

**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:** 8  
**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 Week Expiry Date:** 1 July 2014  
**Case Officer:** Shaun Robson                      **Ext:** 319

**CONSULTATIONS:**

<b>Public Rights Of Way</b>	Contributions Advised
<b>Parish Council</b>	Recommend refusal
<b>Property Management</b>	Contributions required
<b>Countryside Officer</b>	No objection subject to conditions
<b>Land Use Planning</b>	No objections
<b>Housing Services</b>	No objection
<b>Building Conservation Officer</b>	No objection, recommend conditions
<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
<b>Building Conservation Officer</b>	No views received to date
<b>Sustainable Places Team (Yorkshire Area)</b>	No consultation required
<b>Archaeology Section</b>	No known archaeological constraints
<b>Housing Services</b>	No views received to date
<b>Forward Planning &amp; Conservation</b>	No views received to date
<b>Highways North Yorkshire</b>	Recommend previous conditions
<b>Mr Jim Shanks</b>	No further comments to add

**Neighbour responses:** Mrs Myers,Sally McGibbon,Alison Tuer,Charlotte McGibbon,Jackie McGibbon,S Munroe,P J Gray,Stone And Bean Associates,Jean Thorpe M.B.E.,Mrs S Goodchild,Mrs Christine Davenport,K.B & J Fisher,Mr Barker,Mrs J Power,A Henderson,E M Shaw,Margaret Mackinder,  
**Overall Expiry Date:** 30 June 2014

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This application was deferred at the Planning Committee on the 1 July 2014 in order for Members of the Planning Committee to undertake a site inspection.

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**PLANNING COMMITTEE**

30 July 2014

Members are asked to refer to the papers attached for the previous report details of the proposal, the officer report, objections and Town Council comments. Following the publication of the late pages and the Committee, 6 further responses have been received on behalf of and from residents. The comments raised reflect those comments already received and do not raise any further issues.

**RECOMMENDATION:                      Refusal**

- 1            The proposed development by reason of its proximity to Sutton Grange Barn would result in an unacceptable level of harm to the setting and character of the Listed Building. Insufficient public benefits are derived from the development that outweighs the harm to the designated asset. The application is therefore considered to be contrary to Policy SP12 of the Ryedale Plan - Local Plan Strategy and the provisions of Section 12 of the National Planning Policy Framework, specifically paragraphs 129, 131, 132, 133, 134 and the statutory provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**Background Papers:**

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