

BERWICK-UPON-TWEED TOWN COUNCIL



Planning Committee

Minutes of the Town Council Planning Committee Meeting.

held on Thursday 4th September 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), R Driver, J Bowden, R Bruce, C Seymour

Councillors present but not on the committee:

None

Officers present:

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

Also in Attendance:

3 members of the public

P011/25 1. OPEN SESSION

There were 3 members of the public present – no comment at this time

P012/25 2. APOLOGIES FOR ABSENCE

Apologies for absence were received from M Greener and G Smith

P013/25 3. MINUTES

Minutes from Thursday 5th June 2025 approved by Full Council on Monday 23rd June 2025 and were therefore not required for approval again.

P014/25 4. DISCLOSURE OF INTERESTS

- i. Cllr Stewart - declared an interest in 2 applications from Appendix A – 25/02798/LBC and 25/02797/FUL and left the meeting for the consideration of those applications.
- ii. There were no requests for dispensation

C'mans Initials.....

P015/25 5. APPLICATIONS FOR PLANNING PERMISSION

Ref No: 25/02797/FUL & 25/02798/LBC

Address: The Magna Tandoori 39 Bridge Street Berwick-Upon-Tweed
Northumberland TD15 1ES

Description: Retrospective: Erection of ancillary service building within rear yard of existing restaurant, to replace building demolished in 2010 to enable adjacent development & Listed Building Consent for same project

No objections, the Committee agrees with the Built Heritage & Design Officer's report on the application.

Ref No: 25/02625/LBC

Address: St Andrews Wallace Green Church Wallace Green Berwick-Upon-Tweed
Northumberland TD15 1EB

Description: Listed Building Consent for exterior and interior alterations to improve accessibility, heating system and flexible use of spaces. New ramp access from side entrance. New underfloor heating system in entire GF. Removal of pews and opening of existing walls under galleries to improve side halls and allow church group to use space in multiple ways. Addition of more toilets including accessible one and new kitchen area in rear hall. New air source heat pumps will be placed in existing roof valley of rear hall.

No objections. Berwick Town Council would like to express their support for this application.

Ref No: 25/02909/FUL

Address: Queens Head 2 - 6 Sandgate Berwick-Upon-Tweed Northumberland TD15 1EP

Description: Alterations to internal layout of front restaurant room creating two new bedrooms. Reinstating of historic opening onto street.

No objections.

Note: There was a Listed Building Consent registered in March this year in relation to the project above (25/00987/LBC)

BTC comment Date: Wed 16 Apr 2025

'Berwick Town Council notes that as the plan includes re-opening a previously blocked up door to the street and altering it from what was originally a single door to

C'mans Initials.....

a pair of doors, this should also be subject of a linked Planning Application (Under the Article 4 direction).'

Ref No: 25/02877/VARYCO

Address: Berwick St Mary's C Of E First School Newfields Berwick-Upon-Tweed
Northumberland TD15 1SP

Description: Variation of Condition 5 (Highway Works) on approved application 25/00455/CCD in order to vary the wording of Condition 5 to allow phased implementation of the pedestrian/cyclist link from the western boundary of the school (amended description).

No objections.

Ref No: 25/02881/VARYCO

Address: Berwick St Mary's C Of E First School Newfields Berwick-Upon-Tweed
Northumberland TD15 1SP

Description: Variation of Condition 6 (Internal Pedestrian/Cyclist Link) on approved application 25/00455/CCD in order to amend wording to the SEMH Unit shall not be occupied until the pedestrian/cyclist link within the site to the western boundary and the connection to the existing footway on the U104 has been constructed in accordance with the approved plans.

No objections.

Ref No: 25/03000/FUL & 25/02990/LBC

Address: 20 Ravensdowne Berwick-Upon-Tweed Northumberland TD15 1HX

Description: Replacement enlarged side extension including creating access to connect extension to main house. Alterations to include reinstate the rear stair, re-open door opening, replace irreparable windows, replace single glazing with vacuum glazing and removal of garden outbuilding/shed &
Listed Building Consent for same project

No objections but the Town Council would like to have more details of the materials proposed for the extension and will be guided by the Conservation Officer as regards the use of double glazing at the property.

P016/25 6. PLANNING APPLICATION DECISION LIST

The planning application decision list for August 2025 was noted.

C'mans Initials.....

P017/25 7. REQUEST FOR CONSULTATION

The Committee considered the NCC communication regarding the proposed addresses for the development on the Land East of Lifeboat house. The proposed addresses were Heron Quay and Beach Quay. The Committee did not think that 'Beach Quay' was appropriate as it is not on the beach and were neutral on 'Heron Quay'. They also suggested 'Spittal Quay', 'Pilot Quay' and 'Lifeboat Quay' as alternative options.

P018/25 8. NEIGHBOURHOOD PLAN

The Chief Officer read out the following update.

The NCC Planning Officer Mark Harrison who was working on our draft has now left NCC and the NCC Neighbourhood Plan team have said they will contact us soon for details of a new support officer. Before he left, he managed to take the latest draft plan content and put it into their options paper format, which makes it more succinct and readable for consultation. We have been in touch with Jo-Anne Garrick, an independent planning consultant who drafted the plan originally. She is keen to help us to get the now updated plan moving which will include help with public consultations. She is starting work on this this month, so we hope to have some input from her very soon.

We will be inviting external partners to discussions to ensure we get local support and have covered all bases important to residents, prior to going to the first round of public consultation. At the last meeting with Mark in July he gave us a rough timeframe of 18 months until completion but no breakdown so officers will endeavour to get that information for the councillors as soon as possible.

The 3 members of the public in attendance expressed an interest in being involved and provided their contact details.

P019/25 9. DATE OF NEXT MEETING

The Committee noted the date of the next meeting on Wednesday 1st October. At the previous meeting there was a suggestion to start earlier at 5pm – officers will consult committee regarding this.

Signed by the Chairman:

Date: