

TERRY'S CHOCOLATE WORKS COMMUNITY FORUM NOTES

22nd July 2015

St Chad's Church Hall, 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:

JH Janet Hopton (Independent Chair)
KA Katherine Atkinson, City of York Council, Regeneration
EM Erik Matthews, City of York Council, Development Management
Cllr DT Cllr Dave Taylor, Sub for Cllr Kramm Micklegate Ward Member
Cllr JG Cllr Julie Gunnell, Micklegate Ward Member
Cllr JH Cllr Johnny Hayes, Micklegate Ward Member
Cllr SF Cllr Stephen Fenton, Dringhouses & Woodthorpe Ward Member
DM David Meek, St Chad's Church Warden & Church Hall Rep
AP Ann Petherick, Scarcroft Hill resident & Guildhall Planning Panel
LH Linda Hall, Albemarle Road Resident Rep
RB Roger Brook, Director, Ashcroft Resident's (Management) Co Ltd
(Ash House, Bishopthorpe Road)
TF Tina Fowler, Terry Mews
HB Hamer Boot, Henry Boot PLC
GL Graeme Lee, Group CEO Springfield Healthcare Group
SR Scott Royal, Resolve Public Affairs
PT Paul Thrussell, Senior Director Archial Norr
DW Danielle Wai, Interior Designer Archial Norr

The meeting was also attended by CYC student placement Charlotte Nicholson.

Apologies for absence:

Ann Cox, St Chad's Church PCC/ Governors Knavesmire Primary School
Derek Gauld, CYC Regeneration
Janine Riley, CYC Conservation Architect
Peter Morris, Development Director, David Wilson Homes
Mike Slater, City of York Council, Assistant Director & Chief Planning Officer
Christina Rivas Graver, Bishopthorpe Road Resident Rep
Cllr Kramm, Micklegate Ward Member
Alison Sinclair, Resident Rep/ York Open Planning Forum/ Conservation Area Advisory Panel

JH welcomed the new ward Councillors to the forum.

1. Notes of the last Forum meeting 22/04/15

- DM had not received confirmation of number of households from David Wilson Homes to forecast parish growth. EM: 320 dwellings for David Wilson Homes and maximum of 173 apartments in Multi Storey Factory.
- EM explained that there was no requirement upon PJ Livesey Group to provide affordable housing in the Multi Storey Factory due to the introduction of the vacant building credit by the government, which incentivizes brownfield development on sites containing vacant buildings. 20% of the 320 dwellings will be provided by David Wilson Homes on their part of the site. Cllr DT: is there scope for affordable housing on other parts of the site? HB: still investigating options for south side of site. EM: if residential came forward on the southern part of the site then there would be a requirement for affordable housing.

A summary sheet regarding traffic matters based on approved schemes to July 2015 was tabled in response to items raised at the last meeting. Also attached is the tabled highway drawing.



Letters arising TCF 13010_H3001-P4.p
22/04/15 T... df

- LH: pleased with bus shelter provision, but what bus services will run? Member of bus user group where is has been noted that bus services are 'under discussion'.
 - *UPDATE: Bus Services 11, 21 & 26 run past the Terrys site.*
 - RB had been told that no extra public transport provision had been made.
 - *UPDATE: Planning applications on the Terrys site have secured improved waiting facilities at stops on Campleshon Road and Bishopthorpe Road consisting of shelters, timetable cases, real time BLISS displays, Kassel kerbs and areas of hardstanding. There are no obligations through the planning consent or S106 Agreement at this time to increase the level of public transport serving the site.*
 - Cllr JG/ Cllr DT: would like highway officer update on impact on rest of Bishopthorpe Road, Campleshon Road crossing.
 - *UPDATE: A public consultation exercise was undertaken for the crossing improvements on Campleshon Road. The public consultation letter and drawing are attached for information.*
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- External consultation letter.d
campleshon_V2.pdf
- RB: would like to see Highway Authority reduce speed from 40 to 20 along Bishopthorpe Road near site entrance, still 40mph just 100m before this main access. A pedestrian crossing on Bishopthorpe Road would help traffic calming/ reduce speed (in relation to the new care home application's split parking, part on site and part across Bishopthorpe Road).
 - *UPDATE: Any reduction in speed limit would need to be supported by physical measures to ensure that the 20mph limit was self enforcing. There are no obligations on the development/developer to fund such measures and as such they would need to be considered, funded and implemented by CYC*

- *UPDATE: The outline S106 for the Terrys site did not provide for any physical works nor funding to provide a pedestrian crossing point on Bishopthorpe Road. Any works/funding secured from the headquarter building would need to be in accordance with national planning guidance in terms of being necessary, reasonable and proportionate to the development being considered at that time*
- TF: Exit/ entrance is supposed to be exit only during construction period. RB: 'Do not enter' sign was removed. Peter Morris was to liaise with site management after the last meeting, but nothing has happened, the sign is still missing and lorries are still going in and out. TF: This entrance will revert to a footpath post construction.
 - *UPDATE: Awaiting feedback from Peter Morris, David Wilson Homes*

The notes of the last meeting were accepted as correct.

2. Updates on the site

City of York Council (Erik Matthews)

320 dwellings and retail area are approved for David Wilson Homes site. Marketing has begun with a high volume of interest and development is underway. Permission for Multi Storey Factory has been issued, for a maximum of 173 apartments and retail area.

David Wilson Homes

Some members had attended the launch event on 16th July to visit the show home, sales office and some of the first flats.

Henry Boot (Hamer Boot)

- Permission for Multi Storey Factory (MSF) has been issued and PJ Livesey are keen to start as soon as possible. In tandem to working on the MSF building, the access from Bishopthorpe Road into the site will be improved, the formal peace garden will be restored, a children's play area created, as well as infrastructure and drainage works.
- Headquarter building scheme for a care home was submitted on 17th July.
- Clock Tower and Liquor Store – applied to discharge conditions to weatherproof and secure these buildings whilst we explore options for their use. Listed building application for roof repair of Liquor store. Committed to restoring the clock in the clock tower – awaiting detailed study. Hope to market these buildings now that the surrounding uses are known.
- Still looking at options for the remaining land to the south of the Multi Storey Factory. Site clearance works are now complete.

Discussion

- DM: pleased permission has been given to commence repairs to MSF.
- Cllr DT: what will the improved access from Bishopthorpe Road entail? HB: Improving the road on site, and discussing possible voluntary improvements to entrance way with highways engineers.
- Cllr DT: Important that views are retained. EM: The retention of views from the approach from Bishopthorpe village was a condition of the original scheme.

3. Headquarters Building application for a care home – Graeme Lee (Springfield Healthcare Group) and Paul Thrussell, Danielle Wai (Archial Norr)

- Submitted a full application to CYC for conversion to create a 102¹ care bed village, which will provide a selection of different care types over 3 floors.
- Have taken on board feedback from open day, previous forum, officers and conservation and heritage groups who are supportive of the proposed internal and external treatments of the building. The cellular nature of the building lends itself to larger rooms than standard (25^{m²} as opposed to 18^{m²}).
- Glazed atrium will be preserved and become an internal market square, with 6m artificial trees to make it feel like an external space, street lamps to create mood lighting and an environment that maximizes wellbeing.
- Seacroft scheme in Leeds restored a building in extreme disrepair from the ‘heritage at risk’ register. Created a care village, on the village green, in the heart of the community. It is now full with residents including short/ medium/ long term care, rehabilitation, residential care, learning disabilities and acquired brain injuries. Opportunity to merge and breakdown the barriers of care. Public can use bistro, coffee shop, cinema, gym, they can help, volunteer, and be proud to be part of the care community. Fully occupied.
- A mansard roof has been designed to be unobtrusive to the original building.
- Timescales – if get permission in November, 13/14 month build, open January 2017.
- CYC interested in commissioning a number of care beds, Gary Brittain to visit Seacroft scheme.
- Care will be zoned by floor/ part floors. 3 will be ‘close care’ apartments (rent not sale).
- Working with a professor at Stirling University on how to enhance life through good design. How people react to buildings. How features can help people to navigate, recognize and remember places. People should be stimulated – cinema, café, restaurant, gym, sweet shop, spa, nail bar, hairdresser, activity area for people to make things, outdoor roof terrace/ garden, pub, day space overlooking active streets outside. Create a real, but safe environment.
- Care facility represents light traffic use.
- 5 parking spaces will be in front of the building for disabled, drop-off and deliveries, with a further 22 spaces across the road. Looking at the detail of the road crossing.
- DW: will keep as many features of the building as we can, flooring, door, fixtures and fittings. Design is based around the importance of keeping stimulated. Artificial trees aim to bring down the height of the huge space, facades and shop fronts help people to differentiate and navigate.
- Aiming for national recognition in changing the way people see elderly care, encourage visitors and use of facilities.

¹ “Full planning application for the change of use of former Terry’s Chocolate Works headquarters building to create an 82 no. care bed and 8 no. care apartment care home, with roof top extension and associated car parking and landscaping” (102 registered beds = 82 care units which equate to 92 care beds and 8 care apartments which accommodate 10 people)

Discussion:

- DM: absolutely fantastic
- TF: shame we cannot pass the plans today, 'live to 120, come to us'
- RB: are all facilities open to the public? GL: Residential areas will be private, entrance and market square will be open at certain times. Seacroft opens to public four times a week.
- Cllr DT: fabulous building and features, very much support, light use traffic is a good thing, will study Mansard roof in detail. Stained glass restoration skills are available in York. GL: Will look for skills in local market, often skill shortage, two York firms want to tender for work. 470 people attended Seacroft open day, 40% from local community wanting to see the transformation of the former school. Intend to create before, during and after photographic content from Terry's archive and Borthwick Institute.
- LH: Have discussed previously how the development will integrate with South Bank. The care home will be part of the Chocolate Works community. Is there scope for inviting elderly people in to participate in activities, and increase integration? Convenience store Campleshon Road will draw people in too. HB: MSF will include a commercial unit, and the ground floors of Liquor Store and Clock Tower could be commercial units too – convenience shop/ café etc depending on the market. GL: Neighbourhood Network Meetings are held in Seacroft building. Encourage community to participate and use facilities. Hold events, collect and bring any of the elderly community who are alone at Christmas to Seacroft to join them for dinner on Christmas Day. Cllr JH: There are shops and facilities on Bishopthorpe Road, residents will enjoy getting out to use real facilities too, flow should be 2 way to support local businesses too. GL: Agree, and we use local supplies where we can. DM: St Chad's Church and Southlands Chapel organize visiting and would get involved. RB: are there opportunities for volunteers to help? GL: Always need help to take residents out to events and activities such as the theatre.
- Cllr JG: Large retail Tesco/ Sainsburys type stores would not fit the area.
- Seacroft residents split 65- 70% private to 30-35% social services with top-up. York split will depend upon CYC contract, which could be in the region of 30+ care beds.
- Will be funded by Springfield Healthcare, bank and Business Growth Fund which is a private equity fund to help small to medium sized businesses to grow.
- RB: What is the rate per room? Not bed price, assessed depending on care needs, from £500 to £1000+, average £700 per week.
- TF: phenomenal thought, expertise, detail, love has gone into this application.
- GL: Change by action – build it and they will come. Will attract recognition through the Business Growth Fund.
- JH: integrating with the community is important, need to be out and about, and get to the shops on the bus. With the emphasis on dementia, outdoor active gardening space is important. DW: An external garden is proposed on the roof terrace. An aroma garden is being considered to provide stimulation and help people to remember memories.
- JH: Must the trees be artificial? GL: Root base and growth for 6m trees would be impossible. They are very realistic. TF: Feng shui energy and healing properties of an artificial tree is the same as a real tree.

The proposals were very well received by members attending the forum meeting.

JH thanked the team for their contributions to the meeting.

4. Any other business

- None.

KA 28/08/15