

BERWICK-UPON-TWEED TOWN COUNCIL



PLANNING COMMITTEE MEETING

Time and date

Thursday 5 February 2026 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
30 January 2026

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

2/5/2026 6:00 PM - 8:00 PM

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AGENDA

1. 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. Apologies For Absence

To receive apologies for absence

3. Minutes

To sign as a correct record the minutes of the Planning Committee held on Thursday, 8 January 2026.

4. Disclosures of Interest

See attached form

5. 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. Planning Application Decision List

To note the list of planning application decisions for January 2026. Appendix B

7. Neighbourhood Plan

To receive a verbal update

8. The Date of the Next Meeting

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

2026-01-08 - Planning Committee Minutes.pdf

Disclosures of Interest Form.docx

260205_App A_Applications for Consideration.pdf

260205_App B_Planning Application Decision List_January 2026.pdf

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



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>	26/00118/FUL (expires 4/02/26 – extension agreed)	<u>Date Valid</u>
<u>Location</u>	72 Highcliffe Spittal Northumberland TD15 2JJ	<u>14/01/26</u>
<u>Description</u>	Creation of first floor bedroom extension situated on single storey flat roofed rear extension	
<hr/>		
<u>Application Ref</u>	26/00131/FUL (expires 4/02/26 – extension requested)	<u>Date Valid</u>
<u>Location</u>	65A Ravensdowne Berwick-Upon-Tweed Northumberland TD15 1DQ	<u>14/01/26</u>
<u>Description</u>	Conversion of garage and internal alterations.	
<hr/>		
<u>Application Ref</u>	26/00192/FUL & 26/00193/LBC (expires 11/02/26)	<u>Date Valid</u>
<u>Location</u>	8 Pier Maltings Pier Road Berwick-Upon-Tweed Northumberland TD15 1JB	<u>21/01/26</u>
<u>Description</u>	Installation of steel external access stairs and Listed Building Consent for same project	
<hr/>		
<u>Application Ref</u>	26/00038/FUL (expires 18/02/26)	<u>Date Valid</u>
<u>Location</u>	26 Church Street Berwick-Upon-Tweed Northumberland TD15 1DY	<u>28/01/26</u>
<u>Description</u>	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	
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Planning Application Decision List for January 26

- **Discharge of Condition 3 (Ecology) on approved application 25/00907/FUL**
Berwick Barracks, Gymnasium Gallery Parade Berwick-Upon-Tweed Northumberland TD15 1DF
Ref. No: 25/04357/DISCON | Status: Permitted | BTC – Not consulted
- **Removal of existing 3no. antennas to be replaced by the proposed 9no. antennas. Installation of 1no. 0.3m dish. Installation of 3no. equipment cabinets. Removal of existing 9no. RRUs to be replaced by the proposed 18no. RRUs. Reference: CS11880704**
Communications Mast Land At North Road Industrial Estate Berwick Upon Tweed TD15 1TQ
Ref. No: 25/04365/MISC | Status: Decided - permitted development | BTC – Not consulted
- **Works to rear elevation including new door opening at first floor level and installation of steel access stair**
67 Castlegate Berwick-Upon-Tweed Northumberland TD15 1LF
Ref. No: 25/04291/FUL | Status: Permitted | BTC – No objections
- **Notification of Prior Approval: Erection of link extension connecting the existing sunroom and garage at the rear of the property - total projection from rear wall of the original dwellinghouse 7.80m with maximum height of 3.10m and height to eaves of 3.10m.**
30 The Meadows Berwick-Upon-Tweed Northumberland TD15 1NY
Ref. No: 25/04237/HPA | Status: Decided – prior approval not required | BTC – Not consulted
- **Proposed demolition of the existing garage and construction of a two storey side extension, internal alterations and thermal upgrades to the existing dwelling**
Island View Elmbank Cow Road Spittal Berwick-Upon-Tweed Northumberland TD15 2QR
Ref. No: 25/04226/FUL Status: Permitted | BTC – No objections
- **Replacement windows**
The Old School House, Apartment Peacock Mount Road Tweedmouth TD15 2BA
Ref. No: 25/04189/FUL | Status: Permitted | BTC – No objections
- **LBC for removal of overgrown shrubs to front garden, boundary walls to south and west, replacement with new dressed sandstone walls and new shrub planting.**
20 Ravensdowne Berwick-Upon-Tweed Northumberland TD15 1HX
Ref. No: 25/04152/LBC | Status: Permitted | BTC – No objections
- **Proposed removal of existing conservatory and erection of single storey rear extension to detached bungalow and associated works.**
101 Etal Road Tweedmouth Northumberland TD15 2DU
Ref. No: 25/04115/FUL | Status: Permitted | BTC – No objections
- **Proposed orangery and utility room extension and proposed replacement garage**
Tweedsyde 15 Castle Terrace Berwick-Upon-Tweed Northumberland TD15 1NR
Ref. No: 25/04040/FUL | Status: Permitted | No objections

- **Single storey rear extension, formation of gable window and installation of parking bays.**
46 Castle Drive Berwick-Upon-Tweed Northumberland TD15 1NU
Ref. No: 25/03963/FUL | Status: Permitted | BTC – No objections
- **Listed Building Consent to replace existing vehicle and pedestrian gates.**
Berwick Police Station 38 Church Street Berwick-Upon-Tweed Northumberland TD15 1DZ
Ref. No: 25/03467/LBC | Status: Permitted | BTC - No objections
- **Change of use from holiday lets (C1 Class) to apartments (C3 Class)**
47 Hide Hill Berwick-Upon-Tweed Northumberland TD15 1EQ
Ref. No: 25/03255/COU | Status: Permitted
BTC - Berwick Town Council have no object to the principle of Change of Use as shown on the plans, but (particularly as there are no elevations included in the application) we would want to ensure that the previous issues around window & door details, raised in earlier applications for this building, are still addressed.
- **Alterations to form smaller shop/commercial space on ground floor and change of use to create 4 residential units over ground, first and second floors**
39 Marygate Berwick-Upon-Tweed Northumberland TD15 1AX
Ref. No: 25/01222/FUL | Status: Permitted | BTC – No objections
- **LBC - Alterations to form smaller shop/commercial space on ground floor and change of use to create 4 residential units over ground, first and second floors**
39 Marygate Berwick-Upon-Tweed Northumberland TD15 1AX
Ref. No: 25/01223/LBC | Status: Permitted | BTC - No objections
- **Demolition of redundant workshop and rebuild to form 2No residential units**
Land West Of 11 Mill Strand Mill Strand Tweedmouth Northumberland TD15 2BJ
Ref. No: 24/03995/FUL | Status: Permitted | BTC – No objections