

BERWICK-UPON-TWEED TOWN COUNCIL



Planning Committee

Time and date

Wednesday 24 June 2026 at 1:00 PM

Place

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

TO: ALL MEMBERS OF THE Planning Committee

Dear Councillor

The Agenda for the meeting is set out below.

Iain McCready
Proper Officer
19 June 2026

Agendas and papers for all meetings can be accessed on <https://www.berwick-tc.gov.uk/meetings>

Committee Members are:

Cllr Thomas Stewart
Cllr Rachel Driver
Cllr Mike Greener
Cllr Catherine Seymour
Cllr Gary Smith
Cllr Robert Bruce

ALL Councillors are welcome to attend

Members' Apologies

Members are requested to submit their apologies and any Declarations of Interest on the relevant form attached to this agenda to Chief.Officer@Berwick-tc.gov.uk by 5pm on the day before the meeting.

Questions by the Public

At the discretion of the Town Mayor, those members of the public, residing or working within the Council's boundary, will be invited to make representations or ask questions in respect of the business on the agenda, or other matters not on the agenda, for a maximum of 3 minutes per person or 15 minutes overall.

Members of the Public are welcome and have a right to attend this Meeting. Please note that there is a maximum capacity of 10 in the public gallery.

BERWICK-UPON-TWEED TOWN COUNCIL

6/24/2026 1:00 PM - 2:30 PM

INDEX

	Page Nos.
42.26 - Election of Chair for the Administrative Year	4
43.26 - OPEN SESSION	4
44.26 - Apologies For Absence	4
45.26 - Minutes	4
2026-04-02 - Planning Committee [In-person] - Minutes	6
Update on agreed actions 2.4.26	9
Letter to Cllr Hill re ASDA Crossing	11
46.26 - Disclosures of Interest	4
Disclosures of Interest	12
47.26 - Applications For Planning Permission	4
260624_App A_Applications for Consideration	13
48.26 - Planning Application Decision List	4
260624_App B_Planning Application Decision List_May 2026	16
49.26 - Maltings Construction Management Plan	4
Maltings Demolition and Construction Method Statement	18
50.26 - The Granary Love Lane	4
Appeal Letter re Love Lane	22
51.26 - War Memorials	4
52.26 - Local Plan - Scoping Consultation	4

Local Plan Scoping Consultation	24
53.26 - Neighbourhood Plan	4
54.26 - The Date of the Next Meeting	5
Appendices	5

AGENDA

42.26.Election of Chair for the Administrative Year

Councillors are asked to elect a Chair for the meetings of the Planning Committee for the 2026/27 administrative year.

43.26.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

44.26.Apologies For Absence

To receive apologies for absence

45.26.Minutes

To sign as a correct record the minutes of the Planning Committee held on Thursday, 2 April 2026.

46.26.Disclosures of Interest

See attached form

47.26.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
The application for the redevelopment of Berwick Academy will be considered by the Planning Committee.

As the consultation deadline falls only one week after the meeting, there is insufficient time for the Town Council to organise and publicise a separate public meeting. Any wider public engagement should, in any event, be led by Northumberland County Council as the applicant and principal authority responsible for the scheme.

48.26.Planning Application Decision List

To note the list of planning application decisions for May 2025. Appendix B

49.26.Maltings Construction Management Plan

To discuss possible impact of the works on the Town Centre.

50.26.The Granary Love Lane

Letter attached - to consider if a further response is required

51.26.War Memorials

To discuss additional insertion of names to war memorials (verbal update)

52.26.Local Plan - Scoping Consultation

To consider response

53.26.Neighbourhood Plan

To receive a verbal update

54.26. The Date of the Next Meeting

The next meeting of the Committee is on the 22 July 2026

BERWICK-UPON-TWEED TOWN COUNCIL



Planning Committee

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)

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 7th 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 18th and 25th 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

Update on agreed actions from Planning Committee meeting 2/4/26

1. **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.**
 UPDATE: Following experimentation with the search function – doing a search for ALL current registered applications this week was 30 c. 10 more than currently on our portal. Will work with incoming Chair for next meeting.
2. **Action: Officers to request TPO guidance from NCC.**
 UPDATE: TBC
 Reminder of previous advice: Consultations are not issued, for example, regarding applications to discharge conditions, make non-material amendments, for work to trees in conservation areas, hedge removal, or applications for certificates of lawfulness, as legislation does not require it. They are issued for applications to vary conditions. Consultations are sent regarding any applications seeking permission for work to or felling of trees protected by Tree Preservation Orders.
3. **Action: Officers to continue to request updates from NCC regarding toucan crossing at Loaning Meadows**
 UPDATE: 18/3 and 10/6 chased – has been forwarded to the Highways Planning Team
4. **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.**
 UPDATE: Raised kerbs at bus stops are not a strict, universal legal requirement for every single stop in the UK, but they are a strong, mandatory requirement under modern accessibility guidelines for new developments, upgrades, and improvements.
 Under the Equality Act 2010 and related public sector duties, highway authorities are required to make reasonable adjustments to ensure bus services are accessible to all, including disabled passengers.
 Key Details Regarding Raised Kerbs:
Accessibility Standards: While not mandatory to retrospectively fit every stop immediately, guidance states that bus stops "must provide raised bus boarders or specialist kerbs to enable wheeled access on to buses".
Recommended Heights: Active Travel England and other guidelines recommend a kerb height of 180mm, with an absolute minimum of 125mm to allow for DDA (Disability Discrimination Act) compliant ramp deployment.
New Infrastructure: For new developments, these, along with clearways (road markings preventing parking), are generally considered a requirement for compliance.
In summary: if a bus stop is being built or upgraded today, it is legally and technically expected to have a raised kerb to ensure accessibility compliance.
5. **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.**
 UPDATE: Letter (attached) sent to Councillor Hill. She has forwarded to NCC Head of Highways and Asda and will follow up with BTC as soon as possible.
6. **Action: Officers to chase NCC regarding Shop Front Design Guide (Background - 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.)**
 UPDATE: Officers contacted NCC – Sara Rushton to respond

Officers contacted Glendale Trust and have received some information – not a leaflet - to be continued. Officers have also found a Hexham guide for comparison.

- 7. Action: Officers to look into possibility of spot listing, history of site and rarity of window (Background - 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.)**

UPDATE: No capacity for specific research on building so far but general advice found below:

Spot Listing

Spot listing (or emergency listing) is a fast-tracked process used to immediately protect an unlisted, at-risk building. To get a building spot listed, submit a formal application detailing its historical or architectural significance along with the nature of the threat (e.g., pending demolition or unapproved alterations).

To successfully spot list a building in the UK, follow this step-by-step process:

1. Check if the building is already listed

Before applying, confirm the building isn't already protected or subject to a Certificate of Immunity.

England: Search the [National Heritage List for England](#).

Scotland: Use the [Historic Environment Scotland Portal](#).

2. Gather your evidence

Spot listing applications are heavily scrutinized. Your application must prove the building has special architectural or historic interest.

Historical Data: Dates of construction, past occupants, architectural style, and the architect's identity.

Photographic Evidence: Clear, recent photos of both the exterior elevations and significant interior details.

The Threat: Document the imminent danger (e.g., impending demolition or major structural alterations), as authorities prioritize at-risk buildings. [[1](#), [2](#), [3](#)]

3. Contact the Local Planning Authority (LPA)

If the building is under immediate threat, contact your local council's conservation or planning officer. Ask them to issue a **Building Preservation Notice (BPN)**.

A BPN serves as an immediate, temporary listing that protects the building for up to six months while the national heritage body assesses it for permanent listing. [[1](#), [2](#)]

4. Submit a formal listing application

Apply to have the building formally assessed by the appropriate national body. [[1](#)]

England: Submit your recommendation via the [Historic England Apply for Listing](#) page.

Scotland: Submit a listing request through Historic Environment Scotland. [[1](#), [2](#), [3](#)]

The government department responsible for culture and heritage will make the final decision on whether to permanently add the building to the national heritage registry. [[1](#)]

Email to Cllr Georgina Hill re ASDA crossing point 16/6/26

Dear County Councillor Hill,

Re: Pedestrian safety and possible crossing point near ASDA / A1167 junction

I am writing on behalf of Berwick-upon-Tweed Town Council's Planning Committee following discussion at its meeting in April.

The Committee has previously raised concerns with Northumberland County Council regarding pedestrian safety and traffic movement at the junction between the ASDA access and the A1167. Members remain concerned about the lack of a safe and clearly defined crossing point for pedestrians in this area, given the level of vehicle movements associated with the supermarket, delivery traffic, and pedestrian use of the route. The LCWIP designates this as a primary walking route within the strategic pedestrian network.

The Committee noted NCC's response that there are currently no plans to make changes at the junction, and that the access is privately owned and not part of the public highway. However, members were disappointed by the response, particularly given local concerns about safety and the history of a serious incident at or near this location. The map on P10 of the LCWIP shows at least one "serious" accident in this location in the study period (2015-17).

The Town Council fully understands that any solution would need to be assessed by NCC Highways and may require discussion with ASDA as landowner/operator. The Council is not seeking to prescribe a specific scheme at this stage, but would ask that consideration is given to whether pedestrian safety improvements could be explored, including but not limited to:

- improving the existing informal pedestrian crossing point (the central island), to become a zebra crossing, or pelican crossing;
- improved dropped kerbs and tactile paving;
- signage or road markings;
- other traffic-control measures;
- engagement with ASDA regarding access and egress arrangements;
- any other highways safety measures considered appropriate by NCC.

The Committee would be grateful if you could raise this matter with the relevant NCC Highways officers and ask whether a site assessment or review could be undertaken. The Council would also welcome clarification on what options may be available where a junction involves both public highway and privately owned access arrangements. It is worth mentioning that the LCWIP designates this part of Main Street as primary cycling corridor #3 (p18) within the strategic network, but the current layout - particularly at this and other junctions - makes no provision for cyclists and actively discourages cycling to school.

We would be grateful for any update you are able to provide before, or following, the Planning Committee meeting on 24 June.

Yours sincerely etc.



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

Application Ref [26/01745/LBC](#)

Location Saks Hair And Beauty 109 Marygate Berwick-Upon-Tweed Northumberland TD15 IBH

Description Listed Building Consent for internal and external alterations to facilitate change of use of upper floors from commercial (Class E) to residential (Class C3). Removal of existing internal timber fire door and frame connecting retail unit to rear protected staircase. Removal of staff toilet cubicle and internal wall to Treatment Room 1 to create ensuite master bedroom. Formation of new double-opening between lounge and kitchen area. Removal of non-original suspended ceiling in lounge (lowered by approx. 400mm) and reinstate at original joist level. Creation of new door opening on rear elevation (1982 rebuild section). New fire-rated exit door will be installed to provide safe egress, service and delivery access for ground-floor retail unit. Replacement of three 1980s timber sashes with Heritage-grade high-specification uPVC sash-and-case units on front and three on rear (double glazed). Installation of electrical and water meters and mechanical ventilation with heat recovery (MVHR) system.

Application Ref [26/00991/FUL](#) & [26/00992/LBC](#)

Location Hen And Chicken Hotel 15 Sandgate Berwick-Upon-Tweed Northumberland TD15 IEP

Description Replacement windows to front elevation and internal variation to rooms & Listed Building Consent for same project

Application Ref [26/01969/ADE](#)

Location Berwick Railway Station, Shop Railway Street Berwick-Upon-Tweed TD15 INF

Description Advertisement Consent - New building signage to replace existing 'COSTA COFFEE' sign to building face, 'Travelines' sign to building face, and 'COSTA COFFEE' sign above door opening.

Application Ref [26/01938/CCD](#)

Location Berwick Academy Adams Drive Spittal Northumberland TD15 2JF

Description Demolition of existing school buildings and the erection of new school buildings and associated external works including access and landscaping.

Application Ref [26/02001/FUL](#)

Location 69 - 75 Marygate Berwick-Upon-Tweed Northumberland TD15 IBA

Description Change of use and alterations to the rear of the ground floor, first floor and 1 no external store building from commercial use to residential use and ancillary storage

<u>Application Ref</u>	26/02008/LBC
<u>Location</u>	8 Pier Maltings Pier Road Berwick-Upon-Tweed Northumberland TD15 1JB
<u>Description</u>	Listed Building Consent for internal alteration work including removal and replacement of mezzanine with a full floor structure, new stair and internal reconfiguration

<u>Application Ref</u>	26/01989/FUL
<u>Location</u>	1 Letham Shank Cottages Berwick-Upon-Tweed Northumberland TD15 1UX
<u>Description</u>	Alterations and extension to dwelling house and change of use of agricultural land to garden

<u>Application Ref</u>	26/02138/FUL
<u>Location</u>	26 Springdale Tweedmouth Berwick-Upon-Tweed Northumberland TD15 2DD
<u>Description</u>	Demolition of conservatory and erection of a single storey extension to the rear and side.

<u>Application Ref</u>	26/01768/FUL
<u>Location</u>	A And J Robertson Granite Ltd Tweed Dock Tweedmouth Northumberland TD15 2AB
<u>Description</u>	Install three fixed light windows and building cladding for painting either grey or navy.

<u>Application Ref</u>	26/01896/LBC
<u>Location</u>	5A Ravensdowne Berwick-Upon-Tweed Northumberland TD15 1HX
<u>Description</u>	Listed Building Consent for installation of photovoltaic panels to West (rear) pitch of existing roof, together with external battery storage. Installation of single air-source heat pump. Installation of internal secondary glazing.

<u>Application Ref</u>	26/01999/FUL & 26/02000/LBC
<u>Location</u>	13 Hide Hill Berwick-Upon-Tweed Northumberland TD15 1EQ
<u>Description</u>	Refurbishment of building including window and door repair/replacement; redecoration of shopfront; and conversion of upper floors to provide a 2-bedroom maisonette (C3 use) & Listed Building consent for same project.

Planning Application Decision List for May 26

1. [Trees in a Conservation Area: T1 & T2 Wild Cherry \(Prunus avium\) - Reduce canopies by 30% \(Approx. 1.0m\), lift over footpath to 2.4m, remove deadwood and removal of heavy branch towards house window.](#)
22 Blakewell Gardens Tweedmouth Northumberland TD15 2HJ
Ref. No: 26/01438/TREECA | Status: Decided – no objection
BTC: Not consulted
2. [Trees in a Conservation Area - Removal of 1 Rowan Tree](#)
10 Parade School Mews Berwick-Upon-Tweed Northumberland TD15 1ET
Ref. No: 26/01449/TREECA | Status: Decided – no objection
BTC: Not consulted
3. [Trees in a Conservation Area: T1 Sycamore Maple - Fell](#)
5B Ravensdowne Berwick-Upon-Tweed Northumberland TD15 1HX
Ref. No: 26/01422/TREECA | Status: Decided - permitted
BTC:
4. [Proposed Off-Street front Parking](#)
36 Blakewell Gardens Tweedmouth Northumberland TD15 2HJ
Ref. No: 26/01379/FUL | Status: Decided
BTC: No objection
5. [Notification of Prior Approval of Demolition of brick built garages](#)
East Of Bridge End Tweed Tweed Dock Tweedmouth Berwick-Upon-Tweed TD15 2AB
Ref. No: 26/01353/DEMGDO | Status: Decided
BTC:
6. [Variation of condition 2 \(Approved Plans\) on approved application 22/02943/FUL in order to update elevation drawings and change window and balustrade materials](#)
47 Hide Hill Berwick-Upon-Tweed Northumberland TD15 1EQ
Ref. No: 26/01303/VARYCO | Status: Refused
BTC: Berwick Town council object to the application and agree with the NCC Built Heritage & Design (BHD) Officer that the proposal would consolidate the harm caused through unauthorised work.
7. [Discharge of conditions 3 \(Highways\) on approved application 20/03308/VARYCO](#)
Berwick Sports And Leisure Centre Northumberland Road Tweedmouth Berwick-Upon-Tweed Northumberland TD15 2AS
Ref. No: 26/01238/DISCON | Status: Refused
BTC: Not consulted
8. [Discharge of Conditions 3 \(Windows\), 4 \(Joinery Details\) and 7 \(Paintwork\) of approved application 25/01223/LBC](#)
39 Marygate Berwick-Upon-Tweed Northumberland TD15 1AX
Ref. No: 26/01191/DISCON | Status: Permitted
BTC:
9. [Discharge of conditions 3 \(Demolition and Construction Method Statement\) on approved application 24/03619/FUL](#)
Regimental Museum Berwick Barracks Parade Berwick-Upon-Tweed TD15 1DG
Ref. No: 26/01148/DISCON | Status: Refused
BTC:

10. [Discharge of Conditions 3 \(cycle parking\), 5 \(schedule of repair\), 6 \(joinery\) and 9 \(shop front\) on approved application 25/01222/FUL](#)
39 Marygate Berwick-Upon-Tweed Northumberland TD15 IAX
Ref. No: 26/01163/DISCON | Status: Permitted
BTC:
11. [Notification of prior approval for change of use from agricultural buildings to 6no residential dwellinghouses](#)
Baldersbury Hill Berwick-Upon-Tweed Northumberland TD15 IUY
Ref. No: 26/01086/AGTRES | Status: Permitted
BTC: Not consulted
12. [18 ground mounted solar panels](#)
Berwick Swan And Wildlife Trust Windmill Way East Ramparts Business Park Berwick-Upon-Tweed Northumberland TD15 ITU
Ref. No: 26/00966/FUL | Status: Permitted
BTC:
13. [Discharge of Conditions 2 \(SuDS Verification Report - Plots 11-15, 20-26, 46-53\) and Condition 4 \(Contaminated Land Verification - Plots 27-35\) on approved application 24/01359/VARYCO \(amended 14.04.2026\)](#)
Land Adjacent Seton Hall Ord Road Tweedmouth Northumberland TD15 2UT
Ref. No: 26/00840/DISCON | Status: Decided
BTC: Not consulted

Demolition & Construction Method Statement (Including Plan)

Introduction

This Demolition & Construction Method Statement has been prepared to discharge planning condition 3 in relation to The Maltings Theatre and Cinema, Eastern Lane, Berwick-upon-Tweed, Northumberland, TD15 1AJ (Application No. 25/04579/VARYCO).

The project will include a full remodel of the existing building, including a new theatre, 2 new cinema screens, a new café/bar and studio alongside all new ancillary spaces including WC's, Dressing Rooms, Offices, etc. The project will also re-develop the immediate public realm adjacent to the building entrance.

Site Overview

The site is located in the heart of Berwick-upon-Tweed and is surrounded by residential, commercial and retail properties along with a car park area to the north. Access to the site is from Marygate onto West Street and Easter Wynd. The main area of car park at Eastern Lane will be closed during the development, with a small number of spaces retained for Resident Permit Holders.

Traffic Management

Traffic will access site from Marygate down West Street and along Easter Wynd. To allow construction vehicles over 3.5t to exit site, it is proposed to use temporary traffic lights on Marygate to control traffic accessing West Street and allow construction vehicles to exit the site up the one way street and out onto Marygate. An application has been made to the Highways Authority for this temporary traffic light scheme for the duration of the project.

Swept path analysis of various vehicles has been completed and the size of vehicles entering site will be restricted to vehicles which meet these criteria. Typically this will include rigid vehicles less than 12m in length and articulated vehicles with rear-wheel steering trailers less than 10m in length.

Deliveries to site will be controlled using an electronic booking system to limit the number of vehicles on site at any one time and balance the deliveries throughout the day. Deliveries at peak traffic times will be avoided where possible. Care will be taken to avoid blocking the existing highway by vehicles awaiting entry to site. All delivery vehicles will be supervised on and off the project by traffic marshals located at the site entry and exit locations.

Vehicle Cleaning

The requirement for vehicle cleaning will be minimised by retaining the existing tarmac surfaces for as long as possible, minimising road traffic access to unbound surfaces and installing new surfacing as soon as possible. Where road vehicles are required to access unbound surfaces, and conditions may cause mud/debris to be tracked onto the highway, the vehicle wheels will be

washed prior to exiting site. The existing highways will be inspected on a daily basis and swept where appropriate to ensure cleanliness of roads.

Staff and Visitor Parking

Staff and operatives will be encouraged to use public transport and car/van share to reduce the number of vehicles arriving to the project. Facilities on site such as cycle storage, showers and lockers will be provided to encourage cycling to work. Where vehicles are required to be parked they will be directed to long stay parking areas within the town. Advance Northumberland have identified areas of undeveloped land within Berwick town centre and are working to make these areas available for parking.

Plant & Material Storage

All plant and materials required for the site will be stored within one of the site compounds shown on the attached site plan. Material deliveries will generally be managed on a just-in-time basis with regular smaller deliveries, in part dictated by the size of the transport vehicles able to access site. Within the site, telehandlers, hoists and a tower crane will be used to distribute materials across site and within the building.

Vehicle Details

During demolition and construction, it is anticipated that a variety of common and specialist vehicles will be required to access the sites, these could include; 20t tipper, rigid flat bed, concrete mixer, concrete pump, mobile crane, low loader, waste skip truck, articulated flat bed.

The number of vehicles on a daily basis will vary depending on the construction activities being undertaken. Peak activity levels will be during demolition where quantities of material have to be removed from site in a relatively short period and during concrete pours where concrete is delivered to form new elements of the structure.

The typical maximum size of vehicle to access the site will be a 12m rigid vehicle or an articulated vehicle with a 10m urban trailer with rear wheel steering.

Protection of the Highway

Following review of the swept path analysis for the vehicles accessing site, it is apparent that some sections of footpath and kerb may be damaged by traffic. It is proposed that these sections of kerbing and paving are removed replaced with tarmac and concrete kerbs with the existing materials stored off site for the duration of the works. Following completion of the works the original kerbing and paving is to be reinstated.

Safety & Security

The site perimeter will be secured with a fence to a minimum height of 2000mm. Controlled and separate access for pedestrian and vehicles will be managed via a gate person and security

turnstile during working hours. Site will be secured and locked out of hours with remotely monitored CCTV in operation.

Site offices and welfare facilities will be established within an existing building adjacent to the site, with the potential for a supplementary temporary toilet block on site.

Sequence of Works

The general sequence of works will be as follows:

- Site perimeter hoarding
- Scaffolding to perimeter of existing building (Generally sheeted)
- Part demolition of existing structure (Stone façade generally retained)
- Earthworks and new foundations
- New steel frame with concrete floor slabs
- Building envelope – Roofing, cladding, brickwork, glazing etc
- Internal finishes
- External hard landscaping

Liaison & Complaints

Direct liaison with the Highways Authority has been undertaken and will continue as required throughout the project. Local community engagement has begun and with visits to local residents and businesses, this process will continue throughout the project. Regular newsletters or letter drops along with use of a site notice board will be used to keep people informed of key changes to access routes and works on site. Any complaints received will be recorded and reviewed by the Willmott Dixon site team and appropriate measures put in place to deal with the complaint.

Appendices

- Berwick Maltings Site Hoarding Layout 27/04/2026 AP



Northumberland County Council

Berwick-upon-Tweed Town Council
Iain McCready
Unit 1, 82-88 Marygate,
Berwick Upon Tweed,
Northumberland
TD15 1BN

Our Ref: 25/04468/FUL
Inspectorate Ref: 6011084
Contact: North Area Team
Direct Line: 0345 600 6400
E-Mail: planning@northumberland.gov.uk
Date: 17th June 2026

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Proposal Replacement of Windows

Location The Granary Love Lane Berwick-Upon-Tweed Northumberland
TD15 1AR

Applicant Anchor Hanover Group

I refer to the above details. An appeal has been made to the Secretary of State against the decision of Northumberland County Council on the grounds of Appeal against refusal

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do this here at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.

In deciding whether to provide further comments, you are advised that the appellant may have submitted additional evidence that you have not previously seen. Your comments can address such matters.

If you do not have access to the internet, you can send your comments to:

The Planning Inspectorate
c/o QUADIANT
69 Buckingham Avenue
Slough
SL1 4PN

The appeal commenced on 17th June 2026. All representations must be received within 5 weeks of this date. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference noted at the top of this letter.**

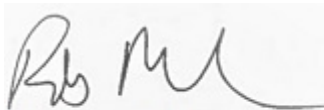
Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

If you wish to inspect the appeal documents or for further information, please contact the office on the number at the top of this letter.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.

Yours faithfully



Rob Murfin
Director of Housing & Planning (Chief Planning Officer)

Authorised Officer



Northumberland

County Council

Iain McCready
Berwick Town Council
unit 1
82-88 Marygate
Berwick-Upon-Tweed
Northumberland
TD15 1BN

Enquiries to: Planning Policy Team

Telephone: 0345 600 6400

E-mail: planningstrategy@northumberland.gov.uk

Date: 5 June 2026

Dear Chief Officer

New Northumberland Local Plan – Scoping Consultation Wednesday 20 May to Wednesday 1 July 2026

We recently wrote to town and parish councils about the above consultation and invited comments.

We would now appreciate your support in helping local residents access information and take part. In particular, we would be grateful if you could display the enclosed posters on your noticeboards to raise awareness and encourage participation.

The consultation closes on **Wednesday 1 July 2026**.

If you have any questions, please contact the Planning Policy Team:

✉ planningstrategy@northumberland.gov.uk

☎ 0345 600 6400

Thank you for your assistance in supporting local engagement.

Yours faithfully

Planning Policy Team
Northumberland County Council

Enc.



Planning Policy Team

Northumberland County Council, County Hall, Morpeth, Northumberland, NE612EF

E: planningstrategy@northumberland.gov.uk

www.northumberland.gov.uk



On Behalf Of Planning Strategy CRM

Subject: New Northumberland Local Plan - Scoping Consultation

Dear Clerk

**New Northumberland Local Plan - Scoping Consultation
Wednesday 20 May to Wednesday 1 July**

We are starting work on a new Local Plan for the County. This marks an important opportunity to shape how our county develops over the coming years.

While the current adopted Local Plan provides a long-term framework for development up to 2036, it is important that we plan ahead to ensure our planning policies continue to reflect the changing needs and aspirations of our communities.

The new Local Plan will help us:

- Plan for new homes, including affordable housing,
- Support businesses, job growth and investment,
- Ensure the right infrastructure is in the right places, and
- Protect our natural and historic environment.

As part of the early scoping stage, we are seeking initial views on the key issues and priorities the new Local Plan should address. Early feedback will help shape the scope, focus and direction of the Plan from the outset.

We would additionally welcome feedback on how we engage with communities and stakeholders as the plans progress. Our draft **Engagement Strategy** is available on our website. Comments on this document are invited.

Alongside this, the Council is also preparing a new complementary document, the **Northumberland Housing Design Standards Supplementary Plan**. This will provide requirements and guidance to support high quality design of new homes and residential areas. We are also inviting comments on the draft project brief for the Housing Design Standards Supplementary Plan.

For background information and details of both consultations, visit our website at: nland.uk/LocalPlanAndDesignStandards.

If, as a Parish or Town Council you wish to submit a formal representation to the matters presented in the Northumberland Local Plan Scoping Consultation, and/or the draft Engagement Strategy, you can do this by logging into our [Local Plan Consultation Portal](#).

We will send you some posters promoting the consultation. We would be grateful if these could be displayed on local notice boards, in community buildings, local shops, or other suitable locations. Please let us know if you require additional copies. Your support will help us widen our outreach and increase local participation. The consultation runs until **Wednesday 1 July 2026**.

Separate engagement with town and parish councils

Please note that the County Council also intends to run a separate Local Plan engagement exercise specifically for town and parish councils in autumn 2026. Further details will be shared in due course.

If you have any queries, please contact the Planning Policy Team at planningstrategy@northumberland.gov.uk or call 0345 600 6400.

Thank you in advance for your support. Hearing residents' views is very important to help shape our approach from the start.

Yours faithfully

Rob Murfin - Director of Housing and Planning
Northumberland County Council



TELL US WHAT YOU THINK



Northumberland
County Council

Northumberland County Council would like your thoughts on two very important consultations:

**Consultation
opens 20 May**

- Local Plan Scoping Consultation
- Housing Design Standards

We want to create a land of great opportunities. We want to support economic growth, tackle inequalities, and we need your views to make that happen.



Find out about both consultations and share your views from **20 May - 1 July 2026**.

Scan the QR code to visit the website:
nland.uk/LocalPlanAndDesignStandards

If you have any questions or require printed copies of the materials, please contact the Planning Policy Team:

✉ planningstrategy@northumberland.gov.uk

☎ 0345 600 6400