

BERWICK-UPON-TWEED TOWN COUNCIL



Planning Committee

Minutes of the Town Council Planning Committee Meeting.

held on Thursday 5th June 2025 at 6.00pm

The Meeting Room, Berwick-upon-Tweed Town Council Office, Unit 1, 82 – 88 Marygate, Berwick-upon-Tweed.

Councillors present:

Cllrs T Stewart (Chair), M Greener, R Driver, J Bowden, G Smith, R Bruce

Councillors present but not on the committee:

None

Officers present:

Iain McCready – Chief Officer, Lucy Henzell-Thomas – Administrative Officer

Also in Attendance:

None

P001/25 1. OPEN SESSION

There were no members of the public present.

- Cllr Greener brought to the Committee's attention that some trees that had been removed on St Helen's Terrace, Spittal. Cllr Georgina Hill from Northumberland County Council was informed and passed it onto the enforcement team.
- Cllr Stewart updated the Committee on the application for 136 houses on Spittal Point back in 2009. This was deemed by NCC to be lapsed so no longer valid, but this was challenged in court by the new owner and the challenge was successful. Officers will make sure the Committee are aware of any new applications relating to this development.

P002/25 2. APOLOGIES FOR ABSENCE

Apologies for absence were received from C Seymour

C'mans Initials.....

P003/25 3. MINUTES

Minutes from Monday 17 March 2025 approved by Full Council on Monday 19 May 2025 and were therefore not required for approval again.

P004/25 4. DISCLOSURE OF INTERESTS

- i. There were no disclosures of interests
- ii. There were no requests for dispensation

P005/25 5. APPLICATIONS FOR PLANNING PERMISSION

Ref No: 25/01729/FUL

Address: New East Farm Berwick-Upon-Tweed Northumberland TD15 1UT

Description: Proposed rear single storey flat roof extension with lantern rooflights
No objections

Ref No: 25/01473/FELTPO

Address: 8 Ava Lodge Castle Terrace Berwick-Upon-Tweed TD15 1NP

Description: Tree Preservation Order Application to remove 1no Sycamore Tree, due to risk of uprooting in high winds, leaning towards adjacent road.

The Town Council objects to the application on the grounds that although the tree is showing some sign of movement, it appears to be in generally good health, with no visible signs of decay or disease.

But if the tree is removed, the Committee would like to know if the applicant intends to plant two replacement trees if the sycamore is removed, as is required under section GT3 of the Northumberland County Council General Tree Management Policy of 2010 – ‘Where a tree has been removed from a site it will be replaced on a two for one basis within the local area capable of allowing the tree to grow to maturity.’

Ref No: 25/01603/FUL

Address: Royal Border Bridge New Road Berwick-Upon-Tweed, TD15 1NF

Description: Relocation of Historic Royal Border Bridge sign under one of the arches on the Tweedmouth side of the bridge.

No objections

P006/25 6. PLANNING APPLICATION DECISION LIST

The planning application decision list for May 2025 was noted. As regards application 25/01372/TREECA, Cllr Bruce commented that he was disappointed that a handkerchief tree had been removed as this is a rare species of tree native to China.

C'mans Initials.....

BTC were not consulted on this application. The NCC report is [here](#) but the relevant section is below:

‘..the tree is diseased with a discharging hollow in the main trunk bowl of the tree and that it is located in close proximity to the host property where it over sails the building. As such, the removal of the tree is prudent management of the site and will help mitigate against the tree causing damage to the house and adjacent structures. Additionally, the tree is located within the rear garden of the host property where it is not clearly visible from the public domain and would therefore only make a very limited contribution to the visual amenity of the Conservation Area. For the above reasons, it is considered that the proposed works would not have a significant adverse impact upon the amenity of the site, or the wider Conservation Area and that the tree subject to this notification does not warrant protection through a TPO.’

P007/25 7. COMMUNICATION MASTS

The Chair updated the Committee on the Connexin Communication mast applications in Berwick. Following objections to 5 of the original applications, 3 further applications were submitted which have been approved by NCC. As these were being done under permissive development rights, we, as a Town council - and local residents - had no prior consultation.

P008/25 8. HOLIDAY LETS

The Chair introduced the subject of holiday lets. It is now an important industry for the town, but there are no planning controls. Holiday lets can also impact on the number of private rentals which are already low in Berwick. The question for the Committee was whether we could request an Article 4 Direction for the conservation areas re holiday lets - an Article 4 Direction only means that a particular development cannot be carried out under permitted development and therefore needs a planning application. The Committee agreed that Officers should investigate this and liaise with NCC regarding any relevant data on numbers of holiday lets already in the town. Officers will also file separately any applications that come through regarding change of use to holiday lets for our information.

P009/25 9. NEIGHBOURHOOD PLAN

The Chair gave a verbal update on the Neighbourhood Plan. The Town Council plans to hold public consultations in Berwick, Tweedmouth and Spittal in July – further details to be confirmed and advertised. Officers to liaise with NCC regarding Locality funding and to chase NCC regarding the pressing need for the Conservation Area

C'mans Initials.....

Management Plan (CAMP) which will be an essential linked document to the Neighbourhood Plan.

P010/25 10. DATE OF NEXT MEETING

The Committee noted the date of the next meeting on Thursday 3rd July. There was a suggestion to start earlier at 5pm - to be confirmed.

Signed by the Chairman:

Date: