

# BERWICK-UPON-TWEED TOWN COUNCIL



## Planning Committee

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### Time and date

Thursday 2 April 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 Janice Bowden  
Cllr Catherine Seymour  
Cllr Gary Smith  
Cllr Mike Greener

### In Attendance

Cllr Jane Turton  
Lucy Henzell-Thomas (Administrative Officer)

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## NOTES

### 1. 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.

### 2. Apologies For Absence

Apologies for absence were received from Cllr Bruce.

### 3. Minutes

The minutes of the Planning Committee meeting held on Thursday, 5 March 2026, were reviewed. It was agreed that the minutes accurately reflected the discussions and decisions made during the previous meeting and minutes were signed by the Chair.

### 4. Disclosures of Interest

A disclosure of interest was made from the Chair regarding application 26/00909/FUL, 21 Bell Tower Park, for which he left the room.

## 5. Applications For Planning Permission

The committee reviewed 3 applications for planning permission:

1. Ref: 26/00776/FUL

Aldi North Road Berwick-Upon-Tweed Northumberland TD15 1QQ  
Proposed reinstatement of asphalt surface on former Aldi Store, erection of Laundrette, 6 bay jetwash unit, 2 bay touchless drive through car wash unit, erection of signage at entrance and associated works

**Decision: Neutral**

**Berwick Town Council has concerns in the following areas:**

1. **Signage** - the proposed sign is rather large and illuminated, so there is concern regarding impact on residents.
2. **Opening hours** - these are not stated. There is concern that if outside facilities are used 24 hours, this could impact on residents. Suggestion that outside facilities are not used between 10pm-7am.
3. **Drainage** - the council would like reassurance that the drainage is sufficient to cope with the amount of cleaning products used and whether there may be impact on a nearby stream. Berwick Town Council agree with the County Ecologist that further information and evidence on the disposal of wastewater is required.

2. Ref: 25/04669/FUL

16 Church Street Berwick-Upon-Tweed Northumberland TD15 1DY  
Partial change of use to retail shop on Ground floor to create 3no apartments.

**Decision: Objection.**

**Berwick Town Council objects to this application on the grounds of the lack of design quality and amenity. There are concerns regarding lack of lighting, cycle storage and clear routes for evacuation. These are especially concerning regarding apartments 1 & 2. There are also concerns that it appears that work has already begun on this site.**

3. Ref: 26/00909/FUL

21 Bell Tower Park Berwick-Upon-Tweed Northumberland TD15 1ND  
Erection of garden shed

**Decision: No objections**

## 6. Planning Application Decision List

The committee reviewed the list of planning application decisions for March 2026. Concern regarding applications that we are not consulted on including 'Discharge of conditions' and some tree applications.

**Action: Officers to request full list of applications from NCC, including discharge of condition and TPO applications. Future chair to work with Officers on this list in advance of next agenda to make judgement on what comes to committee – this to be reviewed after 2 months.**

**Action: Officers to request TPO guidance from NCC.**

## 7. Transport

The chair introduced the item and actions discussed from last meeting – further actions decided:

- **Action: Officers to continue to request updates from NCC regarding toucan crossing at Loaning Meadows**
- **Action: Officers to find out if raised kerbs at bus stops are a legal requirement. Committee assumes they are a guidance only in the Equality Act 2010 or NCC would be legally required to provide them.**

- **Action: Committee to write to County Councillor Georgina Hill regarding a possible crossing point at Asda to improve pedestrian safety. Committee disappointed by NCC response especially considering that there has been a fatality at the site in the recent past.**

## 8. Neighbourhood Plan

A verbal update on the Neighbourhood Plan was provided. The public consultation paper and questionnaire is to be launched 7<sup>th</sup> April. Information in Bulletin, press and social media. If residents unable to get online, paper copies of the consultation paper and questionnaire are available at BTC office, Berwick Community Trust and Spittal Community Centre. Completed questionnaires can be left at these sites too if needed. The office will also be open on 18<sup>th</sup> and 25<sup>th</sup> April 10-2pm and volunteers would be appreciated! There be continued posts on social media. Following this, the working group will reconvene to discuss feedback.

Officers contacted NCC a while ago regarding an updated Shop Front Design Guide that we could use as an annex to the Neighbourhood Plan – no further response. If this is not forthcoming, the Council should consider writing their own – recently there have been issues with shop fronts being redone without consent and this is not part of permitted development.

**Action: Officers to chase NCC regarding Shop Front Design Guide**

The committee has been made aware that Greene King, the owners of the Brewers Arms may propose replacing the front window due to the cost of maintenance. It is not listed, it is included in the Neighbourhood Plan Consultation paper as a Non-Designated Heritage Asset (NDHA), but until that is adopted we have no control. But it is in the Conservation Area so not permitted development and there is a risk work may go ahead. There was a discussion as to whether the window could be saved from removal and if a spot listing with NCC could help. An updated shop front guide from NCC would have helped to clarify the situation.

**Action: Officers to look into possibility of spot listing, history of site and rarity of window**

## 9. The Date of the Next Meeting

The next meeting of the Planning Committee is to be confirmed following the Annual Council Meeting in May. If any applications arise before the next meeting, they will be circulated to councillors.

Meeting ended at 19:20