

Item Number: 15
Application No: 14/00426/MOUTE
Parish: Malton Town Council
Appn. Type: Major Outline Environmental Statement
Applicant: Commercial Development Projects & Fitzwilliam Trust Corp
Proposal: Erection of new livestock market (sui generis) comprising circa. 2,850 sq m floorspace: Agricultural Business Centre comprising circa. 6,010 sq m of floorspace for uses within Use Class A1, A2, A3, D1, B1, B2, B8 and agricultural vehicle sales (sui generis); and new Business Park comprising circa. 19,040 sq m of floorspace for uses within Use Class B1, B2, and B8 including premises for The Ginger Pig comprising 1,790 sq m of floorspace (for uses falling within Class B1, B2, B8 and A1) along with (in respect of all elements) all associated development including drainage, provision of services, landscaping, boundary treatments, attenuation ponds and access and associated highway works. (Site area 17.8ha).
Location: Land At Edenhouse Road Old Malton Malton North Yorkshire

Registration Date:
8/13 Wk Expiry Date: 19 August 2014
Overall Expiry Date: 18 June 2014
Case Officer: Gary Housden **Ext:** 307

CONSULTATIONS:

NY Highways & Transportation	No views received to date
Parish Council	No views received to date
Vale Of Pickering Internal Drainage Boards	No views received to date
Environmental Health Officer	No views received to date
Housing Services	No views received to date
Tree & Landscape Officer	No views received to date
Sustainable Places Team (Yorkshire Area)	No views received to date
Head Of Planning Services	No views received to date
Archaeology Section	Recommend scheme of archaeological evaluation be undertaken.
Highways Agency (Leeds)	No views received to date
Land Use Planning	No views received to date
Countryside Officer	No views received to date
Economic Development	No views received to date
National Grid Plant Protection	No views received to date
Natural England	No views received to date
Mr Jim Shanks	Recommends (PTED) guidance be given consideration on the detailed proposal

Neighbour responses: Mr Tom Pycock,

INTRODUCTION:

Members will be aware that the Council has received four separate major applications at Malton from Commercial Development Projects and the Fitzwilliam Trust Corporation for the following proposals.

14/00426/MOUTE: Erection of new livestock market (sui generis) comprising circa. 2,850 sq m floorspace: Agricultural Business Centre comprising circa. 6,010 sq m of floorspace for uses within Use Class A1, A2, A3, D1, B1, B2, B8 and agricultural vehicle sales (sui generis); and new Business Park comprising circa. 19,040 sq m of floorspace for uses within Use Class B1, B2, and B8 including premises for The Ginger Pig comprising 1,790 sq m of floorspace (for uses falling within Class B1,

B2, B8 and A1) along with (in respect of all elements) all associated development including drainage, provision of services, landscaping, boundary treatments, attenuation ponds and access and associated highway works. (Site area 17.8ha) - Land at Eden House Road, Old Malton

14/00427/MOUTE: Demolition of existing buildings and structures and erection of circa 227 residential dwellings (Use Class C3) along with all associated development including drainage, landscaping, cut and fill, formation of earth bund, boundary treatments (including noise mitigation measures) provision of services and access and associated highway works (site area 11.90ha) - The Showfield, Pasture Lane

14/00428/MOUTE: Demolition of existing buildings and structures, conversion of retained buildings to residential dwellings and erection of new residential dwellings (Use Class C3) (circa 35 dwellings in total) along with all associated development including drainage, landscaping, boundary treatments, provision of services and access and associated highway works (site 2.0ha) - Land South of Westgate, Old Malton

14/00429/MOUTE: Erection of circa 45no. affordable residential dwellings (Use Class C3) along with all associated development including drainage, landscaping, formation of earth bund, boundary treatments (including noise mitigation measures) provision of services and access and associated highway works (site area 3.4 ha) - Land at Rainbow Lane

The applications are accompanied by a detailed Environmental Statement and are subject to extensive consultations with statutory consultees; third parties and are the subject of ongoing negotiations.

The applications are not presented for any formal decision to be made at this meeting.

However, the proposals are significant, including new commercial development in the vicinity of Eden Camp; additional residential development at Malton and Old Malton; and also the re-location of a livestock market and an associated business centre also near to Eden Camp.

It is anticipated that all of these applications will be presented to a future meeting of the Planning Committee. In advance of that meeting, however, officers consider that a 'fact finding' inspection of all of these sites would be of assistance prior to making any final decisions.

RECOMMENDATION: **Site Inspections be carried out**