

**Item Number:** 9  
**Application No:** 15/00214/FUL  
**Parish:** Norton Town Council  
**Appn. Type:** Full Application  
**Applicant:** Ryedale District Council (Mrs Kim Robertshaw)  
**Proposal:** Use of the building as a House in Multiple Occupation (HMO) to include social housing  
**Location:** 5 Vine Street Norton Malton North Yorkshire YO17 9JD

**Registration Date:**  
**8/13 Wk Expiry Date:** 28 April 2015  
**Overall Expiry Date:** 2 April 2015  
**Case Officer:** Alan Hunter **Ext:** Ext 276

**CONSULTATIONS:**

<b>Parish Council</b>	Recommend Approval
<b>Highways North Yorkshire</b>	No objections
<b>Building Control</b>	No comments received to date
<b>Malton Fire Station</b>	No comments received to date
<b>Environmental Health Officer</b>	No comments received to date

**Neighbour responses:**

.....  
**SITE:**

No.5 Vine Street is located within the built up area of Norton close to the junction with Commercial Street. It is a terraced dwellinghouse and in the recent past has been used as a house in multiple occupation with 5 single bedroomed accommodation.

**PROPOSAL:**

The current application has been submitted by the Council's Housing Manager and is for a continuation of the house to be used for multiple occupation within Class C4 of the Town and Country Planning (Use Classes) Order (as amended). In this instance the Council proposes to take over the lease of the property and because the H.M.O. would be regarded as 'social housing' planning permission is required.

A statement in support of this application setting out the background and justification for the application is appended to this report.

**HISTORY:**

None relevant

**POLICY:**

National Policy

National Planning Policy Framework (2012)

The Ryedale Plan

- SP1 General Location of Development and Settlement Hierarchy
- SP2 Delivery and Distribution of New Housing
- SP3 Affordable Housing

#### **APPRAISAL:**

The main considerations to be taken into account are:-

- (i) Principle
- (ii) Impact on the locality
- (iii) Other matters

#### Principle

- (i) The property is located within the built up area of the town and has been used for at least the last five years as a house in multiple occupation, run by a private landlord. The property is in need of some basic refurbishment although the current landlord has advised that he feels he is unable to continue to successfully manage the property himself.

The proposed management of the house as a H.M.O. is considered to raise no new issues in planning terms that the recent use of the property as a privately managed H.M.O. its continued use would help to retain much needed single person accommodation in the social sector in the town. The provision of such accommodation is considered to comply with the advice contained in the N.P.P.F. which promotes a wide range of differing types of housing accommodation.

#### Impact on the locality

- (ii) The property is located within the built up area of town, with a street characterised by terraced properties, close to Commercial Street. As mentioned earlier the property has already been used as a 5 No. bedroomed H.M.O. and this level of use is not proposed to increase as a result of the current application. NYCC – Highways have confirmed that they have no objection to this level of use. Norton Town Council also recommended approval subject to close monitoring, as with Derwent Lodge.

#### Other matters

- (iii) There are no other matters to report at this current time although responses are outstanding from the Council's Environmental Health Officer; Building Control and Fire Officers. It is anticipated that any comments will be reported with the Late Pages or at the Committee Meeting.

**RECOMMENDATION:** **Approve subject to no adverse comments from outstanding consultees and the following conditions**

- 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

#### **Background Papers:**

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