



NOTES OF COMMUNITY FORUM MEETING

DATE: 24th September 2009
VENUE: Ebor Stand, York Racecourse
TIME: 4:30pm
ATTENDEES: See attached list

1. Apologies

Apologies were received from Alison Sinclair, Mike Slater, Steve Davis, David Meek, Anne Cox and Ann Grey.

2. Notes of meeting 23rd July 2009

DM: Minute 2, item 4c, the output from the SATURN calculations used in putting together the transport assessment for the development is considered by him to be misleading with regard to sustainability. It uses MATT data, which is in turn derived from 2001 census information.

Some sustainable measures described as 'additional' will actually be required just to achieve the modal split levels set out for the scheme - they will not be extras. This was not accepted by the transport consultants.

3. Updates

a) Public Transport Meeting

PAC had circulated a note providing feedback on the Public meeting held on the 30th July to discuss transportation issues. The meeting was very well attended and there was a lively debate. One of the main issues to emerge was concern that there should be adequate parking on site to prevent overspill parking in the residential areas around the site.

b) Local Information Session

KA tabled a note which provided feedback on the Council consultation session held on the 19th of September. About 60 people attended. Main issues raised concerned the parking. Several people also expressed an interest in buying senior living units.

5. Education Matters/ Knavesmire Primary School

JH mentioned that as the issue of school capacity was clearly a matter for the Council, Kevin Hall for the Education Department had been invited along to provide and update on school capacity and answer any questions

KH: Knavesmire Primary School is currently operating at capacity. Expect further pressure over the next few years, not only due to increases in population



growth, but because the credit crunch will see a larger percentage of parents placing children into public education rather than private.

Estimating the increase in school-age children from the development is difficult. An estimate of 60 children is very much a ballpark figure, and the council should not move too quickly on this matter – with major developments it is important not to expand in advance as the school will fill quickly from other areas, therefore timing is an important issue.

Planning guidance details a requirement for a contribution from the developer as part of a section 106 agreement. The exact relationship between this contribution and education is unclear.

At present, the school is looking for a four classroom extension – this growth will be managed over time, and admissions monitored.

BM: Are admissions based on parent choice? **KH:** places go to people within the catchment area, if there are any spare places then allocation is based on siblings/distance from the school (94% got their first preference this year). Successful schools do attract people into the area.

PAC: Where will the four classrooms go? **CW:** Where the existing caretaker's unit is. The problem is the small size of the school hall, which is also a thoroughfare. The proposal would use the current hall to make two classrooms and a corridor, with a two storey extension to provide a larger school hall and two classrooms. Such an extension, however, would involve losing a significant part of playground space.

School Playing Area

PAC presented Grantside's Campleshon Road Re-Alignment report. He had looked into the feasibility and costings of Cllr Merrett's proposal, and had concluded that this would be prohibitively expensive.

DM: Proper playing field provision is an important issue. Sports facilities have been provided on smaller development sites. The Holgate Dock development, for example. The Terry's development is the only opportunity for the school to seek such provision in the near future. A fall-back position would be to accommodate a sports field in a smaller area (Plan circulated by Cllr Merrett (attached)). This would leave some hard play area at the school. This would impinge on the site, but this could be taken out of the open space allowance for the site and could therefore have a minimal impact on the developable area.

AC: It would be possible to take Campleshon Road to the left of the sub-station, though this would still have implications of moving services.

PAC queried whether there was a requirement for the Terry's proposals to include a sports pitch for the school?

DM: There is a requirement for public open space on the scheme. How that is used is questionable. A reduced size pitch could be appropriate for the school. Leisure Services have suggested a contribution towards the Knavesmire pitch off site, however this has staffing and facilities issues for the school, is seasonal, and is often waterlogged. Need to look for an imaginative, shared access solution.

Chair: We can see that the developer is not obligated to provide a sports facility. However, we would like to see the developer come forward with proposals regarding this matter.

JG: This is an opportunity to utilise resources, and is worth exploring.



PAC: The lack of a on site school pitch is an existing problem and therefore falls outside planning law. The capital outlay and education contribution currently proposed is not insubstantial, and the obligation to provide open space has been met. South Bank deserves a 21st century school. Has anyone considered an opportunity for the construction of another school upon land that is available in the locality?

KH: Primary Schools cost around £6-8M. The educational establishment has been examining current solutions up until 2011 (i.e. short timescale) and is fully committed until then. In short, no.

LH: How does Cllr. Merrett's new proposal for the sports pitch relate to the previous costing put forward?

PAC: It represents a reduced cost scheme, but only marginally. Service diversions about the same; landscaping slightly less; loss of development land; highway works less, but design would need reviewing to firm up these.

Suitability of the little Knavesmire as a site for the sports facility discussed. Found to be prone to flooding. **AL:** If the little Knavesmire floods, this is not a reason to ask Grantside to provide sports pitches, it is a reason to address the flooding for the benefit of the wider community who use the Knavesmire pitches regularly.

BM: Who is going to pay for it? **PAC:** The section 106 contribution towards improving facilities on the Knavesmire will be approximately £100,000, yet the indicative cost for the realignment and pitch provision would be approximately £4M.

Chair: (addressed to PAC) There is still a desire to see some movement on the sports pitch. Will you consider further exploration?

PAC: The planning application has been submitted and whilst willing to continue the discussion, Grantside are concerned about impact on the timetable for determining the application and would not wish to jeopardise its progression.

DM: The application is outline, therefore it is worth exploring. Will this affect access to the site as improvements are not detailed?

RB: If there are any effects on access, the process of consultation must be restarted.

DM: Asked for this to be considered further.

4. Application Update

PAC explained the content of the submitted application 09/01606/OUTM and informed the meeting where the application could be viewed online.

RB gave an update on responses to the application, stating that very few had been received. He informed the meeting that English Heritage had been in contact regarding the listed buildings. Although there were no issues to bring up, they would like to be involved in discussions regarding the Multi Storey Factory.

The model of the site (1:500) was brought into the room. Debate then ensued on where to display it. It was agreed to take it to the forthcoming Ward Meetings (8 October in Micklegate, 21 October in Bishopthorpe), and also to display it in Knavesmire Primary School.

DM: Asked that the decked car park be accurately represented on the model.

6. Open Floor

DM: Queried whether the impact on Albemarle Road, of employees/commuters/residents using it as a shortcut to avoid increased congestion had been considered. Also, the proposed Mount Vale Junction layout is not satisfactory.



PAC: Revised drawings and data on the Mount Vale Junction is now available. The traffic assessment has looked at several key junctions in the vicinity of the site. Albemarle Road was considered in the assessment.

LH: Coach parking along Knavesmire Road is a problem, and makes this road very dangerous for children - especially those who cycle - at busy times. This is not a Grantside problem, but would like to bring it up with the council.

IS: The council is currently looking at coach parking citywide, including this area.

DM: In terms of parking, how much is proposed to be situated underneath the new offices?

PAC: Parking will be limited *under* the offices **EK:** There will be 388 parking spaces in total in the commercial area of the site.

PAC: The undercroft parking area is limited to a single strip – it is not a large area.

R: The decked car parking (opposite the entrance) for the senior living area is too far away for elderly people.

PAC: There is parking provision for senior living immediately adjacent to the senior living accommodation. Designated parking in the decked car park is for staff and visitors.

BM: Stated that Bishopthorpe Parish Council would withdraw their objection to the scheme. Lots of people believe that traffic will come through Bishopthorpe rather than along Tadcaster Road. Essentially people will look to avoid waiting in traffic where they can. Traffic problems will be limited to a certain time period. Junctions will be busy on a morning, though they will clear. The Parish Council have made suggestions to make Church Lane safer, and they would like the traffic flows to be remodelled if a greater proportion actually arrive from the south rather than the north as suggested.

IS: Will take these comments back to colleagues at the council and see what can be done regarding the modelling.

AC: Queried Diagram 8D (18?) of the travel assessment. It shows no traffic turning left down Nunnery Lane from Micklegate. Given this, what date range was the traffic data derived from? He also noted that the capacity is now lower due to the safety changes that have been made to the road.

PAC: Traffic counts were done between 2006 and 2009, **DM:** There is concern over the proposed additional storey on the Multi Storey Factory, Is it set back enough from the façade to not overpower existing views? **PAC:** The visual impact assessment indicates that it is acceptable.

AL: Will the commercial be built when occupiers have been identified, or will it all be build together?

PAC: A balance will be sought. This will be decided after planning.

DM: Have you included for the required 10% microgeneration allowance?

PAC: Yes. This is provided by air source heat pumps.

AC: These plans are all illustrative, but the listed buildings are fixed. Like the central park concept, but why has the green area between the office blocks been moved towards the Multi Storey Factory?

PAC: We are responding to consultee items and we are also still looking at using softer lines to follow the line of the park.

BM: Reflecting recent comments from the police, it would appear that they have not been consulted over the scheme.

PAC: We have been in consultation with the Police Architectural Liason Officer and have adhered to 'secured by design' principles. (Post Meeting Note: ALO confirmed he had been consulted). The site will have full time security and CCTV provision.



AL: The original Terry's buildings have a distinctive character. Will the existing materials and colours of the site be replicated across the development?

PAC: Within the design code there is flexibility, to allow for changing fashions. There is a desire for the site to have an identity, but also each area within the site to have an identity.

LH: Are there any alterations proposed for the junction at Scarcroft and the Mount?

PAC: There are no plans to make alterations here.

LH: There is a big problem with the No. 11 bus turning right at this junction.

DM: This is acknowledged by the council, and CYC have entered into discussions with the operator to try and alter the route of this bus, but the bus company are so far not proposing any amendments. This may have implications for a shuttle bus to the site.

A brief discussion was held regarding access and cycle links to the site, with the outcome being that sustainable transport issues had been considered in the planning application. The matter was deemed resolved.

JG: Noted that whilst Ward Councillors sometimes raised issues that were beyond the remit of the developer, the Forum meetings had been very productive and had given lots of people the opportunity to comment. The forums and consultations Grantside have taken part in have been very helpful.

There was general discussion between groups around the table.

7. Date of next meeting

It was agreed that the next meeting should be held after the application has gone to Planning Committee and a decision is reached, unless something comes up in the meantime.

8. Any Other Business

There was no other business noted.



CHOCOLATE WORKS

NAME	INTEREST
Janet Hopton	Independent Chair
Andy Chase	Micklegate Planning Panel
Carol Weston	Knivesmire Primary School, Head
Adam Cooper	Knivesmire Primary School, Deputy Head
Linda Hall	Albemarle Road
Brian Mellors	Bishopthorpe Parish Council
Cllr Julie Gunnell	Micklegate Ward Councillor
Cllr Dave Merrett	Micklegate Ward Councillor
Andrew Lindsay	Denison Till Solicitors (large employers within city)
Tony Lee	York Racecourse
Eamonn Keogh	Turley Associates Planning Consultants
Peter Callaghan	Development Director Grantside Limited
Luke Symonds	Grantside Limited
Derek Gauld	CYC City Development
Richard Beal	CYC Development Control
Katherine Atkinson	CYC Community Planning
Kevin Hall	CYC Assistant Director, Resource Management
Glynn Drummond	Bishopthorpe Ward
Ian Stokes	CYC Transport Planning
APOLOGIES	
Alison Sinclair	York Open Planning Forum/ Conservation area Advisory Panel
Steve Davis	Grantside Limited
Michael Slater	CYC Assistant Director, Planning & Sustainable Development
Anne Cox	Church PCC/ Church Hall/ LEA Governors KPSchool
Ann Gray	Dringhouses and Woodthorpe Planning Panel
David Meek	St Chad's Church Warden & Church Hall Rep