

NOTES OF MEETING

DATE: 4th June 2009

VENUE: Guildhall Room 2, York

TIME: 4:30pm

ATTENDEES: See attached list

1. Apologies
 - a. Apologies received from
 - i. Christina Rivas Graver
 - ii. Richard Flanagan
 - iii. Glynn Drummond
 - iv. David Meek
2. Notes from last meeting
 - a. The notes were accepted as an accurate record
3. Matters arising
 - a. Peter Callaghan tabled a brief report on the options for accessing the site from Racecourse road.
 - b. The remaining 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 had now been approved and copies were distributed at the meeting.
5. Presentation of the Sketch Masterplan
 - a. Matt Quayle presented the updated Masterplan and the accompanying sketches, details and images, showing how the proposals would create character areas across the site
6. Open Forum
 - a. Cllr Merrett noted that some trees are shown close to buildings, which may cause pressure to fell them or prune them and queried whether access was from the rear only. MQ confirmed access would be from front and rear.
 - b. Alison Sinclair suggested that some ideas could be gleaned by considering the New Earswick area and Alison offered to share her work on this with Matt Quayle.
 - c. Andrew Lindsay asked that the hotels be of sufficient size to provide adequate rooms for the conference trade.
 - d. Cllr Merrett noted that there were sensitive views of the factory from the cycle track near to the allotments which should be taken into account when considering the height of the commercial buildings.



- e. Matt Quayle confirmed that the visual impact assessment had recognised this.
- f. Alison Sinclair suggested that it would be nice to find the original plans of the memorial garden and reinstate the garden to these.
- g. Steve Davis confirmed that some drawings may be available, but noted that the original garden had been much larger and had been changed as the factory expanded.
- h. Andy Chase enquired as to the housing mix, but noted that it may be too early to know this.
- i. Peter Brown raised concerns regarding the narrow streets proposed and the regimented row of houses. It was suggested that ideas could be informed by looking at Derwenthorpe.
- j. Alison Sinclair and Brian Mellor indicated that they disagreed with the comments about regimented layout.
- k. Matt Quayle suggested that there needed need to be a uniform theme for the scheme and the design code could be used to address some of these issues.
- l. Linda Hall likes the gap between the footway and the house walls as this can be used creatively by residents, as evidenced in her own street.
- m. Cllr Merrett was generally positive regarding the proposals, but wanted further details on the cycle route connections and was also still wishing to explore further options to deliver a school playing field.
- n. Matt Quayle confirmed that the cycle connections as per the Masterplan were probably the best option. It was difficult to get the routes closer to the substation as these routes would be primary accesses and it was not desirable to have the substation as an entry structure.
- o. Andrew Lindsay questioned the amount of retail and suggested that significant footfall would be required if lots of retail was provided.
- p. Steve Davis confirmed that the retail offer was only small and the active use of the ground floor of the multi-story factory would be achieved through business focus as well as retail.
- q. Linda Hall asked for clarification of the landscape edge to the south west corner, as the security fence was undesirable, but the hawthorn hedge was a pleasant element of the landscape.
- r. Matt Quayle confirmed that the landscape strategy is to improve and rationalise the boundaries in the detailed design phase. It is recognised that the hedge is important.
- s. Katherine Atkinson asked about consideration of the overlooking of the memorial garden and this was noted as being from the upper levels of the multi story factory. Live work units had been considered, but did not work in design terms. Some parking by the garden may be introduced to provide movement and overlooking as well, plus opportunities for visitors to enjoy the facility.
- t. Tony Lee noted that the options to access the site from Racecourse Road would need to recognise that this route would be closed on race days. It was also noted that the road is heavily used by cyclists and for parking, so



CHOCOLATE WORKS

reducing the width. This was noted and had already been discussed with highways officers and an alternative access for these days was possible via Bishopthorpe Road.

- u. Alison Sinclair enquired about a cycle route through the site. Peter Brown questioned the need for a route through the site. Discussion then established that routes to and from the site were important, but routes through the site would follow the hierarchy of the streets proposed.

7. Next Meeting – Confirmed as 18th June 2009, 4:30 pm. Venue to be agreed



CHOCOLATE WORKS

NAME	INTEREST
Janet Hopton	Independent Chair
Andy Chase	Micklegate Planning Panel
David Meek	St Chad's Church Warden & Church Hall Rep
Adam Cooper (Deputy Head)	Knavesmire Primary School
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
Cllr David Merrett	Micklegate Ward
Cllr Julie Gunnell	Micklegate Ward
Eamonn Keogh	Turley Associates Planning Consultants
Peter Callaghan Grantside	Development Director Grantside Limited
Matt Quayle & Ben Allgood	Turley Associates Planning Consultants
Alison Sinclair	Resident
Ann Cox	St Chad's PCC, Church Hall, K.P.School Governor
Katherine Atkinson	CYC Community Planning
Michael Slater	CYC Assistant Director
Steve Davis	GHT Developments LLP
APOLOGIES	
David Meek	St Chad's Church Warden & Church Hall Rep
Richard Flanagan	York & North Yorkshire Chamber of Commerce
Cristina Rivas Graver	Resident & rep 214-260 Bishopthorpe Road
Glynn Drummond	Bishopthorpe Ward