8 (mortar mix) and 9 (windows) on approved application 25/00389/LBC
Old Brewery Brewery Lane Tweedmouth Northumberland TD15 2AH
Ref. No: 25/03155/DISCON Status: Decided - Partial consent/partial refusal
BTC: Not consulted

- **Discharge of conditions 9 (Coal Mining Legacy) on approved application 21/02554/FUL**
Springhill Farm Cottage Springhill Tweedmouth Northumberland TD15 2QW
Ref. No: 25/03071/DISCON Status: Refused
BTC: Not consulted
- **Erection of flat roof, masonry walled store room forward of the principal elevation**
9 Castle Terrace Berwick-Upon-Tweed Northumberland TD15 1NR
Ref. No: 25/02265/FUL Status: Permitted
BTC: No objections
- **Conversion of former community building to create 5 new homes, and construction of 2 new homes to rear.**
Berwick Youth And Community Centre 5 Palace St East Berwick-Upon-Tweed TD15 1HT
Ref. No: 24/03631/FUL Status: Permitted
BTC: Objected to the new buildings but supported the work on the existing building.

Email received from Northumberland County Council Planning Services

Northumberland Design Code - We want to know about your neighbourhoods

We are excited to announce that Northumberland County Council is developing a Design Code. The Code will set requirements for developers for the design of future development.

The way places are designed and built affects everyone. Where we live, work, and relax can influence how we feel, our health and wellbeing, and our feelings of safety and belonging. That's why we are launching a consultation to ask you about your neighbourhoods. We want to understand what is important to you, and which aspects you think we should prioritise for well-designed places.

You can find out more and have your say using our Northumberland Design Code Hub website at nland.cc/DesignCode.

We're inviting you to complete a survey and add your views to our interactive map. Responses are invited by **9 January 2026**. If you complete the survey, you will have the opportunity to be entered into a prize draw for a £50 gift voucher.

Rest assured, that we will be seeking the views of our communities and stakeholders in different ways (not just online), as the work progresses. Our Design Code website tells you more about what we have already done.

Once prepared, the Design Code will support the Northumberland Local Plan and be used to inform decisions on planning applications.

If you have received this email, it is likely that you are already registered on our Local Plan consultation database, so you will receive an email or letter to advise when we are doing further consultations. However, if this email has been shared with you and you would like to register to be notified you can do so at [Login - Keystone](#)

If you no longer wish to be included on our database, wish to change your details or notification preferences, or if you would like a paper copy of the survey, please email PlanningStrategy@northumberland.gov.uk or call 0345 600 6400 and ask to speak to a member of the Planning Policy Team.

Thank you for your interest in our planning work. Your views are very important to help shape our approach.

Information from the Northumberland County Council [website](#)

Local Cycling and Walking Infrastructure Plans (LCWIPs)

What are LCWIPs?

LCWIPs are strategic documents that identify key walking and cycling routes and set out a long-term approach to improving infrastructure.

They are part of the Government's strategy to make walking and cycling the preferred modes of travel for short journeys.

LCWIPs help local authorities plan and prioritise investment in active travel infrastructure.

Why did we prepare them?

The LCWIPs align with Northumberland's wider goals, including:

- supporting economic growth
- reducing carbon emissions
- improving public health
- enhancing connectivity between communities

They also contribute to the Council's Corporate Plan priorities and the Climate Change Action Plan, helping to create thriving places and a connected county.

Towns included

LCWIPs have been developed for 12 main towns in Northumberland

(Berwick below, the rest available on the website):

- [Berwick-upon-Tweed \(PDF\)](#) – please click to view

Each plan reflects local needs and opportunities, aiming to make walking and cycling safer, easier, and more attractive for residents and visitors alike.

More detail on LCWIP's in [LCWIP Strategic Overview](#)