

BERWICK-UPON-TWEED TOWN COUNCIL



Planning Committee

Time and date

Thursday 8 January 2026 at 6pm

Place

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

Committee Members

Cllr Thomas Stewart - Chair

Cllr Rachel Driver

Cllr Mike Greener

Cllr Janice Bowden

In Attendance

Iain McCready (Chief Officer)

Lucy Henzell-Thomas (Administrative Officer)

NOTES

1.26. 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 3 members of the public present from the Maltings - no comments at this time.

2.26. Apologies For Absence

Apologies for absence were received from Cllrs Smith, Bruce and Seymour.

3.26. Minutes

The minutes of the Planning Committee meeting held on Thursday, 4 December 2025, were presented for approval. Cllr Driver asked if there were any further updates on the lack of a crossing point by Morrisons that had been part of the development plans for Loaning Meadows and which had been raised at the last planning meeting. Despite the crossing being a significant safety concern due to the busy roundabout, there has been no recent update or implementation.

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

Task: Officers to revisit the planning application for the site and report back to committee.

It was noted that the minutes had already been accepted by the full council, so no further accuracy checks were deemed necessary. The committee agreed that the minutes accurately reflected the discussions and decisions made during the previous meeting.

4.26. Disclosures of Interest

No disclosures of interest were reported.

5.26. Applications For Planning Permission

There was 1 application on the agenda. Representatives from the Maltings were present to answer questions and provide further clarification.

I. Ref: 25/04579/VARYCO

The Maltings Theatre And Cinema Eastern Lane Berwick-Upon-Tweed 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.

Decision: No objections

The changes included retaining more of the existing structure, reallocating internal spaces, and updating the design to improve functionality and accessibility. The committee discussed various aspects, including the impact on the building's external appearance, logistical challenges of the construction process, such as vehicular access, temporary changes to traffic flow, and the impact on local businesses and residents.

The representatives from the Maltings assured the committee that comprehensive measures would be implemented to minimise disruption, including detailed traffic management plans and regular communication with affected businesses. The team also informed the Committee that much consideration was being given to dealing with the challenges of seagulls and effective cleaning of the glass frontage. The committee voted in favour of supporting the application, recognising the benefits of the proposed changes in terms of cost, time, and reduced disruption to the town centre.

6.26. Planning Application Decision List

The committee noted the list of planning application decisions for December 2025 as detailed in Appendix B. Several applications were reviewed, including discharge conditions, solar panel installations, and caravan park expansions.

7.26. Neighbourhood Plan

Cllr Stewart provided a brief verbal update on the Neighbourhood Plan. A meeting was held earlier in the day for invited local stakeholders and he highlighted the very useful engagement with the community and the constructive feedback received. The committee stressed the importance of maintaining momentum and how ongoing community involvement from local residents is crucial for the success of the Neighbourhood Plan. Feedback received will feed into the draft plan and there has been a suggestion to set up a Neighbourhood Plan Liaison Group (suggested name) including local stakeholders to keep all informed of progress. The Chief Officer reminded the committee that the Town Meeting of Electors was also a useful forum for local people to meet and discuss issues in the town.

8.26. NCC Design Code

Cllr Stewart said that there was no significant update on this and it was suggested that Councillors to submit their own response as individual residents on the NCC portal.

9.26. The Date of the Next Meeting

The next meeting of the Planning Committee is scheduled for Thursday 5 February 2026