

Malton Development Strategy Steering Group

held at Ryedale House, Malton
Thursday 3 April 2008

Present

Councillors Hemesley (in the Chair) Andrews, Mrs Burr, Clark, Keal, Knaggs and Wainwright.

Councillor Mrs D Keal	- Norton Town Council
Mrs R Tierney	- Norton Town Council
Ms A Hopkinson	- Malton Town Council
J Fitzgerald-Smith	- Malton Town Council
P R Elwess	- Malton Market
H M A Nicholson	- Smiths Gore
G P Woodall	- Cundalls
I Brisby	- Musley Bank House
D Townsend	- Business in Action
R Bushell	- Fitzwilliam (Malton) Estate
J Stephenson	- Stephenson & Son

In Attendance

Mrs L Carter, Miss C Gaynor and J Rudd.

Minutes

MDSG.9 Welcome

The Chairman welcomed representatives to the meeting and appropriate introductions were made.

MDSG.10 Apologies

There were no apologies received.

MDSG.11 The Aim

The Chairman reminded Members that the aim of the Steering Group was as follows:

“To examine, in detail the recommendations of the WSP Group with those who have a professional, commercial or public interest and present an opinion to the Policy & Resources Committee”.

MDSG.12 **Chairman's Remarks**

The Chairman reported on the purpose of the Steering Group:

- To look at the entire Strategy to determine some specific points for future reference and decide how they are to be addressed
- To update the information that may impact on specific projects within the published strategy
- To define areas that although not covered in the Strategy are vital to its success eg Highways considerations
- To establish a timetable for further discussions and consider suitable consultees to take part in them and to find dates for Public Meetings in which to report progress and take views

MDSG.13 **The Strategy**

Key Strength of Malton is that it is a 'Genuine Market Town'

Members and representatives were in agreement that Malton should continue as a Market Town which offered a wide range of independent retailers but had the potential to provide a wider range of convenience and comparison retailing for the local population.

Current Planning Options for the Cattle Market Site

The Fitzwilliam Estate representative reported that there was currently an Outline Planning Application being considered by Ryedale District Council for a mixed A1 and C3 usage of the present Cattle Market site (see 07/00813MOOT).

It had been agreed that there was to be a six months extension of time for the renewal process for the lease of the livestock market site.

MDSG.14 **Examine Options**

The Chairman reported that three development options for the present Cattle Market site had been produced following analysis of financial viability, urban design, traffic and transport and the community consultation. The Chairman sought the views from the Steering group for the preferred development option. The three options submitted were:

- *Option A* - A mix of shops, cafés and housing that includes a 30,000 sq ft supermarket store.

Parking would be provided in a sensitively designed decked car park and beneath the supermarket at ground level. Housing would be comprised of two-storey maisonettes and flats on the floors above shops, cafés and restaurants facing the square with a new residential area to the south of the new public square.

Retail units including shops, cafés, restaurants and a supermarket would be positioned around the square and along Newgate and Spital Field Court.

This option would involve the relocation of the Livestock Market to a site within preferably within the Malton bypass.

- *Option B* - A mix of shops, cafés and housing with a large retail store (15,000 sq ft) but without the supermarket element of option A. This size of store would suit a basket style food store, such as M&S Simply Food.

Parking would be provided in a sensitively designed decked car park. Housing would be comprised of two-storey maisonettes and flats on the floors above shops, cafés and restaurants facing the square with a new residential area to the south of the new public square.

Retail units including shops, cafés, restaurants and a supermarket would be positioned around the square and along Newgate and Spital Field Court.

This option would involve the relocation of the Livestock Market to a site within the Malton bypass.

- *Option C* - Retention of a modernised (but smaller) Livestock Market with some housing and a mix of shops, cafés and restaurants.

A modernised Livestock Market is incorporated into the plan, taking up about half the current market area. Housing would be comprised of flats and located on the floors above shops, cafés and restaurants facing the square fronting the Livestock Market and centred on the new square to north of The Shambles. Retail units including shops, cafés and restaurants would be positioned around the square north of The Shambles.

Parking is provided for residents and visitors adjacent to the new square north of The Shambles.

MDSG.15 **Planning Option of the Fitzwilliam Estate**

The Planning application was submitted in August 2007 (see Min No. MDSG 13).

MDSG.16 Option Preferences

The Steering Group discounted option A and considered the merits of options B and C but further information was required. In particular the WSP Consultants needed to provide a more detailed assessment of their recommendations for car parking throughout the entire strategy.

A consultation with the Highway's Department was an urgent requirement.

MDSG.17 Relocation of the Cattle Market & Wentworth Street Car Park

James Stephenson, Julian Rudd and Mark Nicholson (representing the owners of the Showfield) undertook to meet to consider the relocation to Showfield Lane, (Fitzwilliam Trust Corporation Limited). It was suggested that the meeting take place on Friday 18 April 2008 at 4.00pm at Boulton & Cooper Stephensons, St Michaels House, Malton.

MDSG.18 Date of Next Meeting

It was agreed that the next meeting of the Steering Group be held on Wednesday 23 April 2008 at Ryedale House to commence at 6.30pm.