

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.**

13

**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.

**Application Ref**     [23/04108/FUL](#)     **Date Valid**     22/11/23

**Location**             Cemetery Lodge Cemetery Lane Tweedmouth  
Berwick-Upon-Tweed Northumberland TD15 2FU

**Description**             Change of use from activity centre/office to a  
residential dwelling.

**Case Officer**             North Area Team  
**Email**                     [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)

---

**Application Ref**     [23/04350/LBC](#)     **Date Valid**     28/11/23

**Location**             Cemetery Lodge Cemetery Lane Tweedmouth  
Berwick-Upon-Tweed Northumberland TD15 2FU

**Description**             Listed Building Consent: Change Of Use back to  
residential use, no physical changes

**Case Officer**             North Area Team  
**Email**                     [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)

---

**Application Ref**     [23/03967/FUL](#)     **Date Valid**     23/11/23

**Location**             Land North East Of Homebase Unit A Tweedbank  
Retail Park Tweedmouth Northumberland

**Description**             Installation of 4no. EV chargers and associated  
equipment; Relocation of 1no. existing floodlight;  
Adjustment of existing curb line for addition of 2  
accessible EV bays

**Case Officer**             North Area Team  
**Email**                     [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)

---

**Application Ref**     [23/04410/FUL](#)     **Date Valid**     1/12/23

**Location**             13 Marygate Berwick-Upon-Tweed Northumberland  
TD15 1AT

**Description**             External alterations to existing building, associated  
with separate Prior Notification for change of use to  
4 flats

**Case Officer**             North Area Team  
**Email**                     [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)

---

**Application Ref**     [23/04146/VARYCO](#)     **Date Valid**     5/12/23

**Location**             Units F And G Tweedbank Retail Park Tweedmouth  
Berwick-Upon-Tweed Northumberland TD15 2AS

**Description**             Variation of Condition 4 to the following: 'Prior to the  
development permitted being brought into use, full  
details of the proposed highway works with regard  
to upgrade works to the bus stop on the A1167 are  
to be submitted to, and approved in writing by the  
Local Planning Authority. The highway works are to  
be implemented in accordance with the approved  
details prior to the development permitted being  
brought into active use'

**Case Officer**             Miss Stephanie Forster  
**Email**                     [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)

---

**Application Ref**     [23/04451/PRUTPO](#)     **Date Valid**     5/12/23

**Location**             133 Main Street Spittal Northumberland TD15 1RP

**Description**             Tree Preservation Order Application: T1 Sycamore  
Maple (*Acer pseudoplatanus*) reduce canopy by  
approximately 30% through height reduction of  
2.0m and reduction of overlong branches to the  
South by 3.5m, sever ivy at base of tree and  
remove, lift secondary branches over car park to  
4.0m.

**Case Officer**             North Area Team  
**Email**                     [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)

---

**Application Ref**     [23/04453/FUL](#)     **Date Valid**     5/12/23

**Location**             3 Well Close Square Berwick-Upon-Tweed  
Northumberland TD15 1LL

**Description**             Replacement of 3no existing uPVC windows, with  
timber sash and case windows: replacement of  
existing UPVC front door with partially glazed timber  
door

**Case Officer**             North Area Team  
**Email**                     [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)

---