

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



3rd April 2018

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

Dear Sir,

PLANNING APPLICATIONS NORTON-ON-DERWENT

Further to revisions to the planning application for the Petrol Filling Station we would comment as previous below:-

17/01249/FUL

Erection of petrol filling station with forecourt shop sales building, canopy, car parking, 3no. fuel pumps, below ground offset fills, air/water bay, trolley compound, goods in delivery bay, bin storage, site floodlighting, and ancillary arrangements to forecourt and boundary.

5 Welham Road, Norton

For: BP Forward Planning

RESOLVED Recommend refusal;

Inappropriate development for the following reasons;

- 1) In relatively close proximity to private dwellings to St Nicholas Street, Welham Road and Springfield Garth, which could be subject to increased noise and light from the shop and site, early mornings / late evenings.
- 2) The site is part of the floodplain and therefore the proposed use is in direct conflict with the floodplain as any fuel/water mix, leakage or seepage is potentially hazardous.
- 3) The provision of a new filling station would be better sited on the edge of town on an arterial route, rather than at the centre; the site is already close to traffic pinch points and the problematic Lidl, St Nicholas Street junctions and the already contentious Church Street, Welham Road, level crossing junction.

We would also make a further comment;

- 4) Any changes to the Welham Road layout to facilitate ease of access to the subject site, which would result in the loss of car parking to Welham Road would not be supported. Norton has lost significant amounts of residential car parking over the past few years and we would not want to see more car parking removed.

Yours sincerely,

Ros Tierney
Town Clerk

E. Mail: norton.tc@btconnect.com