

BERWICK-UPON-TWEED TOWN COUNCIL



Planning Committee

Time and date

Thursday 5 February 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

I. OPEN SESSION

The meeting commenced with an open session where members of the public and councillors were invited to make representations, ask questions, and provide evidence regarding the business on the agenda. There were no members of the public present, but councillors brought up the following topics:

1. Northumberland County Council have now responded to the officer query regarding the toucan crossing that was on the original plans for Loaning Meadows and which has not materialised. NCC confirmed that they approved the discharge of the condition relating to the toucan crossing. The Highways Department had raised no objection to the proposal submitted and confirmed that the details had been agreed in principle. NCC have contacted a member of the Councils Highway team to obtain details on the programme of delivery for the crossing and will advise the officers further once they know more.
2. In relation to this, concerns were raised about the staffing issues at the County Council and the ongoing programme of voluntary redundancies, which might affect their responsiveness.
3. Transport matters were briefly mentioned, particularly the new rail timetable and its impact, no feedback has been received yet. An update will be shared with councillors when information received.
4. The topic of wider recycling proposals by the County Council was also brought up, noting the introduction of a third bin for paper and cardboard recycling, which might have implications for planning due to space constraints in certain areas.

Action: Officers to include item on recycling in next Council meeting.

2. **Apologies For Absence**

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

3. **Minutes**

The minutes of the Planning Committee meeting held on Thursday, 8 January 2026, were reviewed and it was agreed that the minutes accurately reflected the discussions and decisions made during the previous meeting.

4. **Disclosures of Interest**

A disclosure of interest was made from the Chair regarding the last planning application on the list, for which he left the room.

5. **Applications For Planning Permission**

The committee reviewed several applications for planning permission:

1. Ref: 26/00118/FUL

72 Highcliffe Spittal Northumberland TD15 2JJ

Creation of first floor bedroom extension situated on single storey flat roofed rear extension

Decision: No objections

2. Ref: 26/00131/FUL

65A Ravensdowne Berwick-Upon-Tweed Northumberland TD15 1DQ

Conversion of garage and internal alterations.

Concerns were raised about the design and appearance, particularly the front elevation, and the removal of an off-street parking space. The committee felt that the high-level window did not suit the style of the house and noted the loss of a valuable garage space.

Decision: Object based on design and appearance and the loss of a parking amenity which may impact on traffic in the area.

3. Ref: 26/00192/FUL & 26/00193/LBC

8 Pier Maltings Pier Road Berwick-Upon-Tweed Northumberland TD15 1JB

Installation of steel external access stairs and Listed Building Consent for same project

Decision: No objections but suggested considering the need for Scheduled Monument Consent given the proximity to the town walls.

4. Ref: 26/00038/FUL

26 Church Street Berwick-Upon-Tweed Northumberland TD15 1DY

Change of use and remodel to form 3no. residential units. Retained retail/commercial use to part of ground floor. Replacement of shop front and windows

The committee raised concerns about parking pressure from 3 new flats but acknowledged the benefits of bringing the building back into use. The committee decided to support the application while noting the parking concerns.

Decision: No objections

6. **Planning Application Decision List**

The committee reviewed the list of planning application decisions for January 2026. Various decisions were noted, including the conversion of holiday lets to flats. The committee discussed the implications of these decisions and whether it was possible to track the number of developments from retail to residential units – NCC and the Civic Society may be able to help with this. A query was raised a to whether the Committees comments on application 25/03255/COU regarding window and door details had been addressed.

Action: Officers to check documentation for application 25/03255/COU

Action: Officers to seek from NCC the number of conversions from retail sites to residential properties

7. Neighbourhood Plan

A verbal update on the Neighbourhood Plan was provided. Jo-Anne Garrick, our planning consultant, is working on the draft following feedback from the neighbourhood plan sessions. Public consultation is expected to take place at the end of March or beginning of April. Following this, the working group will reconvene, potentially including new members who expressed interest during the sessions. The committee discussed the involvement of NCC in the consultation process and the need for them to be updated on the progress.

8. The Date of the Next Meeting

The next meeting of the Planning Committee is scheduled for Thursday, 5 March 2026.

Meeting ended at 18:56