

**Item Number:** 7  
**Application No:** 17/01517/MREM  
**Parish:** Norton Town Council  
**Appn. Type:** Approval of Reserved Matters Major  
**Applicant:** Keepmoat Homes (Ms A Beare)  
**Proposal:** Erection of 20no. four bedroom dwellings, 36no. three bedroom dwellings and 23no. two bedroom dwellings with associated infrastructure and landscaping (outline approval 15/00098/MOUT as allowed on appeal 22.07.2016 refers)  
**Location:** Land Adjacent To Auburn Cottages Langton Road Norton Malton North Yorkshire  
**Registration Date:** 8 January 2018                      **8/13 Week Expiry Date:** 9 April 2018  
**Case Officer:** Alan Hunter                                      **Ext:** Ext 276

**CONSULTATIONS:**

<b>NY Highways &amp; Transportation</b>	Views awaited
<b>Vale Of Pickering Internal Drainage Boards</b>	No comments - outside the IDB district
<b>Yorkshire Water Land Use Planning</b>	Recommend conditions
<b>Housing Services</b>	Support
<b>Countryside Officer</b>	No objection
<b>Parish Council</b>	Recommend refusal
<b>Sustainable Places Team (Environment-Agency Yorkshire Area)</b>	
<b>Designing Out Crime Officer (DOCO)</b>	Recommendations
<b>Archaeology Section</b>	Comments
<b>Lead Local Flood Authority</b>	Comments
<b>Building Conservation Officer</b>	Views awaited
<b>Highways North Yorkshire</b>	Views awaited

**Neighbour responses:** Andrew And Denise Bellwood, Miss Janella Calvert, Mr Eugene Kelly, Mr And Miss Andrew And Catherine White And Rigg, Mary, John And Jennifer Cowton, Mr John Patten,

**Overall Expiry Date:** 28 May 2018

**APPRIASAL:**

This Reserved Matters application was deferred from the May Planning Committee meeting, Members are asked to refer to their May agendas for the details of the proposed scheme (excluding the superseded plans on page 103 and pages 107-122 of the main agenda). Members deferred the application in order for the outstanding details to be addressed before making a decision. The outstanding information related to:

- Highway safety matters
- Satisfactory brick samples
- Landscaping and Countryside Specialist issues

Copies of the additional information submitted in relation to the above three points is attached to this report, this is currently the subject of consultation with interested parties until 28 May 2018.

### Highway Safety matters

The Highway Authority have not raised objection to the re-arrangement of plots within the main site to ensure a maximum of 5 dwellings are served by private drives, and provide sufficient visibility. The Highway Authority have, however, suggested changes to the access point for pedestrians and cyclists onto Bazeley's Lane. The Highway Authority prefer the access point to be located on the eastern side of the application site, to align with a footpath on the opposite side of the road. Discussions are ongoing on this issue and Members will be updated.

It is noted that the amended plans features a deliberate stagger on the footpath to prevent cyclists pedalling straight onto Bazeley's lane. The arrangement should ensure cyclists dismount, before approaching Bazeley's Lane.

### Satisfactory brick samples

The developer has updated the plans to include two brick samples; Ibstock Birtley old English (Buff) and the Ibstock Grainger Autumn. The proposed brick types are considered to be acceptable in this location.

### Landscaping and Countryside Issues

The Council's Countryside Management Specialist has no objection to the additional details submitted. However, in view of the Highway Authority's response, part of the existing hedge (approximately 30 metres in length) is required to be removed to achieve the required visibility for the pedestrian/cyclist access point onto Bazeley's Lane. A replacement hedge will need to be re-planted 2.5m behind its current position. Discussions are ongoing with the applicant. Until this aspect is finalised, the Countryside Specialist cannot conclude on his assessment.

### Conclusion

Subject to the resolution of a suitable access point onto Bazeley's Lane and details of the landscaping being agreed the recommendation of the case officer will be one of approval. It is anticipated an Update Report containing a final recommendation should be available for circulation to Members on the Late Pages.

**RECOMMENDATION:**                      **To Follow**