

Planning Application Decision List for September 24

- 1. Works to Trees In A Conservation Area:- T1 : Cockspur Hawthorn (*Crataegus crus-galli*) - Reduce dominant upper branches and height to shape by 80cm, lift canopy to clear stone wall by 30cm, remove deadwood and lower epicormic growth**
6 Tweed Street Berwick-Upon-Tweed Northumberland TD15 1NG
Ref. No: [24/02835/TREECA](#) | Status: Decided (permission given)
- 2. Works to Trees In A Conservation Area:- T1 : Thorn (*Crataegus mongyna*) - Fell (Sectional dismantle). Stump to ground level. T2 : Cherry (*Prunus avium*) - Reduce dominant regenerated canopy by 30% (2.0m), remove deadwood and lift canopy over wall by 1.0m T3 : Cypress (*Cupressus* sp) - Trim all sides by 0.5m, trim top by 1.0m, sever competing vine T4 : Apple (*Malus domestica*) - Reduce overlong branches 1.0m, clear from Cypress by 1.0m**
3 The Avenue Palace Street East Berwick-Upon-Tweed Northumberland TD15 1HS
Ref. No: [24/02838/TREECA](#) | Status: Decided (permission given)
- 3. Non-material amendment (change to shop front window frame colour, relocation of rear fire escape door and increase in fire escape staircase) to planning permission 23/04146/VARYCO**
Units F And G Tweedbank Retail Park Tweedmouth Berwick-Upon-Tweed TD15 2AS
Ref. No: [24/02829/NONMAT](#) | Status: Permitted
- 4. Works to Trees In A Conservation Area:- T1 - Rowan (*Sorbus aucuparia*), T2 - Sycamore (*Acer pseudoplatanus*), T3 - Elderberry (*Sambucus nigra*). T1, T2 & T3 : Fell (Sectional Dismantle), and cut stumps as close to ground level as possible.**
87 Old Salmon Court Marygate Berwick-Upon-Tweed Northumberland TD15 1BA
Ref. No: [24/02659/TREECA](#) | Status: Decided (permission given)
- 5. Discharge of conditions 4 (contaminated land) and 10 (birds nests) on approved planning application 23/02480/FUL**
Plot 1 Land South West Of Castle Hills Farm Cottages Castle Hills Berwick-upon-tweed
Ref. No: [24/02623/DISCON](#) | Status: Permitted
- 6. Discharge of conditions: 3 (cycle parking), 9 (colour scheme), and 10 (balconies, balustrades or railings) pursuant to planning approval 22/02943/FUL**
47 Hide Hill Berwick-upon-tweed Northumberland TD15 1EQ
Ref. No: [24/02581/DISCON](#) | Status: Decided – NCC comments on Condition 10 below:
'The application form indicates that the development was completed on 5 July 2024. The relevant condition required detailed information to be submitted prior to the installation of any balconies, balustrades, or railings. Following a site inspection by the Building Conservation team, it has been noted that the balustrade installed differs significantly from the approved design under application 22/02943/FUL. The approved scheme specified an iron balustrade, whereas the installed balustrade is made of artificial stone, which is not acceptable. Therefore, this condition cannot be discharged at this time. This condition IS NOT discharged.'

7. Discharge of Conditions 6 (Archaeological Works), 10 (Noise Report from Cinema), 11 (Noise Report from Plant), 23 (Deliveries and Servicing Management Plan) and 28 (Broadband) on approved application 22/03726/FUL

English Heritage Berwick Barracks Parade Berwick-upon-tweed Northumberland TD15 1DF
Ref. No: [24/02414/DISCON](#) | Status: Permitted

8. Discharge of Conditions 3 (Fixing Details) and 4 (Samples) pursuant to planning permission 24/00356/FUL

Berwick Masonic Hall Church Street Berwick-Upon-Tweed Northumberland TD15 1EE
Ref. No: [24/02408/DISCON](#) | Status: Permitted

9. Discharge of Conditions 3 (Fixing Details) and 4 (Samples) pursuant to listed building consent 24/00355/LBC

Berwick Masonic Hall Church Street Berwick-Upon-Tweed Northumberland TD15 1EE
Ref. No: [24/02409/DISCON](#) | Status: Permitted

10. Proposed attic conversion & internal alterations. Works to include insertion of new windows and creation of dormer windows.

39 Riverside Road Tweedmouth Berwick-Upon-Tweed Northumberland TD15 2HQ

Ref. No: [24/02008/FUL](#) | Status: Refused

BTC Comment: The Committee felt that the size of the rear dormer was rather overpowering and would ask that it be reduced to take in the volume of just the bathroom and not the bedroom. We also hope that the detailing will be in keeping with the interwar character of the building.

NCC Comment: 1. The proposal would be incongruous and not in keeping with the character of the building or its neighbouring properties within the street scene and would therefore be contrary to Policy HOU 9 (2)(a) and (c) of the Northumberland Local Plan and the NPPF.

2. The proposal, in particular the rear flat roof dormer, would detract from the visual amenity of the property and the street scene within this section of the Tweedmouth Conservation Area. Consequently, the proposal would not reinforce local distinctiveness or respect existing architectural character by having regard to the design, positioning, grouping, form or features in existing buildings as is required by Policy ENV 9 of the Northumberland Local Plan. Nor would it serve to preserve or enhance the character and appearance of the Conservation Area as required by Part 1 of Policy ENV 9, Section 72 of the PLBCCA and the NPPF. The proposal is therefore considered to be contrary to the relevant policies.

11. Discharge of Condition 20 (verification report) on approved application 20/03308/VARYCO.

Swan Centre For Leisure Northumberland Road Tweedmouth Berwick-Upon-Tweed

Ref. No: [24/01793/DISCON](#) | Status: Refused

NCC Comment: The details for the sports centre are acceptable, however additional details are required for the sports pitch to fully discharge the condition. This condition IS NOT yet discharged. Note: Additional details should include as built drainage drawings and maintenance details for the sports pitch.

12. Variation of conditions 2 (approved plans) and consideration of additional information in respect of conditions 3, 6, 7, 11, 13, 18, 19, 23 and 24 on approved application 21/04453/FUL to remove plots 11 and 28 as they are within root protection zones and cannot be built out. Change external canopies from perspex to GRP. (amended description 03.09.24)

Land At Seton Hall Ord Road Tweedmouth Berwick-Upon-Tweed TD15 2UT

Ref. No: [24/01359/VARYCO](#) | Status: Permitted

BTC Comment: The Town Council accepts the changes to the canopies, and has no comment on the technical matters dealt with in the discharge of the conditions referred to. The Town Council accepts that the changes made to the site plan will protect trees that are outwith the boundary, helping to preserve public amenity. However the Town Council would like to resubmit point 3 from our comment dated 21/12/21 regarding the related application 21/04453/FUL: namely, "that the layout and design of the site, and the impermeable barrier between the site and adjacent public open spaces will encourage anti-social behaviour and provide opportunities for crime". So as to protect public order, and in specific relation to this application, the Town Council therefore requests a greater level of detail relating both to design and ongoing management of the vacant space where previous Plots 11 and 28 have been omitted (and also the other open spaces within the site), so as to ensure that the changes made to the site plan in this application do not increase any risk associated with informal groups gathering at the corners of the site.

Further details from NCC on the Planning Portal [here](#)

13. Construction of garden shed

1B Cow Road Spittal Berwick-Upon-Tweed Northumberland TD15 2QR

Ref. No: [24/00540/FUL](#) | Status: Permitted

BTC Comments: No objections

14. Variation of Condition 2 (Approved Plans) and 3 (Materials) pursuant to planning permission 11/03016/FUL to allow changes to the design of new dwelling

Former Baitstrand Farm Bungalow Berwick-upon-tweed Northumberland TD15 1UE

Ref. No: [24/00199/VARYCO](#) | Status: Permitted

BTC Comments: Members would object due to over development and lack of context with its surroundings. Also their objections to the previous application still stands unless the principal authority can show that the previous application in 2011 had commenced development. Further details from NCC on the Planning Portal [here](#)