

Notice of meeting of

Heslington & Fulford Ward Committee

To: Councillors Aspden and Levene

Date: Monday, 27 February 2012

Time: 7.00 pm

Venue: St Oswald's Primary School

AGENDA

1. Drop-in Surgery

Cllr Keith Aspden
Cllr David Levene
Sgt Donna Musgrove
PC Andy Thompson
PCSO Jon-Mark Buchanan
Sally Cawthorn, Senior Major Developments Projects and Initiatives
Officer, CYC
Robin McGinn, Persimmon Homes
Rachel Stewart, Street Environment Officer, CYC
Kate Bowers, Head of Neighbourhood Management, CYC
Ted Schofield, Neighbourhood Support Officer, CYC

The above attended the Surgery to talk about issues in the ward.

Cllr Keith Aspden, as chair, welcomed residents to the Ward Committee meeting and ran through the arrangements. He thanked Fulford Parish Council for distributing a newsletter informing residents of the meeting, which reflected in the good attendance.

2. Safer Neighbourhood Team Update

PCSO Jon-Mark Buchanan spoke about police issues in Heslington.

Crime has fallen in the last year in Heslington; Between 2011 and 2012 victims of crime reduced from 178 to 107. (This figure includes the university). Significant effort is made to educate students concerning cycle theft and action is taken to ensure the use of cycle lights, fixed penalty fines of £30 are issued to any person cycling without lights.

The following questions were asked:

Has the graffiti problem been resolved?

- The response was given that particular graffiti aimed at an individual had been dealt with.

Could a sign be put up at the zebra crossing by the golf club, to warn students not to ride across the crossing, as this is extremely dangerous?

- Yes this would be possible.

Could lighting be improved at this crossing, for safety reasons?

- This request would need to be referred to the council and to the university. Cllr David Levene said he would look into this issue.

Could barriers be used to prevent this happening?

- Although this was possible, these barriers tend to restrict access for wheelchair users.

Sgt Donna Musgrove spoke about police issues in Fulford. The following points were made; crime increased this year by only 7 incidents; assault against a person has increased, however these incidents related mainly to domestic violence rather than incidents on the street. , burglary has decreased. Events have been held to raise public awareness of crime.

The following questions were asked:

What can be done about cars speeding on Love Lane?

- The police should be informed by ringing 101 immediately and they will investigate. Cllr Keith Aspden added that a Traffic Monitoring Form could be used to note incidents, and the council did respond to

information received with installing anti-speeding measures when appropriate.

3. Germany Beck Proposed Development Update

Cllr Keith Aspden noted that there were many residents that wanted to ask questions, and that he would ensure that everybody got to ask the developers and the Council what they wanted in a timely manner.

Robin McGinn from Persimmon Homes showed a powerpoint presentation about Germany Beck and answered questions. Sally Cawthorn also answered questions.

The following questions were asked:

Is there any point in complaining?

- Sally Cawthorn responded that the council wanted to hear people's views and they would be taken into account.

What is happening about the access road via Main Street?

- Robin McGinn responded that the access route formed part of the outline application in 2007 and this could not be changed.

How is air quality to be maintained?

- Sally Cawthorn responded that the council has responsibility for air quality; this does not currently form part of the reserved matters planning application.

Is a time extension likely, as the Fulford Parish Council will object in detail to this application?

- Sally Cawthorn responded that she did not know if there was any leeway on the deadline of 5 March 2012 and suggested that any individuals seeking an extension should contact the Development Management Team.

Can the number of houses in the application be changed?

- Robin McGinn responded that the number agreed in the outline planning permission was "approximately 700".

Why has there not been more consultation on this development?

- Robin McGinn responded that flyers had been distributed, posters put up and public meetings advertised in the press. The Parish Council had

been informed, and consultation documents were available in the local library and at a local hotel.

- Sally Cawthorn also responded that CYC have followed its statutory duty in terms of consultation.

Will there be a consultation with residents of Low Moor Lane?

- Robin McGinn responded that a Community Forum had been established and that this was a mechanism to deal with resident comments and questions.

How will the schools cope with extra pupils?

- Cllr Keith Aspden responded that the education community was looking at what plans needed to be put into place for local schools, but that much work still needed to be done. Although St. Oswald's Primary had footings for an extension from when it was built, Fulford School was now starting to look at the plans, including any provision for a Community Sports Hall.
- Sally Cawthorn also informed the meeting that an education contribution as part of the legal agreement was required from the developer

What about flooding? Where will flood water be sent?

- Robin McGinn responded that flood attenuation works were planned, and that the three ponds within the Nature Park would absorb the water.

Is the A19 going to be raised?

- Robin McGinn responded that this was so, and Persimmon Homes would make a contribution towards this cost.

Will Persimmon Homes provide assurance that insurance premiums for existing householders would not rise due to the increased risk of flooding, as they have a moral duty to do?

- Robin McGinn responded that Persimmon Homes had no influence over the premiums set by insurance companies.

The road onto the A19 – has this been decided?

- Robin McGinn responded that the location was approved as part of the outline consent. The exact construction details need to be submitted and approved by CYC prior to works on site beginning.

The bus lane onto Low Moor Avenue – a brand new cycle track will cut across this?

- Sally Cawthorn responded that she would inform the relevant officer , however the resident raising the issue advised she had already passed the information on to the relevant officer .

York Core Strategy flood maps show areas – why can we not comment on flooding?

- Sally Cawthorne responded that although the matter of flooding was dealt with at the outline planning stage. if the Development Management Officer, determined that additional information was required to update the Environmental Impact Assessment then further comments could be submitted by residents.

What percentage of the cost of raising the road will be paid by Persimmon Homes?

- Robin McGinn responded that his recollection of the contribution from Persimmon was in the amount of £250,000. However a resident stated that their understanding was that the contribution had been agreed at £136,000.

What will you do if you discover a site of archaeological interest on the site?

- Robin McGinn responded that Persimmon would address this eventuality should it arise based on advice from the City of York and from English Heritage.

Is English Heritage registering the site? Would the planning application have been allowed if it had been registered earlier?

- Robin McGinn responded that this depended on the particular issues and each case was considered separately.

Will flood water run off into existing properties?

- Robin McGinn responded that this would not be the case.

Because Fulford is a Georgian village, and its character will be unalterably changed by this development, has every other possible site for development been investigated?

- Sally Cawthorne responded that this site was a longstanding housing allocation, inherited from Selby and as it now had planning permission alternative site investigates were not required .

What proportion of the development will be affordable housing?

- Sally Cawthorn responded that 35% would be affordable.

Who will carry out the Air Quality Survey?

- Sally Cawthorne responded that air quality management was the responsibility of the Council and Robin McGinn added that if the Environmental Impact Assessment needed updating on that aspect the work would be commissioned by Persimmon Homes and carried out by independent consultants to professional standards.

What does flood attenuation mean?

- Robin McGinn responded that the flood water would run off into large pools in the Nature Area.

Cllr Keith Aspden agreed with residents that City of York Council Planning Department should have sent a formal notification to all households in Fulford ward, as the development affected all residents in the area in different ways. Cllr Aspden thanked Fulford Parish Council for their newsletter, which did go to all households with advice about the application. City of York Council stated that notification to all households was not a statutory requirement.

All the issues discussed tonight were raised at the initial planning application meeting. Could you please explain which of our comments could have an effect at this stage?

- Sally Cawthorne responded that landscaping, the siting, layout and design of houses were open to discussion and covered examples of these.

Has Farmer Atkinson sold any more land for development?

- Robin McGinn responded that he had not.

Why are more sustainable houses not being built? What about the environmental impact of bringing building materials into the site?

- Robin McGinn responded that the council would ultimately control what materials were used, but that Persimmon had not yet reached the point where the issue needed consideration. .

If this development goes ahead, the view from our house will be blocked by a three-storey block of flats. These are out of character for Fulford, where the only three storey buildings are on Main Street.

- Robin McGinn responded that the master plan including these flats could not be changed.

Do these flats constitute the affordable housing?

- Robin McGinn responded that this was not the case, the affordable housing would be scattered throughout the development.

Where are the details of the plans and technical schedule?

- Cllr Keith Aspden responded that these were available on the Planning Portal (www.york.gov.uk/environment/Planning)

The sustainability of these houses is set at Code 3, which has been described as “excellent”. However there are codes of 4, 5 and 6 that represent a much higher level of sustainability. In a few years time all houses being built will have to reach Code 6. Why are they not being built to a higher standard?

- Robin McGinn responded that Persimmon Homes were required to build to Code 3 and that is what they would do.

Will the homes be suitable for the elderly?

- Robin McGinn responded that all homes would be built according to “lifetime homes” standard, and that there would be bungalows in the development.

Will houses be built according to old building regulations?

- Robin McGinn responded that they would be built according to the latest regulations.

If the building regulations have changed since the application was first made, why can we not question other matters concerning the development?

- Sally Cawthorne responded that the Secretary of State allowed a five year time period for the reserved matters planning application to be submitted.

4. University Road development update

Cllr David Levene announced that there would not be a presentation concerning the University Road development.

One question was raised, which concerned the Village Design Statement. This makes clear that the planned route of a cycle track across the middle of Church Fields is not acceptable, and that there were alternative routes.

Cllr David Levene responded that this would be taken into account but there was nothing more to be done at present.

5. Street Environment Team Update

Rachel Stewart introduced herself as the new Street Environment Officer for Heslington and Fulford.

The following questions were asked:

Thank you for prompt action over Mast Fields. However, I have picked up waste material on the site which is fifty to sixty years old.

- The response was given that Rachel would talk to the Contaminated Land officer to see if they needed to look at the site again.

What do you do about fly-tipping?

- The response was given that Street Environment would respond if notified by a call to 551551.

Are the advertising boards on roundabouts legal? Can we request not to have them?

- The response was given that if they include “sponsored by” and a name, they are legal, and have been paid for. Otherwise they are not. The income from the sponsorship provides funds for the upkeep of the roundabouts.

What about the poor lighting in Delwood?

- Cllr Keith Aspden responded that this was not just a problem in Delwood, but across Fulford and the city, as following a safety survey City of York Council had authorised a large number of street lights to be cut down without a replacement plan. He reported that although funding should now be found in the financial year, it was important for residents to put forward the locations in Fulford to be replaced.

Can horses on the roadside (belonging to travellers) be moved?

- The response was given that Street Environment do not have powers to move animals but they do work with the Animal Health team in these matters.

6. Neighbourhood Management Unit - restructure update

Kate Bowers, Head of Neighbourhood Management, spoke about recent developments in Neighbourhood Management.

The following points were made;

Over the last 14 months a pilot has been carried out in the west of the city. As part of this, Ward Profiles have been created, refreshing the ambitions of the wards annually. The central approach is to work through ward teams, with residents and other partner organisations to deliver better services. For instance the Neighbourhood Management Unit has worked with Future Prospects, the Citizens' Advice Bureau and Benefits Advice. One of these initiatives has been for the Citizens' Advice Bureau to provide outreach sessions in communities.

Cllr Keith Aspden gave a summary of the proposed changes, with a reduction in the number of YourWard newsletters, a significant cut to Ward Committee grants and the centralisation of community and voluntary sector grants. Cllr Aspden reported that he was very concerned about the changes and the impact on local residents opportunities to be involved in local decision making. He estimated this would reduce the grant to Fulford Ward to £1,300 next year.

Kate Bowers pointed out that a central pot of money (the community and voluntary sector fund) would be open to all wards for bids.

The following questions were asked:

Why has Participatory Budgetting been removed?

- Kate Bowers responded that resident participation in service delivery would continue and would be delivered in a new way to supplement the existing PB process.

Why have we not been consulted on the changes in Neighbourhood Management?

- Kate Bowers responded that the public would be consulted when there were firm proposals on which to consult.

Residents reported that they disagreed with this approach, and felt that the current Ward Committee system – including their votes for schemes last year – had been working well.

What is the current staffing level of the Neighbourhood Management Unit?

- Kate Bowers responded that it was currently 14, and that full consultation with staff was required before a structure was proposed.

How will Ward Committees be advertised in future, as we no longer receive the Your Ward leaflet?

- Kate Bowers responded that notification had been sent out with Your Voice, and that Your Ward was available online. She went on to say that a full review of the process for producing and delivering Your Ward was underway and that notification of future meetings would be delivered to households across the city.

What do the changes mean for the Fulford in Bloom grant for next year?

- Cllr Keith Aspden replied that unfortunately any schemes already voted for, including for Fulford in Bloom, looked highly unlikely next year due to the significant reduction in the funding and that this was a great shame.

7. Have Your Say!

The following issues were raised:

What can be done about cars parking in front of Delwood Garages? These are often blocking access and preventing cars from entering or leaving the garages.

- Cllr Keith Aspden agreed this was a difficult issue and would be pursued.

How much will the new road cost for the Germany Beck Development?

A definitive cost could not be given.