

Malton Development Strategy Steering Group

held at Ryedale House, Malton
Wednesday 11 June 2008

Present

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

Paul Comerford	- WSP Group
R Rodger	- WSP Group
J Fitzgerald Smith	- Malton Town Council
N Greenhalgh	- Cedar Studio Designs Limited
R Cordingley	- Boulton & Cooper Stephenson
D Lloyd-Williams	- North Yorkshire County Council
Tim Sinclair	- Ambiente Tapas Restaurant
A Hutton	- Smiths Gore
P Foxtton	- Hauliers Limited

In Attendance

Richard Marr and Elwyn Williams - North Yorkshire County Council Highways

Mrs A Adnitt, Miss C Gaynor and J R Rudd.

Minutes

MDSSG.27 Apologies for Absence

Apologies for absence were received from Councillor Clark, Mr Nicholson, R Bushell and Mr Stephenson.

MDSSG.28 Minutes

The minutes of the last meeting of the Malton Development Strategy Steering Group held on 23 April 2008 were presented (previously circulated).

The Chairman reported that, as agreed at the last meeting of the Steering Group, the minutes together with the comments received from consultees were available on the website.

The minutes were to be submitted to the next meeting of the Policy & Resources Committee on 26 June 2008.

Resolved

That the minutes of the meeting of the Malton Development Strategy Steering Group held on 23 April 2008 be approved

as a correct record.

MDSSG.29 Urgent Business

The Chairman reported that there were no items to be dealt with as a matter of urgency.

MDSSG.30 Declarations of Interest

Elected Members of the Steering Group made the following declarations of interest:

In accordance with the Members' Code of Conduct Councillor Andrews declared a personal interest as a member of the Car Park Action Group.

The Chairman reported that the Monitoring Officer had produced a 'Note of Guidance' for Members of the Steering Group. The Guidance Note was to be submitted to the Standards Committee for consideration on Thursday 19 June 2008.

MDSSG.31 Welcome

The Chairman welcomed Richard Marr and Elwyn Williams of North Yorkshire County Council (NYCC) Highways to the meeting and the appropriate introductions were made.

MDSSG.32 Presentation on Highways

The Chairman reported that this was the Steering Group's third consultation meeting. The purpose of tonight's meeting was to receive a presentation from the North Yorkshire County Council's Highways representatives, Mr Marr and Mr Williams, and to debate the highway and infra structure considered necessary to aid the regeneration of Malton and Norton.

The Chairman expressed the view that, without effective access and egress, systems of traffic flow and areas to unload, tranship and load both at a wholesale and retail level there would be little response to changes in trading. Des Reed had previously commented that the inadequacies of Malton's medieval road system had been noted 80 years ago but little seemed to have changed in the last 30 years. Often Malton and Norton road systems reached gridlock.

The Chairman invited Mr Williams from County Highways to give his presentation on the following areas:

A64

Mr Williams reported that the need for improvements to the junctions surrounding Malton and Norton had been previously identified. It was suggested that solutions should be sought through partnership working, the County Council and the District Council were working closely together in this respect.

Brambling Fields

Mr Williams reported that work was currently being carried out on a developer's mechanism. Safety and air quality in Malton were considered to be issues and monitoring work was to be carried out.

The Highways Agency, although not contributing financially, had offered to assist with attaining a total cost figure.

Councillor Andrews requested clarification on whether all of the developer contributions were to be allocated to the Brambling Fields junction improvements. The Council's Forward Plans & Economic Development Manager, Julian Rudd, clarified that this was correct as Brambling Fields was considered to be a high priority. He reported that contributions would be sought for other constructions but would be progressed through the Local Development Framework.

Musley Bank

The Highways Agency had previously reported to Mr Williams, the level of accident records for Musley Bank. They had identified that accidents had reduced following the introduction of traffic calming therefore, it was felt that with the high cost of new roads coupled with the reduction in accidents, it was unlikely that the Highways Agency would continue with the scheme as a high priority as it did not offer good value for money.

Councillor Keal queried if a timescale had been agreed for the completion of works at Musley Bank. Mr Williams advised that the Highways Agency were still undertaking a value for money study and to date there was no fixed timescale.

Broughton Road

Mr Williams reported that County Council were embarking on a new Service Centre Strategy report for Malton and Norton, which would provide and opportunity to look at strategic and major improvements provided for the future. Broughton Road would be included within this report.

The Chairman expressed concerns that Broughton Road was, at that time, quite industrious currently accommodating three schools and potentially a sports centre and cattle market redevelopment.

Part Pedestrianisation of Market Place

Mr Williams reported that the proposals for the part pedestrianisation of the Market Place could work successfully in terms of traffic management. However, further consideration was required regarding the flow of the displaced traffic and work would need to be carried out before a final decision could be made.

Potential Relocation of Cattle Market

Pat Foxtan of Hauliers Limited, sought clarification of whether the NYCC Highways would be proposing a new access from the A64 if the cattle market were moved to Showfield Lane. Mr Williams reported that the developer would need to include this, if required, into their full application when submitted. The Chairman reported that Officers had not yet reached the point to consider the accesses of the potential relocation sites for the cattle market.

Councillor Andrews requested an opinion of the NYCC Highways on whether they envisaged having a new access if relocated to Showfield Lane. Mr Williams reported that potentially the market could be congregated onto the existing access but NYCC Highways would need to consider the figures etc. Richard Marr of NYCC Highways reported that it was difficult to consider giving an answer, as it would depend on the proposal submitted.

Councillor Fitzgerald Smith requested that when the proposals were submitted to them, that they consider and take into account the views of the access expressed.

Mr Rudd reported that the Council were discussing the access at Showfield Lane with NYCC Highways and had produced a computerised model of the traffic flow, which would also consider the accessibility to the site.

Mr Foxtan queried whether the computerised model would also include the potential Wentworth Street site. Mr Rudd assured the Steering Group that Wentworth Street was also being considered.

Councillor Keal raised concerns with regard to the potential Sports Centre within the vicinity at Malton School as he felt this would have an impact on the junction, as there were already six school buses that came to and from the school on a daily basis. The Chairman reported that this concern would be discussed with the school. Mr Williams assured Members and representatives that the additional traffic flow impact had been considered by NYCC Highways.

Wentworth Street

Mr Williams reported that NYCC Highways would look at a detailed proposal and to judge it on its merits. In principal there were a number of ways for entering the car park but these were through residential areas. At this stage the car park would not be ruled out, as the site had not fully been assessed in terms of traffic generation and distribution.

A representative queried whether consideration had been given to keeping the cattle market at its existing location. The Chairman reported to Members and representatives that an application had been received to redevelop the existing cattle market site so it was essential to look at alternative sites.

Mr Williams reported that to some extent they did not need to look at particular developments in isolation but it was a necessity to look at transport issues for the whole of Malton and Norton.

The Leader of the Council, Councillor Knaggs was concerned that the traffic model for Malton and Norton, which was previously mentioned, would not enable various scenarios. Mr Williams assured Councillor Knaggs that the model produced was an updated model to consider all scenarios and to enable a judgement on traffic generation.

Paul Comerford of the WSP Group was concerned that, if there were to be a 35,000 sq ft superstore development at Wentworth Street, would the existing road network be able to cope. Mr Williams responded that a consultant would need to consider this and complete a detailed study.

Mr Hutton of Smiths Gore and Councillor Fitzgerald-Smith were concerned that the quality of life for local residents and the impact on the towns large increase in population, was not being taken into account. Mr Williams assured representatives that the Department of Transport did provide detailed information on growth in the town.

MDSSG.33 Presentation from Cedar Studio Designs Limited

The Chairman invited Nick Greenhalgh of Cedar Studio Designs Limited to give a brief presentation on a much larger term aspirational scheme that would open up the area adjacent to the railway and the Derwent. This gave opportunities for easier access to the York Road Estate, a Business Centre, Housing and Parking at the heart of the subject area:

- New access road with additional industrial land to south west and buffer zone to north east
- Opportunity for river crossing access road lost on sale of last section of industrial land

- Sewer easement
- New bridge
- Potential for new relief sewer to be laid in conjunction with road
- Potential housing development
- Woolgrowers/Malton fertilisers site developed as business park
- Additional car park for station with footbridge over track
- Park road engineered to prevent HGV access
- Further potential housing development
- CPO on buildings adjoining the railway to allow access to Church Street
- HGV ban in Castlegate

MDSSG.34 Further Questions from Consultees

Councillor Knaggs referred to the Service Strategy of 2005 and queried what, if any, continuation there was going to be with the provision of the strategy and if there was a scheduled timescale for completion. Mr Williams responded that the District Council would be engaged in the strategy and that completion was anticipated for March 2009.

Mr Cordingley of Boulton & Cooper Stephenson's requested the Chairman to clarify the terms of reference for the Steering Group. The Chairman reported:

"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".

MDSSG.35 Reports from Officers on Progress of Consultations

The Chairman reported that the Leader of the Council would be including the progress of consultations within his interim report to the Policy & Resources Committee as detailed in the following item.

MDSSG.36 Draft Interim Report form Policy & Resources Committee 26 June 2008

Councillor Knaggs reported that he was grateful for the participation of all consultees to the Steering Group and that Political Group Leaders had agreed that an interim report would be submitted to the Policy & Resources Committee at its meeting on 26 June 2008. Members would then request a direction for the Steering Group as to where to go from the point of the report being considered.

Councillor Knaggs explained that the report would detail what had taken place to date and who had been involved.

MDSSG.37 Date of Next Meeting

The Chairman reported that there would not be a further open meeting until the interim report had been considered at the Policy & Resources Committee meeting on 26 June 2008 and further guidance from the Committee had been given.