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## NORTON-ON-DERWENT TOWN COUNCIL

Town Clerk: Mrs R.Tierney  
Tel/Fax: 01653 695348  
Council Chamber and Office  
The Old Courthouse  
84B Commercial Street  
Norton-on-Derwent  
Malton  
North Yorkshire YO17 9ES



16 June 2015

Head of Planning Services,  
Ryedale District Council,  
Ryedale House,  
Malton,  
YO17 7HH

RYEDALE DISTRICT COUNCIL  
16 JUN 2015  
DEVELOPMENT  
MANAGEMENT  
ML 17/06/15

Dear Sir,

### PLANNING APPLICATIONS NORTON-ON-DERWENT

I have to inform you that at its meeting on Monday, 15 June 2015 the Town Council made the following recommendations in respect of the applications listed below:-

- 15/00511/FUL           Erection of detached 1 bedroom dwelling together with formation of new pedestrian access.  
14 Church Street, Norton, YO17 9HS  
For: Mr E Bromilow  
**RESOLVED:** Recommend refusal, on the grounds that the site is situated in a flood area and should be reconsidered at such time as the flood risk issues are resolved.
- 15/00098/MOUT       Residential development of up to 79no. dwellings together with formation of vehicular access – Site B (site area 3.65ha).  
Land Adjacent to Auburn Cottages Langton Road, Norton.  
For: Gladman Developments
- 15/00099/MOUT       Residential development of up to 6no. dwellings together with formation of vehicular access – Site A (site area 0.9ha).  
Land to North of Sutton Grange Langton Road, Norton.  
For: Gladman Developments

Both Applications were considered again together, and the recommendation applies to both.

**RESOLVED** Recommend refusal on the following grounds;

- This development lies on a green field site which is of considerable importance to the town, and is outside the current development limits therefore until such time as the sites allocations for the Ryedale Plan are set no further development should take place.

- Congestion on Langton Road is already problematic especially taking into account the proximity of not only Norton College but the local Community Primary School as well. With this heavily used road members fear that there will be a temptation to make use of Bazley's Lane a totally inappropriate route when trying to avoid the congestion further in the town.
- This development would have a detrimental effect on the important local horse racing industry given that the designated horse path runs straight along this section of Langton Road.
- Impact on the sewage system the Victorian sewers are already over capacity and any further development puts residents in other areas, especially those living in the vicinity of Church Street, the lower end of St Nicholas Street and Welham Road at a much greater risk of having raw sewage impacting on their property whenever there is a period of heavy rain and the system is under pressure
- Lack of infrastructure to support another large scale development especially in Norton with no sustainable provision without having to access Malton.
- Over-development, while this is only an outline application both sites would seem to be allocating too many dwellings on what are relatively small areas.

15/00627/MOUT

Residential development of 23no. dwellings following demolition of existing agricultural type buildings (site area 0.54 ha) – revised details to refusal 14/00096/MOUT dated 09.06.2014.

Agricultural Contractors Welham Road, Norton.

For Thomas Crown Associates Ltd.

**RESOLVED** Recommend Refusal on the following grounds;

- Overdevelopment of what is a relatively small site, with insufficient parking leading to more congestion on surrounding streets.
- Vehicular access to the site cuts across a much used safe public footpath.
- Increased flood risk, this site sits in the floodplain, and any further development would limit the drainage of ground water, which is already a problem in this area.
- Impact on the sewage system, the Victorian sewers are already over capacity, and any further development puts residents in other areas, especially those living in the vicinity of Church Street, bottom end of St Nicholas Street and Welham Road at a much greater risk of having raw sewage impacting on their property whenever there is a period of heavy rain and the system is under pressure.
- Increased number of dwellings overall since last application.
- Increased number of three storey provision since last application, meaning an increase in the number of properties that are overlooked.

Yours sincerely,

Ros Tierney  
Town Clerk

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