

**Item Number:** 8  
**Application No:** 14/00316/MREM  
**Parish:** Norton Town Council  
**Appn. Type:** Approval of Reserved Matters Major  
**Applicant:** Scothern Construction (Mr Ian Scothern)  
**Proposal:** Erection of 3no. retail units (Use Class A1) and children's day nursery (Use Class D1).  
**Location:** 5 Welham Road Norton Malton North Yorkshire

**Registration Date:**  
**8/13 Wk Expiry Date:** 24 June 2014  
**Overall Expiry Date:** 23 April 2014  
**Case Officer:** Gary Housden **Ext:** 307

#### CONSULTATIONS:

<b>Parish Council</b>	Recommend Approval with comments
<b>Highways North Yorkshire</b>	No objections
<b>Environmental Health Officer</b>	No views received to date

**Neighbour responses:** Miss Louise Phillips, G.S & K Youngson,

---

#### SITE:

The site of the proposed development is the former Clothing Factory and its curtilage which is sited on the east side of Welham Road, Norton and covers an area of approximately 0.73 hectares.

The site was previously occupied by a 3-storey red brick building fronting Welham Road with a single-storey factory "extension" running to the south. The site has now been cleared.

The site is bounded to the south by dwellings on Springfield Garth, to the north-east by dwellings on St Nicholas Street and a garage fronting Welham Road, to the north-west by Welham Road with dwellings opposite and the to the south-west by Springfield Garth with dwellings opposite.

The Norton Conservation Area abuts the site along its northern-east boundary and the whole of the site is within the floodplain of the River Derwent.

#### PROPOSAL:

Reserved Matters approval is sought for the erection of 3No. retail units and a children's day nursery with associated access, parking and landscaping.

The retail units are of a mono-pitch design reflecting those illustrative drawings submitted with the earlier outline planning permission. The retail units are contained in a single building, measuring 23.5 metres x 52 metres with eaves and apex heights of 7.3 metres and 8.8 metres respectively. Materials are a mix of Birtley Olde English Brickwork walls with silver and dark grey Kingspan cladding. The doors and windows are matching powder coated frames.

The day nursery unit is located to the rear of the site with matching Birtley Olde English Brickwork cills and a Sandtoft stone pantile roof covering. It measures 23 metres x 13.6 metres and has eaves and apex heights of 3.3 metres and 6.8 metres respectively.

Plans and elevations are appended for Members information.

## **HISTORY:**

09/00282/MOUT: Foodstore and day nursery - Approved 25.02.2013

13/00166/MOUT: 3No. retail units and day nursery - Approved 16.07.2013 [As part of this outline permission, access and layout have already been approved]

## **POLICY:**

The principle of this retail A1 and D1 development has already been accepted. This reserved matters application seeks permission for reserved matters approval of scale, appearance and landscaping.

In respect of the consideration of these detailed matters, the following Ryedale Plan - Local Plan Strategy policies are relevant:-

Policy SP16 - Design

Policy SP20 - Generic Development Management Issues

National Planning Policy Framework

National Planning Policy Guidance

## **APPRAISAL:**

Matters relating to issues of the principle of the development; retail impact; ecology; archaeology; land contamination; flood risk; and highway safety have already been considered under the outline planning permission and approved under outline permission reference 13/00166/MOUT subject to the discharge of conditions.

In respect of the current application, the Local Planning Authority has received 2No. letters from local residents (1 on Welham Road and 1 on St Nicholas Street). However, both of these raise highway access and parking issues which are already approved under the outline permission. Both residents have been advised of this position under separate correspondence dated 8 May 2014.

The earlier outline permission was accompanied by illustrative drawings to show the intended scale and design of the proposed buildings. Whilst illustrative, the outline plans and elevations enabled the Local Planning Authority to grant permission subject to the further approval of the reserved matters, now applied for under the current application.

The design, proportions and scale of the buildings are as previously anticipated and are considered to be acceptable in terms of their scale and detail of the design proposed.

The Council's Tree & Landscape Officer has identified a discrepancy between the site layout (materials plan) and the Landscaping Plan. Additional tree planting has been requested for the planting beds and this will be clarified and resolved under Condition No. 18 of the outline planning permission. Negotiations are ongoing on this point and Members will be updated of progress at the meeting.

### Other Matters

No other matters have been raised at the point of writing this report.

Norton Town Council has recommended approval and their comments are attached for Members information. Detailed comments on access have already been addressed earlier in this report.

Conclusion

The proposed development would bring about a much needed re-development of this semi-derelict site which is located in a prominent position in the town.

**RECOMMENDATION:**                      **Approval of Reserved Matters**

**Background Papers:**

Adopted Ryedale Local Plan 2002  
Local Plan Strategy 2013  
National Planning Policy Framework  
Responses from consultees and interested parties