

NOTES OF MEETING

DATE: 27th March 2009

VENUE: St Chad's Church Hall

TIME: 4:30pm

ATTENDEES: See attached list

1. Apologies
 - a. Apologies received from
 - i. Richard Flanagan
 - ii. Ann Cox
 - iii. Steve Davis
 - iv. Derek Gauld
2. Notes from last meeting
 - a. The notes were accepted as an accurate record
3. Matters arising
 - a. The actions were addressed in the evening's business, via the sketch Masterplan presentation.
4. General Updates
 - a. Katherine Atkinson advised the meeting that the Revised Development brief would be considered at the planning committee on 23rd April 2009. This date was a month later than originally planned, reflecting the number of comments received.
 - b. A question was raised regarding the outcome of the recent executive meeting to consider the motion put forward by the Member for Bishopthorpe, regarding investigating a by-pass to Bishopthorpe. The Forum were informed that the Council Executive had thanked the officers for a very good report and piece of work, which had been thoroughly investigated, but the cost benefit analysis, particularly with regard to planning items, meant that the scheme was not justifiable and the officers were instructed to cease further work on this item.
 - c. Peter Callaghan issued a summary of the findings from the community exhibition, held on 14th February 2009. This document condensed the list of findings that had been circulated with the agenda.
5. Presentation of the Sketch Masterplan
 - a. Janet Hopton reminded everyone that the site is of significant importance to the City of York and that comments should reflect the wider aims of the City, not just the local area.
 - b. Matt Quayle presented the sketch Masterplan, referring to the 12 previously agreed principles from the Urban Analysis Report and showing how these were reflected in the sketch design.



- c. Key points to note
- i. Feedback from the 3 options displayed at the community exhibition on the 14th February had been used to inform this sketch.
 - ii. The blocks in the residential areas are not necessarily buildings, but are areas that will be designed with courtyards, gardens and properties.
 - iii. Whilst the development brief was still being considered by the Council the developer's team were aware of the proposed changes and the design was suitably flexible to allow further revisions to be considered before a Masterplan was finalised.
 - iv. The Masterplan proposals tabled indicated the removal of the bund, but retention of some important existing trees at the edges and the introduction of further native trees to maintain a screen and green feel to the streets.
 - v. The Multi storey factory and the clock tower, whilst prominent and important buildings are only visible as "glimpsed buildings" from locations off the site and the Masterplan was maintaining this feature.
6. Open Forum
- a. In response to a query regarding views, Matt Quayle confirmed that views from Tadcaster Road, the City walls and surrounding areas generally had been taken into account in preparing the masterplan.
 - b. It was noted that the factory was visible from the top of the hill by the Southlands Methodist Church at the junction of Southlands Rd and Bishopthorpe Road.
 - c. A query was raised regarding the use of the open racecourse land opposite the school. The meeting was informed that the school currently have a licence from the racecourse to use part of it as a playing field from April to October. Carol Weston added that the field was not used in winter but the school have the MUGA (Multi Use Games Area) which meets the need during winter months.
 - d. Comments were made regarding the large open spaces and the need to use these for play.
 - e. It was noted that Landmark buildings should remain as landmark buildings.
 - f. A few forum members noted that the Masterplan was pleasing and suggested that the ideas presented should be further developed.
 - g. Noted that the images presented were pleasing, but that often schemes lose details when they are executed and do not realise the early proposals. It is therefore important that the scheme is fully analysed to explore which spaces will/will not work etc. It was hoped that this scheme would deliver the proposals and not move too far away from them.
 - h. The thinning of the trees along Bishopthorpe Road was welcomed.
 - i. Noted that the main cycle route to the City is via Trafalgar Street that has no direct continuation across Campleshon Road. This will be reviewed by the designers, but noting the constraint of the primary substation that is opposite



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Trafalgar Street. Noted also that the Sustrans route 65 needs to link with the site. **ACTION TURLEY**

- j. Noted that the South West corner should be investigated for access for vehicles, cycles and pedestrians now that employment is located in this area as this may help to promote the traffic route via Tadcaster Road in lieu of Bishopthorpe and ease the traffic on Bishopthorpe Road and Campleshon Road. **ACTION GHT**
- k. A suggestion was made that live/work units may be appropriate overlooking the memorial garden so that passive overlooking of this area is achieved in the evenings and at weekends when the offices are closed. **ACTION TURLEY**
- l. The relationship between the multi story factory and the single story extension was queried. Matt Quayle responded that the single storey factory was attached to the MSF by an extension that essentially filled the gaps between the two buildings. It was intended to maintain an extension in the new scheme and explore the possibility of a how high this could go given that the existing single story factory is the equivalent of 2 – 3 storey's in height. The height and depth of any extension would be crucial.
- m. There was interest in the suggestion that the HQ building be used as offices. Peter Callaghan responded that the use of the HQ and all the listed buildings was not yet fixed
- n. It was suggested that several architects / designers are used, so that a variety of designs are applied. Matt Quayle confirmed that the intention was to have a flexible design code that would allow for various designs to be implemented throughout the development period. Peter Callaghan added that different architects were good at particular types of design, whether it be housing commercial leisure etc...and it was likely that several architects would be engaged.
- o. Comments were made regarding the difficulty cyclists experience in negotiating the Bishopthorpe Road/ Campleshon Road junction. This would need particular attention in the masterplan.
- p. People were reminded that traffic remained a key issue and the next meeting will be predominantly focussed on this matter, with traffic information being circulated prior to the meeting to allow meaningful discussion. **ACTION GHT**
- q. Movement through the site and across Bishopthorpe Road and Campleshon Road must be considered as part of the connection strategy.
- r. A query was raised about the amount of family housing. Matt Quayle responded this was not yet determined. Cllr Merrett noted the Councils Strategic Housing Market Assessment suggested a need for 70% family housing.
- s. It was noted that the masterplan maintained the car park on the east side of Bishopthorpe Road. Reference was made to the need for increased screening and consideration of the access to it across Bishopthorpe Rd.
- t. A question was asked whether the community facilities included a community Hall. Reference was made to the shortage of meeting rooms locally. Peter



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Callaghan confirmed that this issue was considered in the original application but difficulties arose regarding who would manage and maintain such a facility, which to now, had not been answered. Cllr Merrett responded that the community hall did not have to be a new facility, but could be an upgrade of the existing St Chad's hall.

- u. Cllr Taylor commented that it would be unfortunate to lose the bund and Green Corridor. Matt Quayle responded that the bund was a barrier between the site and the surrounding area and that the green character it gives the site would be replaced
- v. Noted that GHT were aware of the Racecourse proposals for a connection from the site and that the Racecourse design had been superimposed on the Masterplan and was being developed.
- w. A question was raised regarding whether the courtyards would be gated and it was confirmed that there was no intention to have such gated facilities.
- x. Peter Callaghan thanked people for their feedback and confirmed his understanding that generally the sketch Masterplan was well received and that the team should continue developing this, mindful of the emerging revisions to the development brief and any feedback from CYC and English Heritage following recent meetings with them. This was accepted as the way forward.
- y. Details on the next public exhibition were requested and it was confirmed that once the Masterplan had been further developed and tested against the feedback received, the development brief, the CACA and the principles agreed with this forum, a further public exhibition would be held. **ACTION TURLEY**

7. Next Meeting – Confirmed as 8th May 2009, 4:30 pm at St Chad's Church Hall to discuss traffic matters



NAME	INTEREST
Janet Hopton	Independent Chair
Andy Chase	Micklegate Planning Panel
David Meek	St Chad's Church Warden & Church Hall Rep
Carol Weston (Head)	Knavesmire Primary School
Cristina Rivas Graver*	Resident & rep 214-260 Bishopthorpe Road
Glynn Drummond	Bishopthorpe Ward
Linda Hall	Albemarle Road
Neil Hulse	York Evangelical Church student/ pastoral worker
Brian Mellors	Bishopthorpe Parish Council
Peter Brown	York Civic Trust
Andrew Lindsay	Denison Till Solicitors (large employers within city)
Tony Lee	York Racecourse
ClIr David Merrett	Micklegate Ward
ClIr David Taylor	Fishergate Ward
ClIr Julie Gunnell	Micklegate Ward
Eamonn Keogh	Turley Associates Planning Consultants
Peter Callaghan Grantside	Development Director Grantside Limited
Matt Quayle	Turley Associates Planning Consultants
Alison Sinclair	Resident
Richard Beal	CYC Development Control
Katherine Atkinson	CYC Community Planning
Michael Slater	CYC Assistant Director
APOLOGIES	
Steve Davis	GHT Developments LLP
Janine Riley	CYC Conservation Architect
Richard Flanagan	York & North Yorkshire Chamber of Commerce
Tony Lee	York Racecourse
Ann Cox	Church PCC/ Church Hall/ LEA Governors KP School