

THE CHOCOLATE WORKS COMMUNITY FORUM NOTES

22nd April 2015

Knavesmire Suite, York Racecourse, 16:30-18:30pm

THESE NOTES INTEND TO CAPTURE THE MAIN POINTS MADE AND THE SPIRIT OF THE MEETING RATHER THAN A LITERAL RECORD OF DISCUSSIONS.

Present:

- AC** Adam Cooper, Knavesmire Primary School
ACox Ann Cox, St Chad's Church PCC/ Governors Knavesmire Primary School
AP Ann Petherick, Scarcroft Hill resident & Guildhall Planning Panel
AS Alison Sinclair, Resident Rep/ York Open Planning Forum/ Conservation Area Advisory Panel
BB Bill Bayliss, Architect
BM Brian Mellors, Bishopthorpe Parish Council
BW Ben Ward, Henry Boot PLC
Cllr DM Cllr Dave Merrett, Micklegate Ward Member
Cllr JG Cllr Julie Gunnell, Micklegate Ward Member
CRG Christina Rivas Graver, Bishopthorpe Road Resident Rep
DM David Meek, St Chad's Church Warden & Church Hall Rep
EM Erik Matthews, City of York Council, Development Management
HB Hamer Boot, Henry Boot PLC
JH Janet Hopton (Independent Chair)
JI John Ives, York Civic Trust/ Conservation Area Advisory Panel
KA Katherine Atkinson, City of York Council, Regeneration
KB Kate Bailey, PJ Livesey Group, Planning Consultant
LH Linda Hall, Albemarle Road Resident Rep
MS Mike Slater, City of York Council, Assistant Director & Chief Planning Officer
NJ Nick Johnson, York Racecourse
PM Peter Morris, Development Director, David Wilson Homes
RB Roger Brook, Director, Ashcroft Resident's (Management) Co Ltd (Ash House, Bishopthorpe Road)
SH Sam Henderson, York Racecourse

Apologies for absence:

- Ann Gray, Dringhouses and Woodthorpe Planning Panel
Cllr Galvin, Bishopthorpe Ward Member
Derek Gauld, CYC Regeneration
Janine Riley, CYC Conservation Architect
Tania Weston, Micklegate Planning Panel
Tina Fowler, Terry Mews

1. Notes of the last Forum meeting 03/11/14

The notes of the last meeting were accepted as correct.

2. Update on the site

- **City of York Council** Erik Matthews noted that David Wilson Homes development is underway. CYC are in talks with Henry Boot about securing the Liquor Store and Clock Tower, and Headquarter building scheme is yet to be submitted.
- **David Wilson Homes** Peter Morris gave an update on phase 1.
 - Water mains, gas and electrics are now live to the development.
 - Tree felling and surgery works have been completed in accordance with planning consent and were carried out prior to any bird nesting. The community were informed in advance. This was needed to facilitate the proposed foul water sewer connection to Bishopthorpe Road.
 - We also intend to carry out works to the development entrance (Campleshon Road) over the next few weeks and this follows on from close liaison with City of York Council. We will also coordinate the works around Knavesmire Primary School and dropping off and collection of the children.
 - In addition to the ongoing Phase 1 David Wilson Homes are currently developing the proposals for Phase 2 of the works on the back of the planning approval for this part of the project, and liaising with Henry Boot team regarding the interface, materials and levels to ensure that they correspond. No confirmed timing for entire site – rate of build will be dictated by the rate of sales.

Questions:

- **RB** traffic has been moving in and out of both entrances, as opposed to the agreed 'in at Campleshon Road, out at Bishopthorpe Road route'. The no entry sign has gone from Bishopthorpe Road entrance. Will the grass verge on Bishopthorpe Road be reinstated? **PM** Will take this back to site managers, may need to enforce the route with suppliers.
 - **DM** St Chad's Church is to meet with Archbishop regarding new vicar. Requested an approximate figure of households to forecast parish growth. **PM** to confirm number. Multi-storey factory 173 units maximum.
 - **CRG** when will Phase 1 be complete? **PM** showed completion schedule plan (accompanying pdf)
 - **LH** when will sales office be in place? **PM** delayed, working on establishing street scene, new target July.
- **Henry Boot** Hamer Boot/ Ben Ward
 - Presenting Multi Storey Factory (MSF) application today. Held open event 24/11/14 at St Chads Church, which received good feedback. Application also covers access to land to the rear of the factory, and the restoration of the formal peace garden.
 - Headquarter building, care home – advanced pre-application discussions. Intend to submit a planning application in the next month or so, which will be the subject of a separate Forum.
 - Clock Tower and Liquor store – discussing listed building application with CYC to secure these buildings whilst we explore options for these buildings. Feedback

from Environment Forum event 21/01/15 regarding Terry's Clock Tower has been passed to architects to input into the options work.

- Still looking at options for the remaining land to the south of the Multi Storey Factory.
- Greenbelt car park across road will accommodate temporary sales cabins for MSF. Henry Boot have made representations as part of the Local Plan process for various different uses.

3. Planning and listed building applications for the Multi Storey Factory (MSF) and associated land (PJ Livesey) - Kate Bailey & Bill Bayliss

- Held open day at St Chad's Church 24/04/15. This Forum meeting also forms part of the consultation on the current planning application.
- Pictures of current state of the building – damage to southern façade at ground level where factory building was attached. Need to restore face and openings.
- Attractive boulevard – public thoroughfare, planting, hard paved, designed to discourage car traffic. Levels designed to create pleasant streetscape and walkway round all four sides of the building. Parking to rear of MSF, hidden from walkway and ground level apartments.
- Central entrance will form the main access point to all apartments, glazed entrance doors at both sides, view straight through.
- Roof – plant rooms have been removed, water is seeping through the building like a sieve. Balustrades will stay on roof, single storey glazed pods will be added, set back to reduce impact and provide outside space.
- The Multi Storey Factory scheme is expected to be considered by Planning Committee on 4 June 2015. If planning permission/ listed building consent is achieved, then the first step will be to repair and weatherproof the building as a matter of urgency (summer 2015). Investigation work and supplier discussions are underway now to enable this. Phase 1 would include works to roof, boulevard façade (windows, walls) and entrance lobby. Apartments towards racecourse would be completed first.
- Character – windows provide light spaces at both sides of the building, high ceilings, columns will inform the pattern of the apartments within. Entrances, staircases, lifts will be retained and refurbished.
- Small convenience store within MSF itself.
- Peace garden will be restored, plaque reinstated, and a natural children's play area created. Public routes will connect this to the David Wilson Homes site and Bishopthorpe Road.
- BB showed examples of other PJJivesey developments, illustrating balconies, internal balconies, pod concept, roof terrace, bed shelf overlooking living accommodation below.
- Application covers external works, landscape plan, boulevard, access route to rear of factory, parking and boundaries.
- Paving is designed to fit with David Wilson Homes main route.

Discussion:

- Parking will meet 100% of York standards (1 space per 1 or 2 bed apartment, 2 spaces per 3 bed apartment, plus 25% visitor spaces), plus two huge bike stores at each end (2 spaces per apartment). Parking will all be on site. Residents will have allocated numbered space(s).
- DM pity that the building has deteriorated so much during the time delay due to the recession. It now requires massive investment, and is a high risk project. In desperate need of repair before next winter.
- Envisaged that it will take 2-3 years to complete, however build rate will depend upon sales. Hope to start work this summer.
- All apartments will have level access and lifts.
- Community is looking forward to welcoming new churchgoers and people to local activities.
- **Cllr JG** resident issues 1) concerned about Campleshon Road access. **BB** There will be no through route from Campleshon Road to MSF. 2) pressure on the capacity of Knavesmire Primary School. **KB** Section 106 agreement (S106) will set contributions to facilities such as education, play and sport. Apartments usually attract retired, or professional pre-family age groups, as opposed to families. **AC** Head of Knavesmire Primary School noted that many houses in South Bank do not have gardens, and local knowledge would suggest that these apartments would be equally attractive to families, supported by the great parks available in the surrounding area (Rowntree, Knavesmire, Peace Garden). Therefore purchasers of the MSF apartments may include families and the impact on Knavesmire Primary School may be higher than average national family demand for apartments.
- **Cllr DM** Affordable housing? **EM** CYC to check latest planning regulations. Believe that the re-use of existing buildings counts as a credit, and is not liable to provide affordable housing contribution, unless new build is added to the development.
- **Cllr DM** Section 106 agreement for the original uses (B1) proposed staged traffic management. What is the position with these issues? **BW** A new travel plan and assessment form part of the application. Primarily works to the junction with Bishopthorpe Road, making connections with cycle route opposite. Factory entrance from Bishopthorpe Road will only be for MSF vehicles, with no through access for vehicles to David Wilson Homes site. Similarly, Campleshon Road entrance will have no through access for vehicles to MSF. Foot/ cycle priority.
- **Cllr JG** Need composite plan of entire site to clarify traffic numbers and impact upon surrounding community, and how entrances will work in detail. **BM** Community want to know the traffic damage in numbers. Cannot move around old college site due to parked cars everywhere. **KB** Incorporated 100% parking on site to mitigate fly parking on Bishopthorpe Road. People want to know that their cars are safe and within the site. Additional spaces are included for visitors to the convenience store, and disabled parking near the entrance. **MS** Next forum, present a reminder of the original masterplan and Section 106 agreement implementation stages. However, we must remember that the uses in the southern part of the site are yet to be determined, so this could only be an overview of how the site may end up depending upon the final composition of uses. B1 uses are unlikely, therefore different levels and traffic patterns

from the uses on the site. This should provide some comfort regarding overall traffic generation. **CYC action for next meeting.**

- **LH** attended the guided tour of MSF in January. Thanked the Henry Boot team for the opportunity to look around. Appalled at the damage from theft and weather deterioration. Noted the urgency and time pressure.
- **LH** what is happening to land south of MSF? Balconies will look onto this site. **BW** Have marketed the site and are in talks about various options. MSF is instrumental in setting the scene for this land. Note the important long distance views into the city including the MSF. Stock piles have gone from site in past month. Concrete will be dressed and seeded in the short term.
- **MS** Timescales – MSF application is on track for the provisional Planning Committee date of 4 June (post election). **KB** Appreciate the support of CYC in understanding the urgency of the work for the building. Hope to take Planning Committee inside the building to help them understand the need to secure permission and begin works.
- **JH** Single convenience store near main entrance (2000sq.ft).
- **AP** Clock tower/ liquor store to follow? **BW** Have passed Environment Forum ideas to architect to look at options. Exploring listed building consent application to preserve (roof) and secure the buildings whilst we work on a viable use.

JH thanked Kate and Bill and the rest of the team for their contributions to the meeting.

4. Any other business

- None.

KA 27/04/15