

The Minutes of the Berwick-upon-Tweed Conservation Area Advisory Group Meeting on 15th December 2009.

In attendance:

Margaret Shaw	Castlegate Area Resident's Association
Margaret Thomas	St Bartholemew and St Boisil's Residents' Assoc
John Robertson	West End Resident's Association
Annette Reeves	NCC Conservation Officer (North)
Philip Miller	Berwick Community Development Trust
Alison Cowe	Berwick Civic Society
Peter Watts	The Greenses Residents' Association
Tim Kirton	Regeneration Team (North)
Chris Burgess	NCC Conservation Team Manager (North) Chair
Peter Rutherford	NCC Development Management Manager (North)
John Robertson	Chamber of Trade
Cllr Jim Smith	NCC Councillor and HELM
Tony Houghton	Town Council

1. Apologies:

Mike Greener (SIT)

2. Minutes of the meeting held on 10th November and matters arising.

The minutes were agreed with the following correction;

John Robertson represents Chamber of Trade and not the Town Council as stated on the minutes. AR apologised for the error and confirmed that Tony Houghton was the Town Council representative on CAAG.

7 i) AR confirmed that a new fascia signage had been approved for the former Woolworths store and was being implemented.

7 iv) AR confirmed the Planning Enforcement Officer had made contact with the owner of the Chapel (CEF building) as land was within the red lined area. Conservation advice had been offered for the safe removal of tree/shrub growth at the base of the building.

3. Regeneration Strategy – Protecting and enhancing the heritage asset (update on THI and Area Partnership Scheme bids).

CB reported that discussions had taken place with partners and funding agencies. Match funding had been confirmed for all of the projects but there were still formal processes to complete. The Regeneration Programme and Funding Management Team were responsible for securing the match funding and wanted to stress that One North East

were not responsible for the delay. Central government had changed how regional budgets were distributed and accessed but One NE was still committed to delivering regeneration projects in Berwick. The Regeneration Programme Funding Manager had resolved how to secure **all** of the required match funds; although all partners acknowledged it was impossible to deliver any projects within this financial year.

It had therefore been agreed with English Heritage that the 2 Area Partnership Schemes would not start until April 2010. AR explained this meant withdrawing the current bids and resubmitting them with amended delivery plans. This kept the project timetable within the fiscal calendar and meant new contracts with EH. The benefit of fresh contracts meant more flexible operating conditions and ability to carry monies over; as the AP Schemes had been amended by EH.

The THI development grant for the Stage II bid could not be delayed and needed to be claimed and submitted before the end of this financial year. It had been agreed the appointed Conservation Project Officer (AR) would commence a three month secondment from 1st January 2010 to complete the Stage II work and resubmission of the Area Partnership Schemes. The Regeneration and Funding Programme Team were funding the secondment and would also be working to secure the match funding and continuation of the Project Officer post beyond April 2010.

AR would continue to work with CAAG and deal with ongoing conservation cases within Berwick/Tweedmouth/Spittal but CB confirmed he was looking to back fill AR's existing post and vacancies in the conservation team. Discussions were to be held with consultants (the North of England Civic Trust) who were already covering parts of the region.

CAAG were pleased that progress was being made at last. MS offered CARA support and assistance with the resubmission of the Castlegate Area Partnership Scheme.

4. Planning policy consultation updates;

- a) Berwick EAAAP sustainability appraisal (AC)**
- b) Flood Management Plan (AC)**
- c) Heritage Protection reform PPS 15/16 (AR)**

- a) AC informed CAAG that the Civic Society had responded to the consultation on the scoping report of the sustainability appraisal for the Eastern Arc Area Action Plan. Whilst this was not the full EAAAP (for which CAAG should be invited to comment) it did begin to set the parameters and scope of what would be included. Built environment does come into the report although there is greater emphasis on sustainable materials and

affordable homes. The Civic Society response had set out an argument for the need to include references to the public realm, as well as ensure there was design quality in new build.

- b) AC/MT had looked at the Flood Management Plan which showed an update of areas most at risk from flooding. However, there were still sites missing and this document did not contain any recommendations. PR confirmed this was an operational document that responded to localised events. There was also the Strategic Flood Risk Assessment that set out level 1 and level 2 areas of risk used as part of the sequential test for sites for development. PPS25 also considers the appropriate development of a site in association with a SFRA which Development Management and statutory consultees consider as part of the assessment of planning applications. CB advised that if the community wanted to view a copy of the Flood Management Plan for local input then it was available at the Pottery. It was for individual community groups to comment on this document rather than CAAG collectively and AC and MT were thanked for bringing this to CAAG's attention.
- c) AR reported the heritage protection reform debate was continuing but there was also a review of how community and voluntary groups had engaged with the process. There was a survey being conducted on behalf of Heritage Alliance and English Heritage specifically aimed at education/training and the voluntary sector role in managing the historic environment. AR will circulate the survey link which was also available on the IHBC and HELM websites.

5. Spittal and Tweedmouth Listed Building Surveys.

AR reported that English Heritage had concluded the Spittal and Tweedmouth area surveys and the Department of Culture Media and Sport had confirmed 7 buildings had been statutorily listed. The assessment reports for buildings formally appraised but rejected as being of national significance had also been received by AR. The majority of these buildings were important in a local context. The information would be retained with the character appraisals as this helped broaden knowledge and understanding of the conservation areas. There were also a small number of buildings still under consideration. The Berwick survey was also about to commence.

Buildings still being considered in Spittal and Tweedmouth;

- Mounting block, West End, Tweedmouth
- Vicarage & Stable block, 129, Main Street, Spittal
- Industrial complex relating to chemicals and manure, Sandstell Road, Spittal

Buildings rejected for statutory listing;

- St Paul's United Reformed Church, Main St Spittal
- 1, Dock Road, Tweedmouth
- 41 Riverside Road, Tweedmouth
- Former car showroom, now DP Furniture Express, Prince Edward Road, Tweedmouth
- 137-139 Main Street, Spittal
- Former Gas Company Manager's House, 1 North Greenwich Road, Spittal
- 14, 16, 16a, 17, 17a, 18, Kiln Hill, Tweedmouth
- 13, Yard Heads, Tweedmouth
- 182-192, Main Street, Spittal
- The Old Vicarage, 24, Church Road, Tweedmouth
- St John the Evangelist, Main Street, Spittal
- Kingdom Hall (Former Presbyterian free church) West End Tweedmouth
- Former Venetian Café, Promenade, Spittal
- Noah's Place, 31, Main Street, Spittal
- Former National School & Master's House, North Greenwich Road
- Former Rocket House, (lifeboat house), Sandstell Road, Tweedmouth

Buildings statutorily listed Grade II;

- Gravestone of John Mackay Wilson, Churchyard, Church Road, Tweedmouth
- Former Spa Well, Main Street, Spittal
- Nos. 178-180 Main Street, Spittal
- War Memorial, Main Street, Spittal
- Pair of chapels and lodge at Tweedmouth Cemetery, Cemetery Lane, Tweedmouth

Buildings statutorily listed Grade II* (star);

- Royal Tweed Bridge, Berwick upon Tweed

Buildings regarded from Grade B to Grade II;

- Church of St Bartholomew and St Boisil, Church Road, Tweedmouth

PW enquired about the progress of a local list given that there were a number of buildings rejected for statutory listing but important in a local context. AC reminded CAAG that it was also identified in the conservation area management strategies. CB very supportive of a local list but there considerable demands on the conservation team resources. It could form

the basis of a local/CAAG project and suggested this be discussed as an item on the next agenda.

Agreed. Local lists to be discussed at the January CAAG meeting.

6. Berwick Railway Station Management Plan.

AR reminded CAAG of previous partnership work (18 months ago) to secure a conservation statement for the listed building and its immediate setting adjacent to the scheduled monument. Although the Railway Heritage Trust and site owners had agreed to fund a conservation statement at the beginning of the year (using a pro forma produced by the RHT) and an architect been appointed, the work had stalled due to a change of site operator and personnel. However, the statement was now being progressed and AR had agreed to meet the architect in January to discuss the draft statement.

CAAG would be consulted/informed once a final draft had been produced.

7. Current Planning Applications.

None for CAAG consideration. Spittal Point discussions continuing.

8. Any Other Business.

Bridge lighting project – TK confirmed the scheme had been approved by NCC and he would be seeking tenders on the 12th January.

NCC review of properties – CB advised that NCC were in the process of reviewing all their properties with a view to establishing which ones they could sell on. CB/AR involved in giving advice on which properties were listed building.

Helm training sessions – CB wanted to make sure Cllr Smith aware of the HELM training sessions previously attended by PW/AR. HELM training is provided free of charge by English Heritage and provides good background knowledge for Members as well as the basic toolkit for Heritage Environment Local Management champions.

9. Date of Next Meeting.

12th January 2010.

9.00 a.m. Officer's Mess, The Barracks.

Berwick-upon-Tweed Conservation Area Advisory Group

9.00 a.m. Tuesday 12th January 2010.

AGENDA

- 1. Apologies**
- 2. Minutes of the meeting held on 15th December 2009 and matters arising.**
- 3. Regeneration Strategy – Protecting and enhancing the heritage asset (update on the THI and Area Partnership Scheme bids).**
- 4. Berwick Railway Station Conservation Statement (update).**
- 5. Local Lists.**
- 6. Design Guides (examples and continuation of discussion; AC)**
- 7. Current Planning Applications**
- 8. Any Other Business**
- 9. Date of Next Meeting.**