

NORTON ON DERWENT TOWN COUNCIL

Minutes of meeting of the Town Council held on Monday 16th February 2026 at 6.30pm.
The Old Courthouse, 84b Commercial Street, Norton, YO17 9ES.

PRESENT	D Keal (Chaired the meeting) Cllr S Shaw, J Ford, L Burr (MBE) P Farndale H Spencer, L Horwitz, S Gregory, J Vale, R King
IN ATTENDANCE	C Harrison (Town Clerk)
APOLOGIES	A Spencer
PUBLIC	Members of the public

127/25 Norton Roman Interpretation Boards– For information

David Wells was unable to attend the meeting. Cllr S Shaw updated members. See Link

128/25 North Yorkshire Members report

Cllr Keane Duncan was not present at the meeting.

129/25 Declarations of Interest

Cllr J Vale declared an interest regarding agenda item 11 application 4, he is a resident on Commercial Street and is the secretary of Slingsby F.C.

Cllr L Burr (MBE) declared an interest on agenda item 11,3 due to being a resident off Langton Road.

Cllr J Ford declared an interest on agenda item 11, 4 as she is a resident on Commercial Street.

130/25 Minutes – RESOLVED

It was agreed that the minutes of the Meeting of Norton on Derwent Town Council Meeting on the 19th January 2026, are an accurate record (minutes 112/25 – 126/25 inclusive)

All members approved

131/25 Mayors Report – [See Link](#)

132/25 Clerks Report – [See Link](#)

The clerk also added that she is looking at quotes for tree inspections as agreed in 2026-27 budget allowance.

133/25 Financial Report and Accounts – RESOLVED

- a) To pay the following accounts

287	2025-2026	Paid	DIRDEBIT	£217.00	Cemetery Rates	NORTH YORKSHIRE COUNCIL	
288	2025-2026	Paid	DIRDEBIT	£404.00	OCH Rates	NORTH YORKSHIRE COUNCIL	January
289	2025-2026	Paid	DIRDEBIT	£1,711.32	Chamber Rent	YORKSHIRE HOUSING ASSOC	
290	2025-2026	Paid	DIRDEBIT	£462.50	Riverside Rent	FITZWILLIAM ESTATE	
291	2025-2026	Paid	DIRDEBIT	£38.43	Electric Cemetery	BRITISH GAS	862471432
292	2025-2026	Paid	DIRDEBIT	£51.39	Electric Offices	BRITISH GAS	862471434
293	2025-2026	Paid	DIRDEBIT	£84.91	Gas Offices	E.on	KI-C4AE6BF6-0002
295	2025-2026	Paid	DIRDEBIT	£34.46	Water Offices	BUSINESS STREAM	9727463
296	2025-2026	Paid	DIRDEBIT	£19.20	Water Cemetery	BUSINESS STREAM	9730413
297	2025-2026	Paid	DIRDEBIT	£71.51	Water Allotments	BUSINESS STREAM	9731593
298	2025-2026	Paid	DIRDEBIT	£130.36	Water Allotments	BUSINESS STREAM	9730624
299	2025-2026	Paid	DIRDEBIT	£147.80	Water Allotments	BUSINESS STREAM	9732331
300	2025-2026	Paid	ONLINE	£4,972.42	Salaries	Staff	January Salaries
301	2025-2026	Outstanding	ONLINE	£1,502.93	NYC Pension	NYC Pension	X5011 Jan pension 26
302	2025-2026	Outstanding	ONLINE	£1,850.87	Tax & Ni	Hmrc	585/NY12535-2610
303	2025-2026	Outstanding	ONLINE	£309.38	CCTV	MALTON TOWN COUNCIL	3927
304	2025-2026	Outstanding	ONLINE	£112.37	Skatepark Electric	HARRISON HIRE	0000692695
305	2025-2026	Outstanding	ONLINE	£40.00	Petrol Cemetery	TYKE 2000	000305
306	2025-2026	Outstanding	ONLINE	£6.00	Bin Bags Cemetery	R YATES AND SONS	INV10141088
307	2025-2026	Outstanding	ONLINE	£1,608.23	Christmas Lights	Blanchere Illuminations	SI500040
308	2025-2026	Outstanding	ONLINE	£2,746.44	Insurance	Zurich	YLL-122002-5443
309	2025-2026	Outstanding	ONLINE	£68.71	Stationery	DIRECT IMAGING SUPPLIES	121132
310	2025-2026	Paid	ONLINE	£83.10	Community Awards	The Trophy & Print Shop	15013
311	2025-2026	Outstanding	DIRDEBIT	£123.17	Water	BUSINESS STREAM	9812624
312	2025-2026	Outstanding	ONLINE	£287.66	Expenses Reclaim	Clerk	Various receipts

All members approved.

- b. The financial summary to 31st January 2026.
- c. The bank reconciliations to 31st January 2026.

RECEIVED

134/25 Planning Matters – RESOLVED

Decisions Received

- 1) **ZE25/00922/LBC - Replacement of the two existing Help Points at Malton Railway Station**
NYC Decision: Approved
Our recommendation: Approval

- 2) **ZE25/01127/HOUSE - 7 Grove Street Norton North Yorkshire YO17 9BG - Erection of an annexe following removal of garden store and external WC, together with changes to fenestration and doors on the side elevation of the dwelling**
NYC Decision: Approved
Our recommendation: Approval

Planning Applications

1) ZE25/01395/CLEUD - Land Off Langton Road Norton North Yorkshire - Certificate of Lawfulness for an existing use or development in respect of the use of the paddock as domestic garden land associated with the Bungalow, for a period greater than 10 years before the date of this application

Public Comments: None

Re : The garden paddock contiguous with Cobbler's Last, (was called "The Bungalow") 124 Langton Road, Norton, Malton YO17 9PX

Although historically classified as agricultural, the paddock has **not been used for any significant agricultural activity for approximately thirty years**. The only historic non-garden use appears to have been the keeping of two to three pet pigs for a short period, over two decades ago. No agricultural income has ever been derived from the land in that period. Use for agricultural purposes is, at best, impractical. Drainage is poor in the lower lying areas, especially adjacent to the spring-fed pond, the ground rapidly becoming sodden and water-logged in winter. There is a septic tank *in situ*, buried in the centre on the garden paddock. There is no entrance, save through the existing garden and domestic curtilage.

For many years the land has been maintained and used as part of the domestic garden associated with the Bungalow (now called "Cobbler's Last, 124 Langton Road"). The grass has been regularly mown (now partly continuously by robotic mower with buried perimeter wire, partly by sit-on mower). The area is accessed only through the existing garden and is physically and functionally contiguous with the bungalow's domestic curtilage. The land contains fruit trees, specimen trees, to which we are currently adding, and a spring-fed pond managed to support biodiversity. The paddock has long been used for ordinary domestic garden purposes— a washing line, garden furniture, family gatherings, a trampoline, a maze, a swinging "Lovers' Seat", occasional overnight camping by family and friends, and the storage of domestic firewood. There are two electric power supplies, for the robot mower and decorative garden lighting. The entire area is **fully screened from Langton Road** and is visible only to one distant neighbour, who has expressed support.

It has become clear that the planning application submitted earlier this year was not the appropriate mechanism for our circumstances. After reviewing the factual history and established use, we have withdrawn that application, and instead we now submit this application for a **Certificate of Lawfulness (Existing Use) confirming the land's long-standing domestic garden use for well over ten years**.

Deborah Rack

9 December 2025

**Members agreed to question the development
All members agreed.**

2) ZE25/01371/HOUSE - 4 Parliament Avenue Norton North Yorkshire YO17 9HF - Erection of two storey side extension and detached garage

Public Comments: None

All members recommended **approval**.

3) ZE25/01308/MOUT - Land South Of 159 Langton Road Norton North Yorkshire - Outline planning application for up to 90no. dwellings with point of access with all other matters reserved

Public Comments: 1 (objects)

Members agreed in principle as housing is required, however members have serious concerns regarding infrastructure in the town. Council was very concerned that this development will have an adverse effect on the Langton Road area as it would dramatically increase traffic levels on an already congested road. It would also likely lead to more use of both Langley Drive/Hambleton Road and Bazelys Lane as 'rat runs' by motorists trying to find less busy routes.

Members **refused** the application with comments on the impact on infrastructure and congestion to be included in letter to NYC Planning Department.

All members agreed, Cllr Burr abstained and Cllr Keal abstained due to intending to speak at North Yorkshire Planning Committee Meeting.

4) ZE25/01277/FUL - 37 Commercial Street Norton North Yorkshire YO17 9HX - Change of Use from shop to restaurant with revised opening hours, erection of single storey rear extension, formation of raised decking area with seating pod, and alterations to shop front (retrospective)

Public Comments: None

Members agreed that while they support the development of this business, they cannot agree with the opening hours. Agreed to suggest to NYC Planning Department that the opening hours should be in line with other public houses in Norton as Commercial Street is also has residential area.

All members agreed **approval (subject to comments above)**

5) ZE25/01306/FUL - 95 Commercial Street Norton North Yorkshire YO17 9HY - Positioning of 3no. Vinyl window stickers, installation of 1no. external light, installation of air conditioning unit and re-designation of 2no. parking bays to front of property to '10 minute maximum stay' (retrospective)

Public Comments: none

All members agreed not to recommend approval as the 10 minute parking is unfair on other businesses and residents on Commercial Street. Also the stickers are not in keeping with conservation area. (however the exact area covered by the Conservation Area designation would need to be clarified)

All members agreed to recommend **Refusal**

Member of the public left the meeting.

135/25 Skatepark – RESOLVED

- a) The report was received by members. [See Link](#)

All members approved

- b) Members agreed that the issues were minor and that King ramps would carry out the work.

All members approved

- c) Members agreed Swain Productions could hold event on the 18th July on the park and official opening of the shelter with the sponsors.

All members approved

136/25 Internal auditor 2025-26 – For resolution

- a) Members agreed to use the services of Elkerlodge Book keeping for 2025-26 Internal Audit.

All members approved

- b) Members agreed to Elkerlodge to finalise mapping in scribe for the cemetery. This is a set project and the costs are expected to be approximately £200.

All members approved

- c) Members agreed to all councillors using their gov.uk email addresses from now on as this is a mandatory part of legislation.

All members approved

137/25 Norton College Astroturf Funding – RESOLVED

Members agreed the use of funds from NYC's Parks and Countryside Commuted Sums S106 funding, to the sum of £30,000. [See Link](#)

Members approved, Cllr Vale abstained having declared an interest.

138/25 Chamber and finance task and finish group – RESOLVED

Members agree to form a task and finish group. Members were Cllrs D Keal, R King, S Shaw, L Horwitz and S Gregory.

All members **agreed**.

139/25 Town of Culture – RESOLVED

Members agreed to support the application with Malton Town Council for the Town of Culture.

140/25 Meeting dates – RESOLVED

Members agreed to the proposed meeting dates for 2026.

All members approved.

141/25 Representatives

Cllr S Gregory confirmed that The Seed Hub that the Council awarded a grant to, is now up and running in the Hive.

142/25 Members questions

Cllr H Spencer asked about damage to the hedge near Bazleys Lane and the new build site. Clerk to alert members should another proposal for development in this site come to light.

143/25 Date of the next Norton on Derwent Town Council Meeting

It was agreed that the next Norton on Derwent Town Council meeting be held on Monday 16th March 2026, at the Council Chamber, 84b Commercial Street, Norton.

The meeting closed at 8.05pm

Signed Date.....

DRAFT