

BERWICK-UPON-TWEED TOWN COUNCIL



Planning Committee [In-person]

Time and date

Thursday 5 March 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
27 February 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

3/5/2026 6:00 PM - 8:00 PM

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AGENDA

13.26.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

14.26.Apologies For Absence

To receive apologies for absence

15.26.Minutes

To sign as a correct record the minutes of the Planning Committee held on Thursday, 5 February 2026.

16.26.Disclosures of Interest

See attached form

17.26.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

18.26.Planning Application Decision List

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

19.26.Transport

New regular agenda item

20.26.Neighbourhood Plan

To receive a verbal update

21.26.The Date of the Next Meeting

The next meeting of the Committee is on the 2 April

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 as to whether the Committee's 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

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

Application Ref [26/00460/FUL](#)
Location Holy Trinity C Of E Aided Primary School Bell Tower Place Berwick-Upon-Tweed TD15 1NB
Description Demolition of storeroom which currently poses health and safety risks due to subsidence. Installation of timber bin store to allow for discreet waste bin storage.

Application Ref [26/00528/FUL](#)
Location I Warkworth Terrace Berwick-Upon-Tweed Northumberland TD15 1LE
Description Loft conversion - installation of rooflights

Application Ref [26/00185/FUL](#)
Location Hen And Chicken Hotel 15 Sandgate Berwick-Upon-Tweed Northumberland TD15 1EP
Description Replacement windows to front elevation and internal variation to rooms.

Application Ref [26/00559/FUL](#)
Location 7 Osborne Road Tweedmouth Northumberland TD15 2HS
Description Erection of timber garden building

Application Ref [26/00575/FUL](#) & [26/00576/LBC](#)
Location Berwick Baptist Church Golden Square Berwick-Upon-Tweed Northumberland TD15 1BG
Description Creation of accessible entrance to church by removal of boundary wall and installation of ramp and Listed Building Consent for same project

Application Ref [26/00570/VARYCO](#)
Location Elmbank Coastal Retreat Cow Road Spittal Northumberland TD15 2QR
Description Variation of Condition 7 (Occupation Building Restriction) on approved planning application N/10/B/0266

Application Ref [26/00589/FELTPO](#)
Location Former Water Works Dock Road Tweedmouth Northumberland TD15 2BE
(Ed. - Trees sited in land at The Goodie Patch)
Description Tree Preservation Order Application: G1 Mixed Species - Remove 4x Ash Trees, G2 Mixed Species - Remove 3 stems from Ash Trees, G3 Mixed Species - Remove advanced decline stems from Ash Trees, G4 Mixed Species - Remove defective stems and 2 uprooted Ash Trees

Planning Application Decision List for February 26

1. Trees in a Conservation Area: T1 black poplar (hybrid) - Remove 2 dangerous split limbs and thin remaining canopy on east by 30% to balance the tree, T2 Lawsons cypress - 20% canopy reduction mostly on south and east side to balance tree and remove overhang from neighbour, dormant buds (green foliage) will be retained on all sides and T3 elder - 25% canopy thin to remove tight forks and clear phone lines
70C Church Street Berwick-Upon-Tweed Northumberland TD15 1DU
Ref. No: 26/00411/TREECA | Status: Decided – no objection
BTC: not consulted
2. Discharge of Condition 9 (Coal Mining Legacy) of approved application 21/02554/FUL
Springhill Farm Cottage Springhill Tweedmouth Northumberland TD15 2QW
Ref. No: 26/00337/DISCON | Status: Permitted
BTC: not consulted
3. Notification of Prior Approval for demolition of former Aldi store and associated works
Aldi North Road Berwick-Upon-Tweed Northumberland TD15 1QQ
Ref. No: 26/00221/DEMGDO | Status: Decided – prior approval not required
BTC: Not consulted
4. Discharge of Conditions 5 (Bat Licence), 7 (Archaeological Watching Brief) and 8 (Archaeological Monitoring) on approved application 24/03619/FUL
Regimental Museum Berwick Barracks Parade Berwick-Upon-Tweed Northumberland TD15 1DG
Ref. No: 26/00034/DISCON | Status: Decided – partial consent/partial refusal
BTC: Not consulted
5. Trees in a Conservation Area: T1(Holly) - Fell, T2 and T3 (Beech)- Fell, T4 and T5 (Sycamore Maple) - Fell
17-19 Albury House Tweed Street Berwick-Upon-Tweed Northumberland TD15 1NG
Ref. No: 26/00011/TREECA | Status: Decided – no objection
BTC: Not consulted
6. Replacement of Windows
The Granary Love Lane Berwick-Upon-Tweed Northumberland TD15 1AR
Ref. No: 25/04468/FUL | Status: Refused
BTC: Berwick Town Council objects to this application on the grounds that despite the fact that the building is not Listed, and upgrading to double-glazing is welcome, we do have concerns that we should not generally be accepting the use of uPVC windows within the Berwick Conservation Area.
NCC: The use of a non-traditional material would result in less than substantial harm to the character and appearance of the Conservation Area. The applicant has not provided clear and convincing justification for the harm identified, nor demonstrated why compliant timber double-glazed alternatives cannot be used. The benefits identified are largely private in nature and do not outweigh the harm under NPPF paragraph 215. The proposal is therefore contrary to Policies QOP 1, QOP 2, ENV 1, ENV 7, and ENV 9 of the Northumberland Local Plan, the NPPF, and Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. Discharge of conditions 4 (Conservation Wall insulation), 10 (Conservation Windows Schedule), 11 (Highways Cycle Parking), 14 (Highways CMS), 16 (Highways Travel Plan) on approved application 25/00388/FUL

Old Brewery Brewery Lane Tweedmouth Northumberland TD15 2AH

Ref. No: 25/04482/DISCON | Status: Permitted

BTC: Not consulted

8. Discharge of Conditions 3 (Details of Internal Wall Insulation) and 9 (Window Schedule) on approved application 25/00389/LBC

Old Brewery Brewery Lane Tweedmouth Northumberland TD15 2AH

Ref. No: 25/04483/DISCON | Status: Permitted

BTC: Not consulted