

The Minutes of Berwick-upon-Tweed Conservation Area Advisory Group Meeting – 2nd November 2010

In attendance:

Annette Reeves	NCC Conservation Officer (Berwick)
Alison Cowe	Berwick Civic Society
Margaret Thomas	St Boisil's Resident's Association
Peter Watts	The Greenses
Margaret Shaw (Chair)	Castlegate Area Resident's Association
Peter Rutherford	NCC Dev Management Manager (North)
Philip Miller	Building Study Group
Cllr Bowlas	Town Council
John Robertson	West End Resident's Association

There was a presentation from Maden Design and Build (Simon Maden and Peter Wilson) at the start of the meeting regarding planning application 10/B/0409; land adjacent to 5, Mount Road, Tweedmouth.

CAAG comments recorded separately and forwarded to the planning case officer as part of the development management consultation process.

1. **Apologies:** Chris Burgess (who had asked Margaret Shaw to chair the meeting in his absence). Spittal Improvement Trust (Dorothy Slater who is the new SIT representative).
2. **Minutes of the meeting held on 28th September and matters arising.**

The minutes were agreed. Matters arising;

It was noted the Kings Arms had actually closed since the last meeting; which was disappointing given the positive response to the intended extension. It was not known whether another operator was going to take over the business/premises.

It was also noted that Marguerite Gracey (who was project lead on the Barracks group had also recently left the authority). Rob Horne was now leading the project group. Peter Rutherford advised he would be leading on the development management component of the Barracks project that was looking at an extension/element of new build.

3. Regeneration Strategy – Protecting and enhancing the heritage asset (Update on THI and Area Partnership Schemes).

THI – the HLF had formally announced the THI on the 14th October. A press release features prominently on the HLF website. A follow up article appeared in the Journal on the 15th October and Berwick Advertiser publicised the award on its front page on the 21st October. AR had also taken part in a radio interview on the 15th October (BBC Radio Newcastle, drive time slot) and was contributing to a NCC internal publication.

AR and Iain Ogilvie were meeting with the HLF as part of a required 'permission to start' process and to formalise the financial arrangements. A single application form and guidance note for all three schemes that abided by the various funding agencies conditions and monitoring requirements was being designed with a view to making the process as simple as possible for grant applicants.

Area Partnership Schemes – Bridge Street; Potential grant applicants had been seeking quotations and were keen to formally apply for grant assistance.

Castlegate; Similar response from one property in Castlegate with priced quotations and AR keen to get these processed and moving as soon as possible.

Changemakers – Elizabeth Russell (young advocate) and AR were developing the changemaker project with Berwick Middle School. A project plan had been developed and presented to the school. This was being worked into their current curriculum. Classroom work was due to start with Year 5 in mid November. ER will report project progress to a future CAAG. The artist project was also progressing to a final print and this would be coordinated with the other complimentary initiatives.

PR wanted it to be formally noted that the three historic area schemes were delivering an important regeneration component of the Berwick's Future work. CAAG had an important role to play in the delivery of the 4 year partnership schemes. MS suggested promoting CAAG's work as part of any future press releases. AC advised that she had written an article promoting the THI and AP schemes for the Civic Society newsletter. This gets distributed nationally as well as locally.

4. Berwick Listed Building Surveys (update).

AR received notification on the following buildings that had been rejected for statutory listing;

- ☒ 12, Palace Street, Berwick;
Extensively renovated in the C20 with the loss of internal features; thought to have been timber framed but more common rubble stone construction; early addition chimney stack discounted as thought to have served the ground-floor of a now demolished neighbouring property.
- ☒ Berwick Infirmary, Well Close Square, Berwick.
Commonplace building plan; extensively extended and altered; loss of original features, fittings and internal arrangements; standard architectural detailing of insufficient quality to merit special interest.

PM confirmed the BSG were continuing to research buildings in Bridge Street and should have something to present to a future meeting.

5. Design Guides – progress AC.

AC awaiting Article 4 information (AR to action) but should have a draft set of information/criteria by Christmas.

CB previously conveyed funding could be available from NCC for interpretation/printing of leaflets and eventual guidance notes. Possible the Civic Society could match fund this. MS asked who would support the eventual guidance – could be something that is published and promoted on behalf of CAAG which would further raise the profile and work of the group.

6. Berwick's Future (update on progress of project groups).

- ☒ **Barracks** – consultants had produced their report and recommendations following the stakeholder event. EH are to discuss the report at national level. Possibility that consultants will produce the next detailed phase (subject to Management Group support and see below – Quayside)
- ☒ **Quayside** – group had met to discuss whether it was still appropriate to hold a design competition for this site. Group would be recommending to the Management Group a re-ordering of priorities; that it would be more beneficial (given the work on the regeneration of the Barracks) to divert resources to this site with the possibility of there being a design competition for any extension/new development for the Barracks.

- ☒ **Movement** – query over Castlegate car park archaeological conditions (planning permission requirement) need to ask CB whether this has been fulfilled. MS asked whether information from Gateway Station group had been passed on to the Movement Group (raised last time). PW confirmed it had.

- ☒ **Public Realm** – group had met (and had invited other group representatives from Movement and Barracks) to discuss the outcome of the public consultation and overlap between the strategies. Consultants are working through amendments with a view to producing a final draft before Christmas. MS wanted to ensure the strategy would be available to CAAG and those who had provided comment. AR confirmed the strategy would be published and distributed (on disc; hard copy and on NCC website). AR will be making links to the adopted Shop front design guide and would be using the PRS to inform the detailed design of the public realm components of the THI and Bridge Street Area Partnership Scheme (as there was a small amount of money available for conservation enhancements). Inspire Northumberland were funding detailed design using the same consultants to ensure continuity and philosophy of approach.

- ☒ PW reported that One Northeast was looking at sailing provision between Edinburgh and Newcastle (and Berwick had been chosen as a strategic location) which could have implications for Berwick's Future partnership and CAAG; as sites being looked at are a pontoon alongside the Quayside and a marina (for 50/60 boats) at the wooden jetty on the opposite side of the river. One NE been told to involve Natural England and local residents if they are to take this any further; also has implications for the EAAAP. Issue may be taken up by Berwick's Future partnership.

- ☒ PW also raised the Berwick's Future partnership 20yr plan and the Berwick Project (subject of a recent conference). Are looking to resolving the differences and potential conflicting areas – BF being led by Isabel Hunter and BP being led by Jim Smith. Both appear to be being driven through economic regeneration.

7. CAAG website.

CB not in attendance to provide an update.

8. Current Planning Applications.

Land adjacent 5 Mount Road, Tweedmouth; comments conveyed separately.

9. Any Other Business.

- ☒ AB – The Playhouse is to be demolished in the next couple of weeks. Good to note cinematic equipment has been given to the Maltings and is on display in the stairwell.
- ☒ AC – Concern about planning application for a kebab shop in Bridge Street. AC had discussed planning/policy implications with AR. AR confirmed the Change of Use application sought the use class change from retail to hot food take away. The building was a listed building and was one of the priority buildings in the Bridge St AP scheme. Development Management had asked for a detailed listed building application, and this would determine how the use and potential changes would impact upon historic fabric and character and appearance of the listed building. It was not known at present if any changes *were* necessary (by way of internal or external alterations). AR had offered to speak to the potential owner/applicant in relation to a possible grant toward fabric repairs, particularly to keep the building in use. MS reminded the group that Berwick was a CITTASLOW town but planning/listed building legislation cannot be used to determine the type of food on offer. LB and Planning would consider alterations to the building and effect on amenity.
- ☒ MS – Royal Border Bridge lighting had been switched on to coincide with the Tornado visit on 22nd October and this was good publicity for Berwick. There had been some incredible photographs of the steam train and lighting backdrop. Formal switch on is the 27th November.

10. Date of next meeting.

14th December 2010 (venue to be confirmed).