

Item Number: 7
Application No: 14/00697/FUL
Parish: Norton Town Council
Appn. Type: Full Application
Applicant: Mr Paul Sedman
Proposal: Demolition of 2no. buildings
Location: ATS Euromaster 25 - 27 Commercial Street Norton Malton North
Yorkshire YO17 9HX

Registration Date:
8/13 Wk Expiry Date: 15 August 2014
Overall Expiry Date: 30 July 2014
Case Officer: Charlotte Cornforth **Ext:** 325

CONSULTATIONS:

Parish Council No objection
Building Conservation Officer No objection

Neighbour responses:

SITE:

The proposed site is the old ATS Euromaster site at 25-27 Commercial Street. It is located within the Norton Conservation Area and within Flood Zones 2 and 3 as defined by the Environment Agency.

HISTORY:

The relevant history in relation to the site is:

- 13/01357/FUL - Building Adj To 27 Commercial Street, Norton - Planning permission granted - Demolition of workshop.

PROPOSAL:

Members are advised that this application has been referred to Planning Committee as the site is co-owned by an elected member of Ryedale District Council and her husband. Planning permission is sought for the demolition of two buildings.

APPRAISAL:

The main consideration to be taken into account when considering the proposal is:

- i. Impact upon the character of the Norton Conservation Area

The two relatively large brick and metal and sheeted buildings proposed to be demolished are located to the north east of the site. They are now redundant following the ATS Euromaster not being a functional business on the site. The Building Conservation Officer and Case Officer consider that the two buildings do not contribute towards the character of the Norton Conservation Area. Therefore their demolition is considered to be acceptable. This is subject to the site being left in a clean and tidy state. A condition will be attached to the decision notice to ensure that this happens.

Norton Town Council has raised no objection to the proposal.

In light of the above considerations, the demolition of two buildings is considered to satisfy the relevant policy criteria outlined within Policies SP12 and SP19 of the Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework. The proposal is therefore recommended for approval subject to the following conditions.

Local Plan Strategy - Policy SP12 Heritage
Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development
National Planning Policy Framework
National Planning Policy Guidance

RECOMMENDATION: Approval

1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2 Within three months of the commencement of the demolition of the building hereby approved, all materials shall be removed, and the site shall be left in a clean and tidy condition.

Reason: In the interests of maintaining the character of the conservation area, and to satisfy the requirements of section 12 of the National Planning Policy Framework.

Background Papers:

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