

# BERWICK-UPON-TWEED TOWN COUNCIL



## PLANNING COMMITTEE MEETING

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### **Time and date**

Thursday 8 January 2026 at 6:00 PM

### **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**

**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**

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## **AGENDA**

### **1.26. 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

### **2.26. Apologies For Absence**

To receive apologies for absence

### **3.26. Minutes**

To sign as a correct record the minutes of the Planning Committee held on Thursday, 4 December 2025.

### **4.26. Disclosures of Interest**

See attached form

### **5.26. 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

### **6.26. Planning Application Decision List**

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

### **7.26. Neighbourhood Plan**

To receive a verbal update

### **8.26. NCC Design Code**

Verbal update on the Town Council response to NCC Design Code.

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

The next meeting of the Committee is on the 5 February 2026

251204\_Draft\_Minutes.pdf

Disclosures of Interest Form.docx

260108\_App A\_Applications for Consideration.pdf

260108\_App B\_Planning Application Decision List\_December 2025.pdf

# 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.



# **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.



**Application Ref** [25/04579/VARYCO](#) (expires 12/01/26)

**Date Valid**  
**22/12**

**Location** The Maltings Theatre And Cinema Eastern Lane Berwick-Upon-Tweed  
Northumberland TD15 1AJ

**Description** Variation of condition 2 (Approved Plans), 14 (Biodiversity Mitigation), 17 (Noise Fixed Plant), 26 (Archaeological Scheme of Works) in order to revise the scheme to include more retention of the existing structure, the component parts of the use and related internal spaces to be reallocated to different positions within the new building, which changes the internal and external design details.

## Planning Application Decision List for December 25

- Trees in a Conservation Area:- T1(Willow) - Fell. T2(Cherry) - reduce branches by 30%, approx 1.0m. T3(Holly) - Reduce by 20% overall 0.5m. T4 (Pear) - Reduce overall canopy by 30%, approx 1.0m. T6 (Deodar Cedar) - Thin canopy by 20%, reduce long branches by 2.0m, remove deadwood. T7(Holly) - Fell. T8(Cherry) -Fell. T9(Sycamore Maple) - Reduce overall Canopy by 30%, remove deadwood.

26 Ravensdowne Berwick-Upon-Tweed Northumberland TD15 1HX

Ref. No: 25/04212/TREECA Status: Decided

- Discharge of Conditions 3 (Biodiversity Net Gain), 7 (Cycle/Scooter Parking), 8 (Car Parking Strategy), 11 (CMS), 12 (Biodiversity Enhancement Plan) and 13 (LEMP) of approved application 25/00455/CCD

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

Ref. No: 25/03998/DISCON Status: Refused

- Trees In A Conservation Area: Rear Walled Garden - T1 - Apple (Malus domestica) - Reduce dominant branch toward neighbouring wall by 50% (1.5m). Reduce overall canopy by 25% (0.4m). Remove major deadwood.

13 Railway Street Berwick-Upon-Tweed Northumberland TD15 1NF

Ref. No: 25/03929/TREECA Status: Decided

- Notification of Prior Approval to install 88 solar panels to pitched roof

Spittal Residents Association, Community Club Highcliffe Spittal Northumberland TD15 2JL

Ref. No: 25/03747/SOLAR Status: Permitted

- Disabled facility - proposed external step lift and associated external works

29 Braeside Tweedmouth Berwick-Upon-Tweed Northumberland TD15 2BY

Ref. No: 25/03786/FUL Status: Permitted

- Discharge of Conditions 2 (SuDS Verification) in relation to Plots 1-10 and plots 54 - 56; and Condition 4 (Contaminated Land Verification) in relation to Plots 1-10 on approved planning application 24/01359/VARYCO

Land Adjacent To Seton Hall Ord Road Tweedmouth Northumberland TD15 2UT

Ref. No: 25/03727/DISCON Status: Decided

- Listed Building Consent to repair failing fibre cement sheeted roof with galvanised steel. Replace two plastic roof lights with Velux type roof lights. Install two new flues passing through roof. Clad North facing gable end with vertically aligned timber. Internally remove 1970s internal wall, false ceiling, wall cladding and display built in display stands. Reveal (where possible) original features of building. Insertion of new window in West facing wall.

17A Bridge Street Berwick-Upon-Tweed Northumberland TD15 1ES

Ref. No: 25/03452/LBC Status: Permitted

- Insertion of additional window, 2no new flues and replacement of 2no roof lights.

17A Bridge Street Berwick-Upon-Tweed Northumberland TD15 1ES

Ref. No: 25/02855/FUL Status: Permitted