

**RYEDALE DISTRICT COUNCIL  
PLANNING COMMITTEE**

**SCHEDULE OF ITEMS TO BE DETERMINED BY THE COMMITTEE**

**PLANS WILL BE AVAILABLE FOR INSPECTION 30 MINUTES BEFORE THE MEETING**

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**Item Number:** 6  
**Application No:** 14/00383/MOUT  
**Parish:** Norton Town Council  
**Appn. Type:** Outline Application Major  
**Applicant:** Mr David Tatham  
**Proposal:** Erection of 15no. dwellings (site area 0.7ha)  
**Location:** Land To North Of Sutton Grange Langton Road Norton Malton North Yorkshire

**Registration Date:** 1 April 2014  
**8/13 Wk Expiry Date:** 1 July 2014  
**Overall Expiry Date:** 30 June 2014  
**Case Officer:** Shaun Robson **Ext:** 319

**CONSULTATIONS:**

<b>Parish Council</b>	Recommend refusal
<b>Property Management</b>	Contributions required
<b>Highways North Yorkshire</b>	Recommend conditions
<b>Countryside Officer</b>	No objection subject to conditions
<b>Archaeology Section</b>	No objection
<b>Land Use Planning</b>	No objections
<b>Sustainable Places Team (Yorkshire Area)</b>	No comments to make
<b>Housing Services</b>	No objection
<b>Building Conservation Officer</b>	No objection, recommend conditions
<b>Mr Jim Shanks</b>	No objection
<b>North Yorkshire Education Authority</b>	Contributions required
<b>Tree &amp; Landscape Officer</b>	Recommend conditions
<b>National Grid Plant Protection</b>	No views received to date

**Neighbour responses:** Mrs Myers, Sally McGibbon, P J Gray, Mrs Christine Davenport, K.B & J Fisher, Mr Barker, Mrs J Power, A Henderson, E M Shaw, Margaret Mackinder,

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**SITE:**

The application site is situated at the southern end of Norton to the west of Langton Road outside of the 'saved' development limit. The site is bounded by a wooded area to the immediate north, with housing to the east. Sutton Farm is situated to the immediate east. It is a Grade II Listed Building with permission for conversion to 4 dwellings together with the erection of 2 new-build dwellings.

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**PLANNING COMMITTEE**

**1 July 2014**

The site measures 0.7 hectares and is currently accessed via a track onto Langton Road. It is comprised of grassland, with trees and hedges throughout the site and along the eastern boundary with Langton Road.

### **PROPOSAL:**

Permission is sought in outline for the erection of 15 dwelling houses, 3 detached two-storey dwellings, 6 two-storey dwellings and 6 single-storey terrace properties with rooms in the roofspace. Members should be aware that the access onto Langton Road and layout are the only matters for consideration at this stage with all other matters reserved for a future reserved matter application. A Residential Design Guide has been submitted with the application to illustrate the scale and appearance of the individual properties. The Design Guide has been prepared by the applicants to ensure that an appropriate form of development comes forward on the site. It is proposed, by the applicant, that the 'guide' will be adhered to and this will be secured through a planning condition.

### **HISTORY:**

13/00835/MOUT: Residential development (site area 0.7ha), Land to north of Sutton Grange, Langton Road, Norton, Malton - WITHDRAWN 21.10.2013

### **POLICY:**

#### National Planning Policy Framework

##### Achieving Sustainable Development

##### Presumption in favour of Sustainable Development

- Paragraphs 11, 12, 13, 14, 15 and 16

##### Core Principles

- Paragraph 17

##### Supply a Prosperous Rural Economy

- Paragraph 28

##### Delivering a wide choice of High Quality Homes

- Paragraphs 47, 49, 50, 55

##### Requiring Good Design

- Paragraph 57

##### Conserving and Enhancing the Natural Environment

- Paragraphs 109, 115, 116 and 118

##### Conserving and Enhancing the Historical Environment

- Paragraphs 128, 129, 131, 132 and 133

##### Decision-Taking

- Paragraphs 186, 187, 196 and 197

##### National Planning Practice Guidance (NPPG)

## Ryedale Plan - Local Plan Strategy

Policy SP1 - General Location of Development and Settlement Hierarchy  
Policy SP2 - Delivery and Distribution of New Housing  
Policy SP3 - Affordable housing  
Policy SP4 - Type and Mix of New Housing  
Policy SP10 - Physical Infrastructure  
Policy SP11 - Community Facilities and Services  
Policy SP12 - Heritage  
Policy SP13 - Landscapes  
Policy SP14 - Biodiversity  
Policy SP16 - Design  
Policy SP20 - Generic Development Management Issues  
Policy SP22 - Planning Obligations, Developer Contributions and the Community Infrastructure Levy

### **PUBLICITY:**

8 letters of objection and 2 petitions containing a total of 115 signatures have been received from residents. An objection has also been received from the Town Council. These cite some or all of the following points:-

- The application site is outside of the development limit;
- The proposal represents an over-development of the site;
- Traffic impact, specifically the entrance destroying the open countryside and impact on school;
- Impact of the development on the setting of Sutton Grange, a Grade II Listed Building;
- Impact of the proposal on local wildlife;
- Loss of mature trees will destroy the setting of Sutton Grange;
- Bungalows would be more appropriate on the application site;
- The development is not required;
- The proposed design of the properties can not be enforced;
- Norton has accommodated its fair share of residential development over the last few years;
- The proposal will have a detrimental impact on the amenity of Sutton Grange and Sutton Farm;
- The development will detract from the historic setting of both Sutton Farm and Sutton Grange;
- The proposal does not represent a traditional agricultural grouping in terms of the layout and design, contrary to the applicants ascertain;
- The development is premature in advance of the allocations plan, which will undoubtedly include more appropriate sites;
- The local infrastructure (roads, sewers etc) are inadequate and incapable of accommodating the proposal;
- The development should be restricted, if approved, to single storey bungalows;
- The development will result in an unacceptable loss of trees and hedgerow; and
- The development conflicts with the NPPF.

### **APPRAISAL:**

The application is subject to ongoing discussions in relation to the impact of the development on the setting of the Listed Building.

A full appraisal and recommendation will follow within the late pages.

**RECOMMENDATION:**                      **Made at the Meeting**

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**PLANNING COMMITTEE**

**1 July 2014**