

# BERWICK-UPON-TWEED TOWN COUNCIL



## Planning Committee

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### Time and date

Thursday 4 December 2025 at 18:00

### Place

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

### Committee Members

Cllr Thomas Stewart - Chair  
Cllr Rachel Driver  
Cllr Mike Greener  
Cllr Janice Bowden  
Cllr Catherine Seymour

### In Attendance

Iain McCready (Chief Officer)  
Lucy Henzell-Thomas (Administrative Officer)

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## NOTES

### 39.25. Open Session

The meeting commenced with an open session where members of the public were invited to make representations, ask questions, and provide evidence relevant to the business on the agenda. There were no members of the public present.

Cllr Driver highlighted the lack of a crossing point at Loaning Meadows by Morrisons that had been part of the development plans. Despite the crossing being a significant safety concern due to the busy roundabout, there has been no recent update or implementation. The discussion highlighted the importance of pedestrian access and safety and the need to revisit the planning application from 2019 to ensure the crossing is included.

**Decision:** The committee agreed that officers would investigate the promised crossing point.

**Task:** Officers to look at the planning application for the site and report back to committee.

### 40.25. Apologies For Absence

Apologies for absence were received from Cllr Gary Smith and Cllr Robert Bruce.

### 41.25. Minutes

The minutes from the previous meeting held on Thursday, 6 November 2025, were approved by the Full Council on Monday, 25 November 2025. The Chair confirmed that the minutes were accepted and no further discussion was needed.

#### **42.25. Disclosures of Interest**

No disclosures of interest were reported.

#### **43.25. Applications For Planning Permission**

The committee reviewed 5 planning applications:

**1. Ref: 25/04115/FUL**

Location: 101 Etal Road Tweedmouth Northumberland TD15 2DU

Description: Proposed removal of existing conservatory and erection of single storey rear extension to detached bungalow and associated works.

The committee noted that the extension will nearly double the internal volume of the rear extension, making it more usable.

**Decision: No objections**

**2. Ref: 25/04152/LBC**

Location: 20 Ravensdowne Berwick-Upon-Tweed TD15 1HX

Description: 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.

The committee appreciated the sympathetic approach, hoping local stone would be used.

**Decision: No objections**

**3. Ref: 25/04189/FUL**

Location: The Old School House, Apartment Peacock Mount Road Tweedmouth Northumberland TD15 2BA

Description: Replacement windows

**Decision: No objections**

**4. Ref: 25/04226/FUL**

Location: Island View Elmbank Cow Road Spittal Berwick-Upon-Tweed TD15 2QR

Description: Proposed demolition of the existing garage and construction of a two storey side extension, internal alterations and thermal upgrades to the existing dwelling.

**Decision: No objections**

**5. Ref: 25/04291/FUL**

Location: 67 Castlegate Berwick-Upon-Tweed Northumberland TD15 1LF

Description: Works to rear elevation including new door opening at first floor level and installation of steel access stair

**Decision: No objections**

#### **44.25. Planning Application Decision List**

The committee noted the list of planning application decisions for November 2025, as detailed in Appendix B.

There was discussion about the decision regarding the permitted application at 5 Palace St (Ref. No: 24/03631/FUL) with concerns that it should have been called into NCC committee for decision. The committee agreed to monitor such decisions more closely.

**Task:** Monitor delegated decisions more closely, particularly those that should be called into NCC committee for decision.

#### **45.25. Northumberland County Council Design Code**

The committee was informed about the development of the NCC Design Code and survey, with responses invited by 9th January. This survey is open to everyone. A task group meeting was proposed for early January to discuss the design code after which officers would draft a BTC response. The link to the survey would also be posted on social media and in the window.

**Decision:** The committee agreed to submit a BTC response to the NCC Design Code survey and encourage individual responses from members.

**Task:** Officers to organise a task group meeting for early January to discuss the NCC Design Code and submit BTC response. Officers to advertise the survey on social media and windows.

**46.25. Local Cycling and Walking Infrastructure Plans**

The committee discussed the Local Cycling and Walking Infrastructure Plans (LCWIPs) available on NCC's website, noting the document's outdated information and lack of recent consultation. The Chair highlighted the importance of utility cycling and walking for local residents rather than leisure cycling. The committee noted that with the development of the Destination Tweed project and the possibility of many more cyclists and walkers visiting the town, it was important that we were up to date with and consulted on the infrastructure plans. The committee agreed to seek updates from county officers.

**Decision:** The committee agreed NCC should be contacted for an update on the plans

**Task:** Officers to seek updates from county officers.

**47.25. Neighbourhood Plan**

The committee received a verbal update on the Neighbourhood Plan. A stakeholder meeting is scheduled for January to gather feedback on the consultation paper and consider questions for subsequent public surveys. The invitee list includes various local trusts, associations, employers, housing providers, and key business groups.

**Task:** Prepare for the stakeholder meeting in January to gather feedback on the consultation paper and consider questions for subsequent public surveys.

**48.25. The Date of the Next Meeting**

The next meeting of the Planning Committee is scheduled for Thursday, 8 January 2026.