

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



19 April 2016

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

Dear Sir,

PLANNING APPLICATIONS NORTON-ON-DERWENT

I have to inform you that at its meeting on Monday, 18 April 2016 the Town Council made the following recommendations in respect of the applications listed below:-

- 16/00375/FUL Change of use and alteration of detached garage to an office for graphic design business.
75 Fletton Road, Norton, Malton, YO17 8BD
For: Paul Middlewich
RESOLVED Recommend Approval.
- 16/00434/FUL Change of use of parcel of land to form additional domestic curtilage together with erection of 1.8m fence.
2 George Cartwright Close, Norton, Malton, YO17 8EL
For: Daniel Barker
RESOLVED Recommend Approval.
- 16/00446/FUL Erection of part two storey / part single storey extension to side and rear elevations to include integral garage to the side and first floor balcony to the rear following demolition of existing two storey and single storey extensions, together with alterations to landscaping and formation of additional parking to the front.
136 Welham Road, Norton, Malton, YO17 9DU.
For: Lee Cobley
RESOLVED Recommend Approval.
- 16/00488/HOUSE Erection of a single storey extension to side and rear elevations.
13 Welham Road, Norton, YO17 9DP
For: Mr & Mrs Matthew Sawdon
RESOLVED Recommend Approval.

Continued.....

- 16/00404/MOUT Residential development of up to 6no. dwellings together with formation of vehicular access – Site A (site area 0.9ha) (revised details to refusal 15/00099/MOUT dated 22.07.2015)
Land to the north of Sutton Grange, Langton Road, Norton, Malton, North Yorkshire.
For: Gladman Developments
- 16/00405/MOUT Residential development of up to 79no. dwellings together with formation of vehicular access – Site B (site area 3.65ha) (revised details to refusal 15/00098/MOUT dated 22.07.2015)
Land to the north of Sutton Grange, Langton Road, Norton, Malton, North Yorkshire.
For: Gladman Developments

Both Gladman Applications were considered together and the recommendation applies to both:

RESOLVED Recommend Refusal on the following grounds;

- This development lies in a green field site which is of considerable importance to the town, and is outside development limits. While no decisions have yet been made as to site selections for the town, this site is considered totally unsuitable.
- Congestion on Langton Road is already intolerable taking into account the position of Norton College and a certain lack of off street parking for residential properties towards the northern or town Centre end of Langton Road. There is now the prospect of the extension to the Primary School being built on the Brooklyn site, situated on Langton Road, bringing even more congestion to this area.
- With a lack of infrastructure to support such a development this side of the level crossing, in order to access most services residents need to be able to access Malton which, with this proposal means either travelling via Norton Road or Castlegate both of which would be unacceptable and only add to the concerns already in place with regard to Co2 levels.
- Impact on the sewage system in this area of town, the Victorian sewers are already over capacity and any further development would put residents in other areas at greater risk of having raw sewage impacting on their property whenever there is a period of heavy rain and the system is under pressure.
- Over development even with a reduction to the number of properties proposed, members still believe this is too many for what are relatively small sites.

Yours sincerely,

Ros Tierney
Town Clerk