



Northumberland

County Council



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Chair Referral Report

Purpose of the report

The purpose of this report is to inform the Director of Planning along with the Chair and Vice Chair of the relevant Strategic or Local Area Planning Committee of the details of the application under consideration to inform their decision using the powers delegated to them to decide if the application should be determined by committee for the reason that it does/does not raise issues of strategic, wider community or significant County Council Interest.

Application Number:	25/03518/FUL
Site Address:	28 Delaval Terrace Blyth Northumberland NE24 1DL
Description of proposal:	Demolish dwelling to create additional area of parking for Extra Care Development.
Reason why application falls to be considered under the chair referral process	
Due to high level of public interest and NCC as applicant.	
Summary of any consultation responses relevant to chair referral	
Ecology – Objection – surveys needed Archaeology – Objection Conservation – Pending objection Highways – yet to respond Climate change team – yet to respond Natural England – yet to respond	



Parish/Town Council Response
Blyth Town Council – Yet to respond
Summary of representations
- 2 stand alone objections and petition in excess of 50 signatures Request to keep the building and utilise it as part of redevelopment. Last remaining link to Blyth Railway and is a non - designated heritage asset. Or could it be repurposed as a family home.
Link to documents and plans on public access
25/03518/FUL Demolish dwelling to create additional area of parking for Extra Care Development 28 Delaval Terrace Blyth Northumberland NE24 1DL
Is the development in accordance with Development Plan (Local Plan & Made Neighbourhood Plan)
Under the spatial strategy, in Policy STP 1, development should enhance the vitality of communities. As a Main Town, Blyth is expected to be a main focus for employment, housing, retail and services. The site is within the existing settlement of Blyth and the redevelopment of the site from dwelling to car park will remain within the existing red line boundary. However, it should be noted that this is only a suggested layout for the site post demolition as the future buyer may want to modify the layout. Policy INF 2 of the Local Plan supports improvements in the quantity, quality, accessibility and range of community services and facilities, subject to other policies, with those supporting an identified need being particularly favoured. The car park proposed is intended to support a neighbouring extra care scheme. There are only 3 extra care schemes in Northumberland, in Haltwhistle, Prudhoe and Alnwick leaving a significant shortfall of affordable older peoples housing that offers an alternative to residential and nursing care. As a result, there is an identified need for the care service with the car park supporting this. Overall, the proposal is deemed acceptable in terms of Principle. The building use class falls under a dwellinghouse with the dwelling sitting on a parcel of land amongst 30 Council owned properties which are due to be demolished due to low demand and disrepair issues. Since 28 Delaval Terrace last became void on 14.12.2024, the estates team have dealt with a number of ASB issues, taking approx. six hours of office time since December. In February 2025 the housing estates team received reports of squatters, and several complaints have been received regarding the poor external condition of the property. A Council building surveyor inspected the property on April 29th, 2025. To bring the property back into use, the building will require significant works and costs, over £156,000. However, it is also a non-designated heritage asset and therefore this needs to be taken into consideration. The NPPF lists that <i>‘the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Local planning authorities should not permit the loss of the whole or part</i>

of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.'

Currently, the Archaeologist objects to the proposal on the grounds of total loss and significant harm to the non-designated heritage asset. Although Conservation are yet to formally comment due to the application still being in its initial consultations, they have informally advised that they will also be objecting to the loss of the non-designated heritage asset.

Ecology have recently objected also regarding more surveys being needed as the building has the potential to house bats. No further comments on this element can be made until the surveys are submitted and assessed.

Highways are yet to respond as their consultation period is still live.

As a result of further comments to be received, further information to be submitted and further conversations to be had with consultees, a final position cannot be stated at this time, however it should be noted, as listed in the NPPF, '*a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset*'. Therefore, the LPA will be taking into account the scale of the possible development of the site and its value to Blyth pre and post possible demolition alongside the public response, and informed views from consultees with the overall significance of the wider project in the Energising Blyth programme.

Proposed officer recommendation, with reasons

Unknown at this stage. Given the public interest shown in the proposal, the Chairs of the Committee and Director of Planning are asked to consider if the recommendation is to approve, if that should be considered at Planning Committee.

DECISION

Comment of the Chair (Planning)

Comment: LAC

Name: Cllr Christine Taylor

Comment of the Vice Chair

Comment: LAC – public concern

Name: Cllr Vicky Oakley

Decision of the Director of Planning and Housing

LAC - if minded to approve

Name: Rob Murfin

Case officer

ASHLEIGH ROSSITER

Authorised by

Date	
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