

BERWICK-UPON-TWEED TOWN COUNCIL

Minutes of the Town Council Planning Committee Meeting held on Monday 27th January 2025 at 6.00pm in The Meeting Room, Berwick-upon-Tweed Town Council Office, Unit 1, 82 – 88 Marygate, Berwick-upon-Tweed

COUNCILLORS PRESENT:

T Stewart (Chair)
M Greener
J Robertson
R Driver
G Smith
J Bowden
P Rowe

IN ATTENDANCE:

Lucy Henzell-Thomas, Administrative Officer
9 members of the public

P070/24 1. OPEN SESSION

4 members of the public raised issues and concerns in relation to the applications 24/03631/FUL & 24/03632/LBC which were discussed by the Committee in Item 6.

P071/24 2. APOLOGIES FOR ABSENCE

There were apologies from Cllr Mackenzie.

P072/24 3. MINUTES OF THE LAST MEETING

The meeting minutes were sent on email to Councillors on the Wednesday before the meeting and posted on the website but were omitted from the printed papers due to Officer's error. The minutes were resent to Councillors for comment following the meeting and it was **RESOLVED** that the minutes of the Planning meeting held on Monday 18 October 2024 and the Extraordinary meeting on Wednesday 4 December 2024 were agreed and signed as a correct record.

P073/24 4. DISCLOSURE OF INTERESTS

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

P074/24 5. TERMS OF REFERENCE

The Committee agreed in principle to an expanded remit for the Planning Committee to become Planning, Environment and Transport. This would cover planning application consultations, the Neighbourhood Plan and the Town Council response to wider planning and transport consultations. The Committee **RESOLVED** that the Chair would work with the incoming Chief Officer to draft the revised Terms of Reference and to bring them to the Planning Committee when available.

P075/24 6. APPLICATIONS FOR PLANNING PERMISSION

Ref No: 24/04258/FUL

Description: Single storey side and rear extension and rooflights to the front elevation

Address: 15 St Helens Terrace Spittal Northumberland TD15 1RJ

No objections

Ref No: 24/03631/FUL & 24/03632/LBC

Description: Conversion of former community building to create 5 new homes, and construction of 2 new homes to rear & Listed Building Consent for same project.

Address: Berwick Youth And Community Centre 5 Palace Street East Berwick-Upon-Tweed Northumberland TD15 1HT

Berwick Town Council OBJECTS to both of the applications on grounds of design quality.

- The Town Council accepts the removal of the two temporary classrooms and other ancillary shed within the east courtyard.

- The Town Council supports and endorses the proposals as submitted, for the restoration of the remaining existing buildings on the site, and conversion to form 5 dwellings.
- The Town Council accepts the PRINCIPLE of additional residential development within the east courtyard.
- However, the Council's opinion is that the two dwellings as drawn (each being a detached bungalow with rooms in the roof, and an integral garage) represent an incongruous and fundamentally suburban intrusion into what is a fully urban setting.
- The Council notes that the upper floor of each bungalow contains a number of additional spaces that, although labelled as "storage" do include daylighting from rooflights, which implies potential for future increase in the number of habitable rooms: the Council questions the applicant's intentions.
- The Council observes that the site layout plan does not indicate how vehicular access to the garage of Unit No6 is provided.
- The Council notes that the source of slate roofing is not specified and, for the sake of the integrity of the Conservation Area, would not support any slate roofing that is not either Welsh or Scottish in origin.

Therefore -

- The Council would welcome a reconsideration of the layout and design of any development within the east courtyard. The Council would be likely to support properties that are not detached from each other, and (bearing in mind the 18 external car parking spaces indicated) would support properties that did not include an integral garage. The Council would not seek to insist on buildings that consisted of a single storey or appeared to be of a single storey.
- The Council would welcome reconsideration of the external materials of any residential development within the east courtyard, so as to provide variety and to distinguish the new work as subservient to the original building on the site: the council notes the use of clay brick walling and clay pantile roofing on adjacent properties.

- If it is administratively possible within each application to separate the new-build proposals from the work to the existing building, the Council would fully support approval of the work to the existing building as soon as possible, so as to allow the restoration to proceed without further delay.

P076/24 8. PLANNING APPLICATION DECISION LIST

The decisions provided in the attachment were noted.

P077/24 9. NEIGHBOURHOOD PLAN

The Committee had a brief update. The next Neighbourhood Plan meeting with NCC is on Friday 31st January. It was **RESOLVED** that the Chair would provide a brief summary of the current situation and circulate to Councillors prior to the meeting. It was also **RESOLVED** that the Chair would liaise with the Operations Manager to invite Mark Dodds to a meeting in advance of his public talk to the Civic Society on Neighbourhood Planning on 12th February.

P078/24 10. ACTION PLAN

The Committee considered the Action Plan. It was **RESOLVED** that the Councillors would return their A3 printouts of their ward with locations of missing dropped kerbs to Officers by the next Planning meeting on Monday 17 March.

P079/24 11. DATE OF NEXT MEETING

The next meeting date of Monday 17th March 2025 was noted.