

# NORTON-ON-DERWENT TOWN COUNCIL



Town Clerk: Mrs R.Tierney

Council Chamber and Office  
The Old Courthouse  
84B Commercial Street  
Norton-on-Derwent  
Malton  
North Yorkshire YO17 9ES

30<sup>th</sup> January 2018

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, 29<sup>th</sup> January 2018 the Town Council made the following recommendation in respect of the application listed below:-

17/01517/MREM

Erection of 20no. four bedroom dwellings, 41no. three bedroom dwellings and 18no. two bedroom dwellings with associated infrastructure and landscaping (outline approval 15/00098/MOUT as allowed on appeal 22.07.2016 refers)  
Land adjacent to Auburn Cottages, Langton Road, Norton, Malton  
For: Keepmoat Homes (Ms A Beare)

**RESOLVED** Recommend Refusal of the plans in their current form, on the following grounds;

- Lack of Character  
The whole site lies in a very prominent position on one of the main entrance roads to the town, and all the proposed dwellings fronting on to this road lack any character whatsoever, with a lack in variation of roof types, no chimneys and all very cramped. The only variation of note is the proposal for 3 storey dwellings which if allowed will overshadow the other properties.
- Flooding Issues  
Flooding to the low inner section of the site is a concern, which members feel is not adequately addressed by the proposed play area being situated in this section, is there the possibility that when the beck floods this whole area could be a danger to children.
- Proposed Footpath  
With regard to the footpath and proposed pedestrian bridge over the beck, another possible flooding hazard, where this footpath accesses on to Bazley's Lane is of great concern as it exits onto a very dangerous bend with no footpath on that side of the Lane.
- Future Development  
The plans show the possibility for future development, with a road being constructed to the boundary and ghosted beyond. Members take great exception to this and raise the strongest objections, all the land adjacent to the site is being designated as a Visually Important Undeveloped Area, and as such provides a buffer between the built edge of Norton, and makes a significant contribution to the setting of Norton, this therefore should not be developed in any way.

- Congestion  
Congestion within the site with inadequate parking provision will make for many vehicles having to park on the roads, which in turn makes access for emergency vehicles difficult.
- Congestion off site on Langton Road and beyond  
Members would like to reiterate what was said when first objecting to this development namely;  
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 extension to the Primary School built on the Brooklyn site, situated on Langton Road, bringing even more congestion to this area.  
With a lack of infrastructure in Norton to support such a development, in order to access most services residents need to be able to access Malton which, with this proposal means having to negotiate the already congested junctions converging on the level crossing either travelling via St Nicholas Street onto Welham Road and then over the crossing to Norton Road or Castlegate or via Bazley's Lane onto Welham Road, or through other congested residential developments onto Beverley Road, all of which would be unacceptable and only add to the concerns already in place with regard to safety, especially for pedestrians, and Co2 levels.

All the above points raise questions with regard to overdevelopment on a site that cannot adequately be accommodated by the town and does not have the infrastructure to manage it.

Yours sincerely,

Ros Tierney  
Town Clerk