

City of York Council	Committee Minutes
Meeting	Economy & Place Scrutiny Committee
Date	17 January 2018
Present	Councillors N Barnes (Chair), K Myers (Vice-Chair), D'Agorne, Aspden, Funnell, Gates and Hunter

30. Declarations of Interest

Members were asked to declare at this point in the meeting any personal interests not included on the Register of Interests, any prejudicial interests, or any disclosable pecuniary interests, which they might have in the business on the agenda.

Cllr D'Agorne declared a personal, non-prejudicial interest in Agenda Item 7 (Use of Volunteers in Economy and Place Directorate: Briefing Note), as a Sustrans volunteer.

31. Minutes

It was reported that an early draft of the minutes of the last meeting had been attached to the agenda in error. The correct version had now been circulated to Members and would be published to the website.

Resolved: That consideration of the minutes of the meeting held on 28 November 2017 be deferred to the next meeting of the committee.

32. Public Participation

It was reported that there had been one registration to speak at the meeting under the Council's Public Participation Scheme.

Anthony Wicks spoke in relation to agenda item 5 (CYC Flood Defences Action Plan – Biannual Update). He expressed concern about potential future flood levels in the B16 flood cell area (New Walk) downstream of the Foss Barrier, and the efficacy of the action proposed to address this.

33. Presentation on Ongoing Major Projects

Members received a presentation from the Head of Design, Conservation & Sustainable Development and the Commercial Project Manager on the

progress of major projects across the council, namely: York Central, the Castle Gateway, the Guildhall, the Housing Delivery Programme and the Outer Ring Road.

Slides from the presentation were to be circulated to Members after the meeting and made available to view on the council's website. *[Note: the slides have now been published online as an annex to these minutes].*

During the discussion that followed, Members queried aspects of the York Central and Guildhall projects, to which the Officers responded as summarised below:

York Central

- a) Despite the number of homes proposed, the development was expected to result in relatively low levels of additional car ownership and traffic generation, given its location in a central area well served by public transport.
- b) There was a proven demand for the extensive office space offered by the development, with businesses looking to re-locate to high-grade, modern format accommodation.

Guildhall

- Proposals for the operation of the restaurant space, which would be large enough to accommodate up to 100 'fine dining' or 120 'family dining' covers, must be compatible with the council's aspirations for the project as a whole.
- The business area would initially be operated in-house by the council, as agreed by the Executive.

Resolved: (i) That the information provided in the presentation and responses to questions be noted.

(ii) That highlights of further progress on these projects be reported to the committee at key stages in the process in future.

Reason: To ensure that the committee has an overview of the progress of these major projects.

34. CYC Flood Defences Action Plan - Biannual Update

Members considered a report on the flood defence work being carried out by the Environment Agency (EA) across the city following the flooding in December 2015. The Council's Flood Risk Manager and an officer from the EA were present to answer questions and gather any feedback from Members.

Annex 1 to the report summarised activities carried out since the last update on 4 October 2017 to progress the delivery of new or upgraded flood defences in the city, including a review of high level options for each of the 29 'flood cells' within York and the approach taken to prioritise measures across these cells. Annex 2 set out the latest progress against each action arising from the York Flood Inquiry.

In response to questions from Members, Officers confirmed that:

- The EA was costing the proposed work in detail to determine whether it could all be carried out within the £45m provided by government, or whether additional funding would be required.
- Action would be prioritised in terms of properties at risk and damage consequent upon flooding, rather than seeking to 'favour' certain areas by diverting the water flow to others.
- Information on the drone survey of Fulford would be made publicly available to residents.
- Consideration would be given to timing the works to ensure they coincided where possible with other roadworks etc., to minimise disruption to residents.

Officers stated they were aware of the matters raised under Public Participation and were committed to working with residents to address these and all concerns expressed during consultation.

Resolved: That the update report and the additional information provided at the meeting be noted, and that a further update be received in the summer.

Reason: So that Scrutiny Members can maintain an overview of the work on flood defences across the city.

35. Park & Ride Operator Procurement Update

Members considered a report which provided an update on the successful procurement of a new Park & Ride (P&R) contract for the period 2018-2026, together with details of changes to the current P&R service.

Executive had approved the award of the new contract to First York on 18 May 2017 (Minute 160 of that meeting refers), with a start date of 1 February 2018. Key features of the new service were set out in Table 1 at paragraph 7 of the report. These included the introduction of 3 fully electric buses, compliance of all diesel buses on the network with Euro VI standards and replacement of 9 articulated buses with double-deckers, to achieve fuel efficiencies. In addition, contactless ticketing would be

introduced in February and secure overnight parking would be made available at Askham Bar and Monks Cross during 2018/19.

In response to questions from Members, Officers confirmed that:

- Security arrangements for overnight parking would include fencing, barriers and 24 hour CCTV linked to the city-wide system;
- There would be the opportunity for First York to provide a cafe and / or kiosk at P&R sites;
- Officers would continue to explore further potential opportunities for the service with First, such as links to the hospital and extended evening hours for cultural events, including the Rose Theatre;
- First's performance would be monitored by the council via regular review meetings and the submission of performance data.

Resolved: That the report and additional information be noted.

Reason: To ensure the committee remains informed on the operation of the P&R service.

36. Use of Volunteers in Economy and Place Directorate: Briefing Note

Members received a briefing note which provided an overview of services within the Economy and Place Directorate that already had input from volunteers and identified service areas that could benefit from more volunteer involvement.

Service areas where volunteers were currently used were set out in paragraphs 4 to 11. Numbers of registered volunteers, mostly working as snow wardens and / or as gardeners, litter pickers and 'lockers / unlockers' of parks, were provided in paragraph 11. It was noted that the Communities team acted as the overall lead within the council in respect of all volunteer services.

Members were invited to consider whether there were any aspects of volunteer involvement that it would be appropriate for this committee to scrutinise further. They concluded that this was an area more suited to the remit of the Children, Education & Communities Scrutiny Committee, should that committee wish to include it in their work plan.

Resolved: That the report be noted.

37. Workplan 2017/18

Members considered the committee's work plan for the remainder of the 2017/18 municipal year.

No changes were requested to the plan, but in response to issues raised during the discussion the Scrutiny Officer confirmed that:

- A representative from Make it York (MIY) would normally attend for one of the MIY bi-annual updates;
- A visit to the Allerton Park Waste Recovery Treatment Centre would be arranged for committee members in March.

Resolved: That the work plan be approved.

Reason: To ensure that the committee has an agreed programme of work in place.

Cllr N Barnes, Chair

[The meeting started at 5.30 pm and finished at 7.45 pm].

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Presentation on Ongoing Major Projects

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YORK'S MAJOR PROJECTS

Presentation by:

**Andy Kerr
David Warburton**

**Commercial Project
Managers**

**Regeneration and
Asset Management**



Supporting York's Ambitions

- York has an ambition to be a **prosperous city for all** - where local businesses can thrive and residents have good quality jobs, housing and opportunities
- Our major developments support this challenge, delivering homes, retail, office and leisure space, whilst retaining the unique character of the city

The Projects

- York Central
- Castle Gateway
- Guildhall
- Housing Delivery
- Outer Ring Road



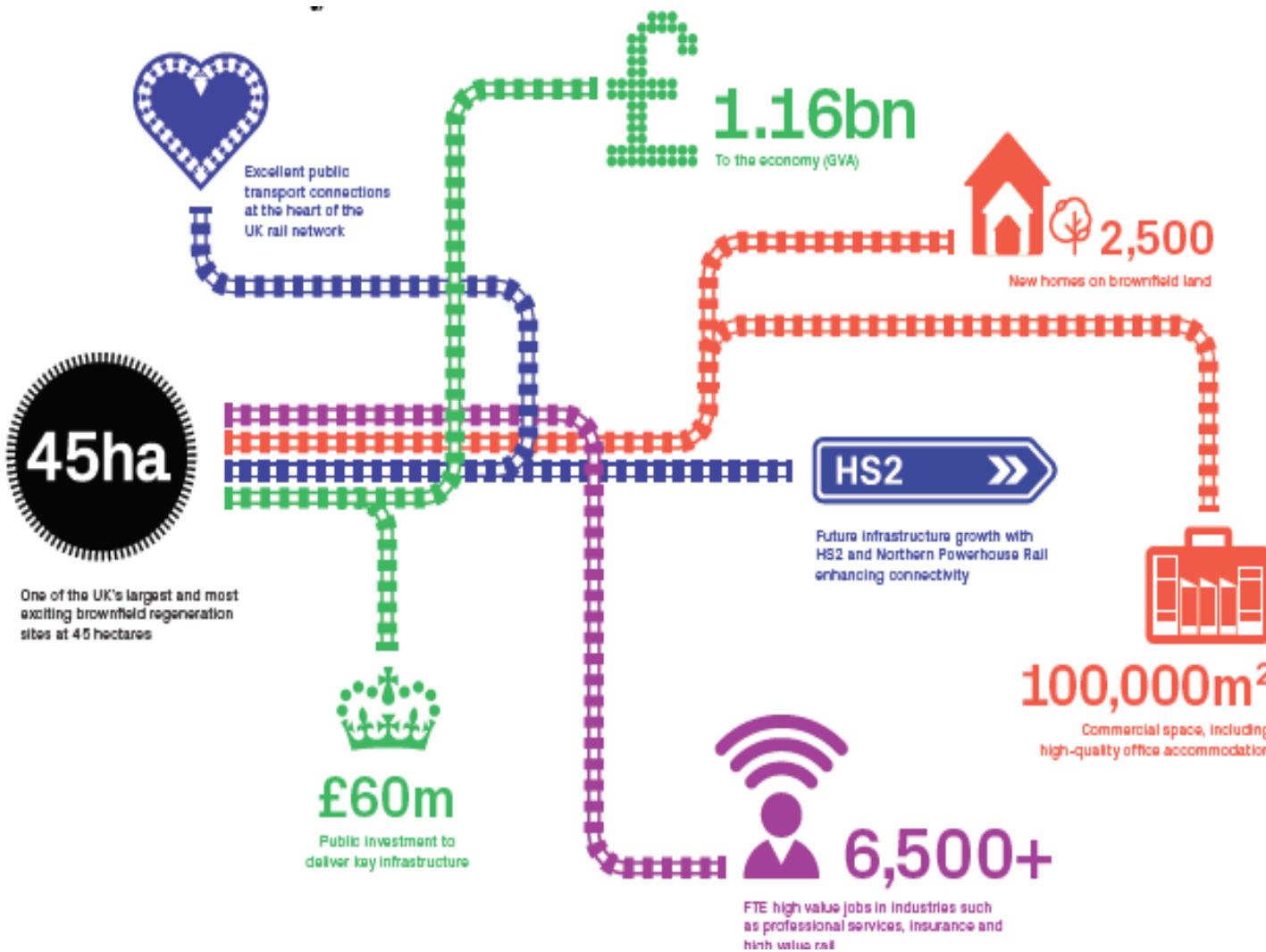


YORK CENTRAL

YORK CENTRAL PARTNERSHIP VISION

Inspired by the city's wonderful railway heritage and historic character, York Central will be a unique district of new spaces and places that stimulates further cultural and economic prosperity by connecting residents and visitors, new, young and old.

YORK CENTRAL KEY FACTS



BEING DELIVERED BY A UNIQUE PARTNERSHIP

The national rail infrastructure agency and largest single landowner on the York Central site.



The Government's agency responsible for funding housing and helping manage public land.



Leading UK museum with allied £50m masterplan. Major occupier currently welcoming 750,000 visitors annually.



Catalytic role unlocking significant funding streams inc £44.7m already secured plus potential Enterprise Zone retained business rates.



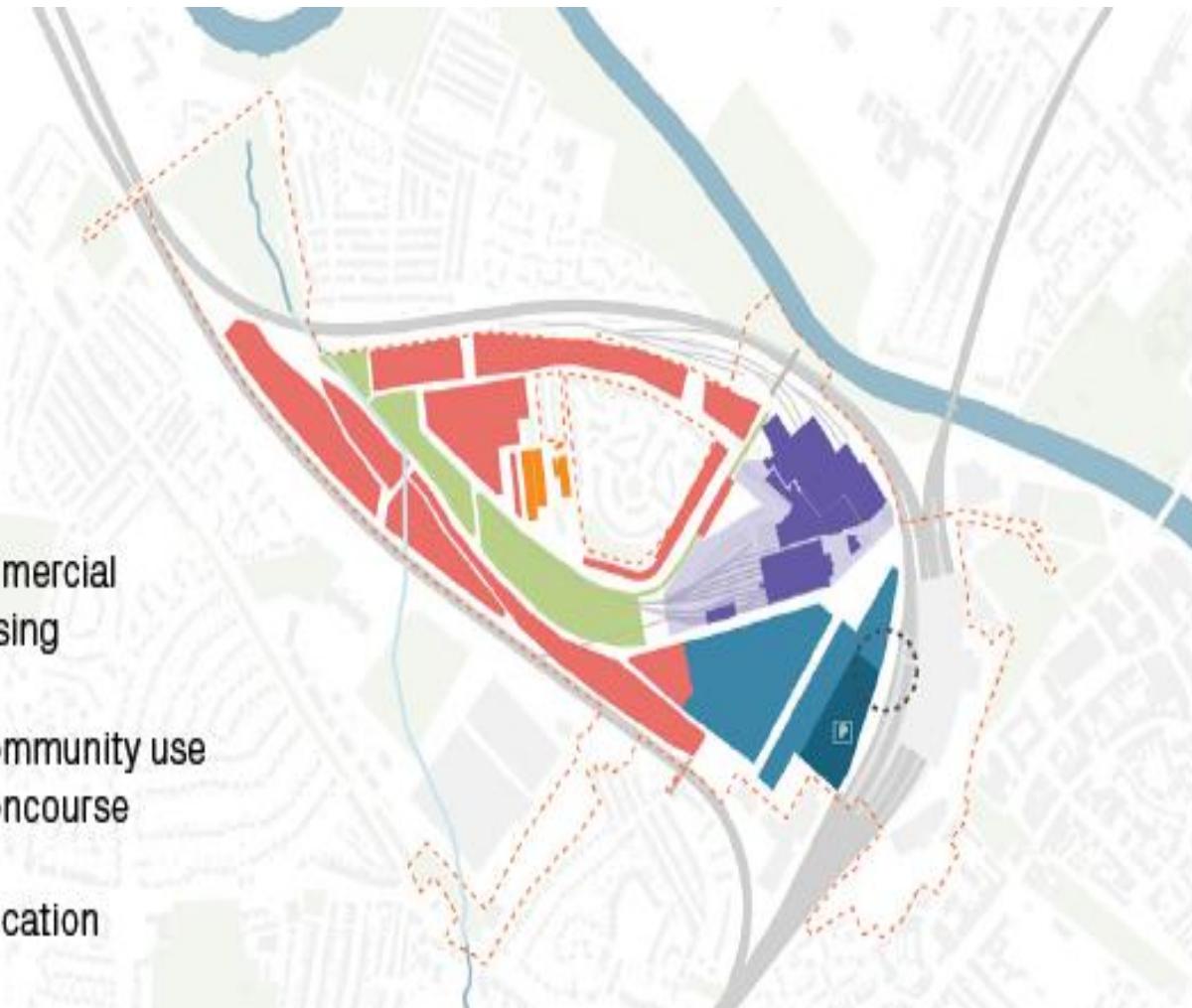
PROJECT OVERVIEW



- One of the largest brownfield regeneration sites in England
- Located adjacent to the city's existing retail/business core
- Designated as UK Housing Zone and Enterprise Zone
- New city centre residential and business neighbourhoods
- New public realm and open spaces
- New western entrance to the railway station
- New high quality CBD to grow the city centre and economy
- Significant infrastructure funding already secured

DEVELOPMENT OUTLINE

- York Central site
- NRM buildings
- Predominantly commercial
- Predominantly housing
- Park
- Potential school/community use
- Potential station concourse
- Holgate Beck
- Potential parking location



MUSEUM SQUARE AND COAL DROP



KEY CHALLENGES FOR THE SITE



Opportunities

Homes
Parks
Employment
Public space
Landscape
Heritage & culture
Location

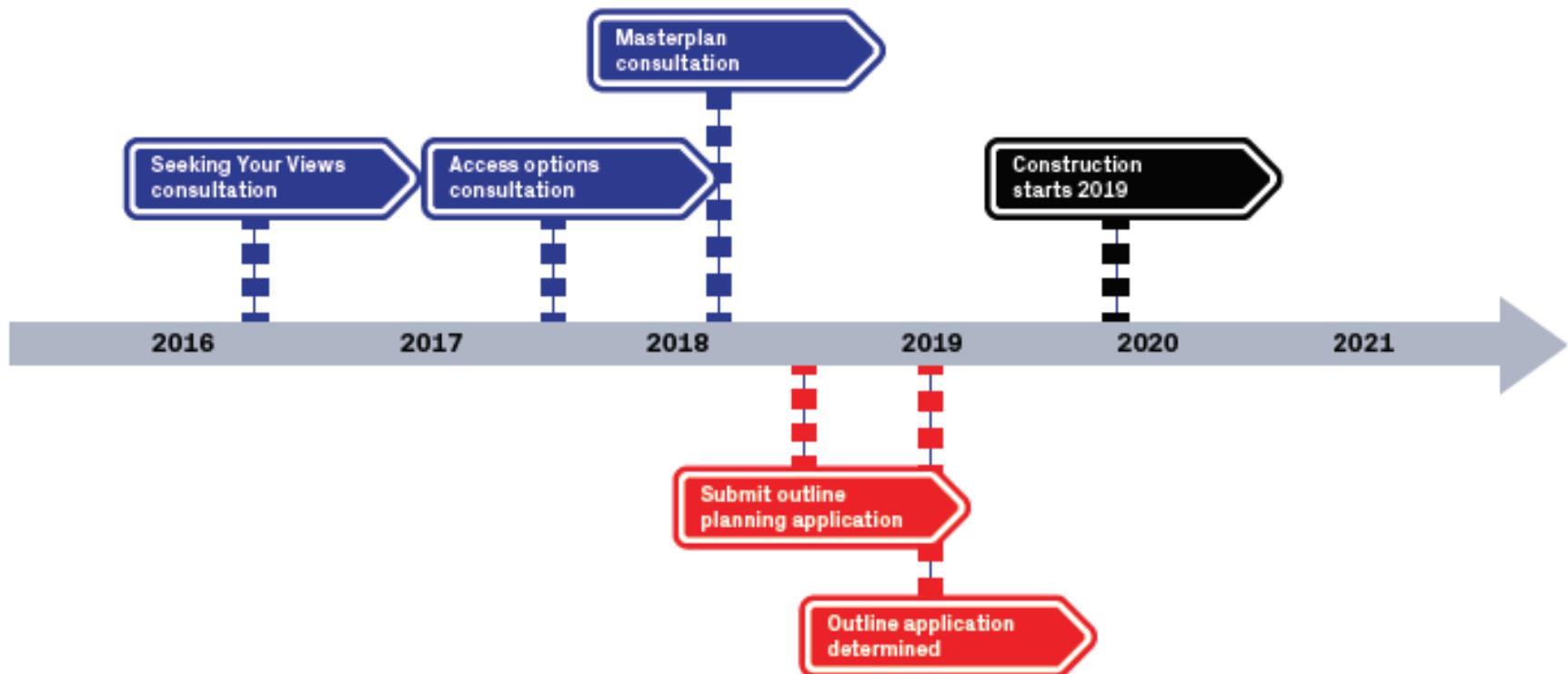
Constraints

York Yard South
Land
Flood risk
Heritage

DEVELOPING THE FINAL ACCESS ROUTE

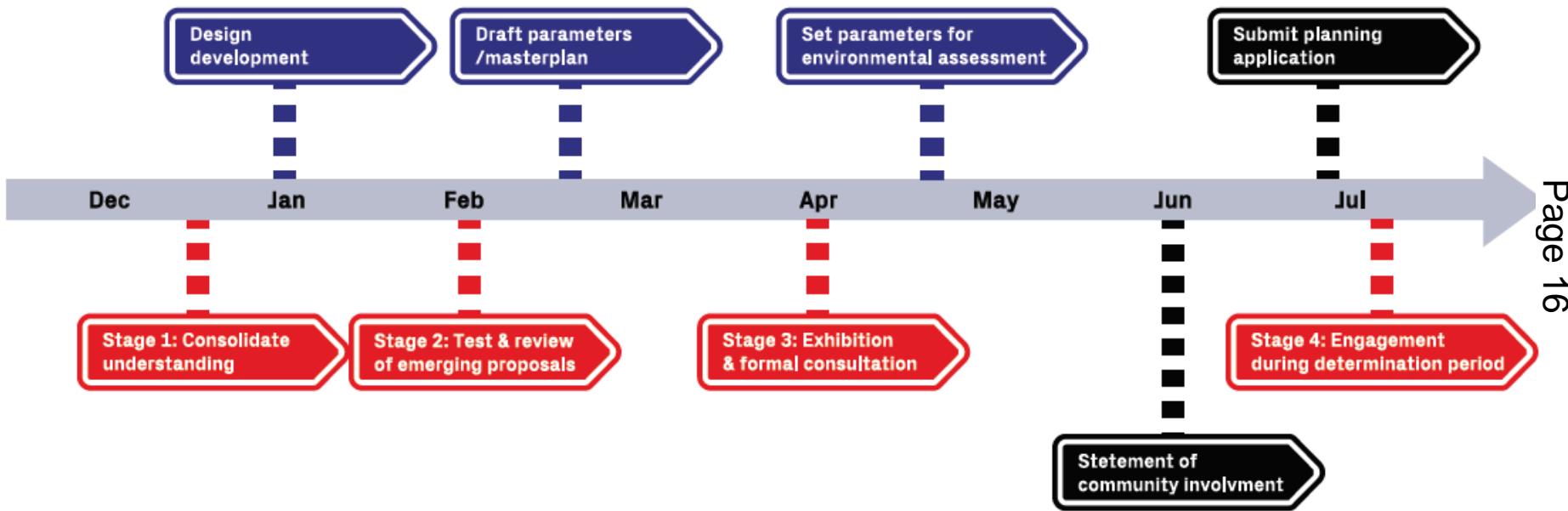


TIMELINE



WHAT'S COMING NEXT?

2. Stages of engagement



WHAT'S COMING NEXT?

- Community engagement and consultation
 - Jan to April 2018
- Development and evolution of overall site Masterplan
- Detailed design of Western Access and site infrastructure
- Executive decision March 2018 on procurement of delivery partner for infrastructure construction
- Finalising Masterplan
- Submission of Outline Planning application – Masterplan – August 2018
- Submission of detailed planning application for site access



CASTLE GATEWAY

CASTLE GATEWAY AREA



Development opportunities

Council owned

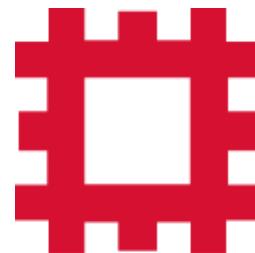
- Castle Car Park
- St George's Field Car Park
- Castle Mills Car Park
- 17-21 Piccadilly

Private sector owned

- Banana Warehouse
- Northminster site
- Ryedale House

CASTLE GATEWAY ADVISORY GROUP

York
Museums
Trust



ENGLISH
HERITAGE

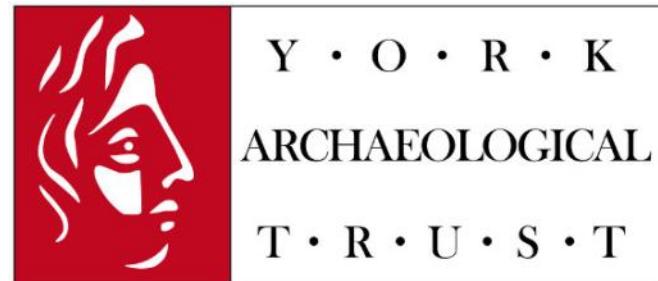


Environment
Agency

MakeItYork



York Civic Trust
Promoting Heritage - Shaping Tomorrow



Historic England



#MYCASTLEGATEWAY

My Castle Gateway @MyCastlGateway · Sep 6
Before the Prison walls enclosed it in 1834, the #EyeofYork was a place of political assembly. It was picked up again in 1930s #YorkHistory

2 7 5

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My Castle Gateway
Envisioning the future through open conversations

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A Darker Gateway: Castle Gateway at Night
2nd August 2017 by Finhg

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John Oxley: The story of Castle Gateway is one of transformation

My Castle Gateway

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Castle Car Park in 1981 when 30p would cover 2 hours of parking! What's important to you in a good car park? #York

12:30 AM - 4 Aug 2017

1 Retweet 0 replies 0 likes

Tweet your reply

Kaide @Kaide555 · Aug 6
Replying to @MyCastlGateway
Wider spaces! Castle Car Park is like an expensive game of bumper cars :/

mike reeves @michael5044057 · Aug 4
Replying to @MyCastlGateway @ClintonMyers
Spaces :)

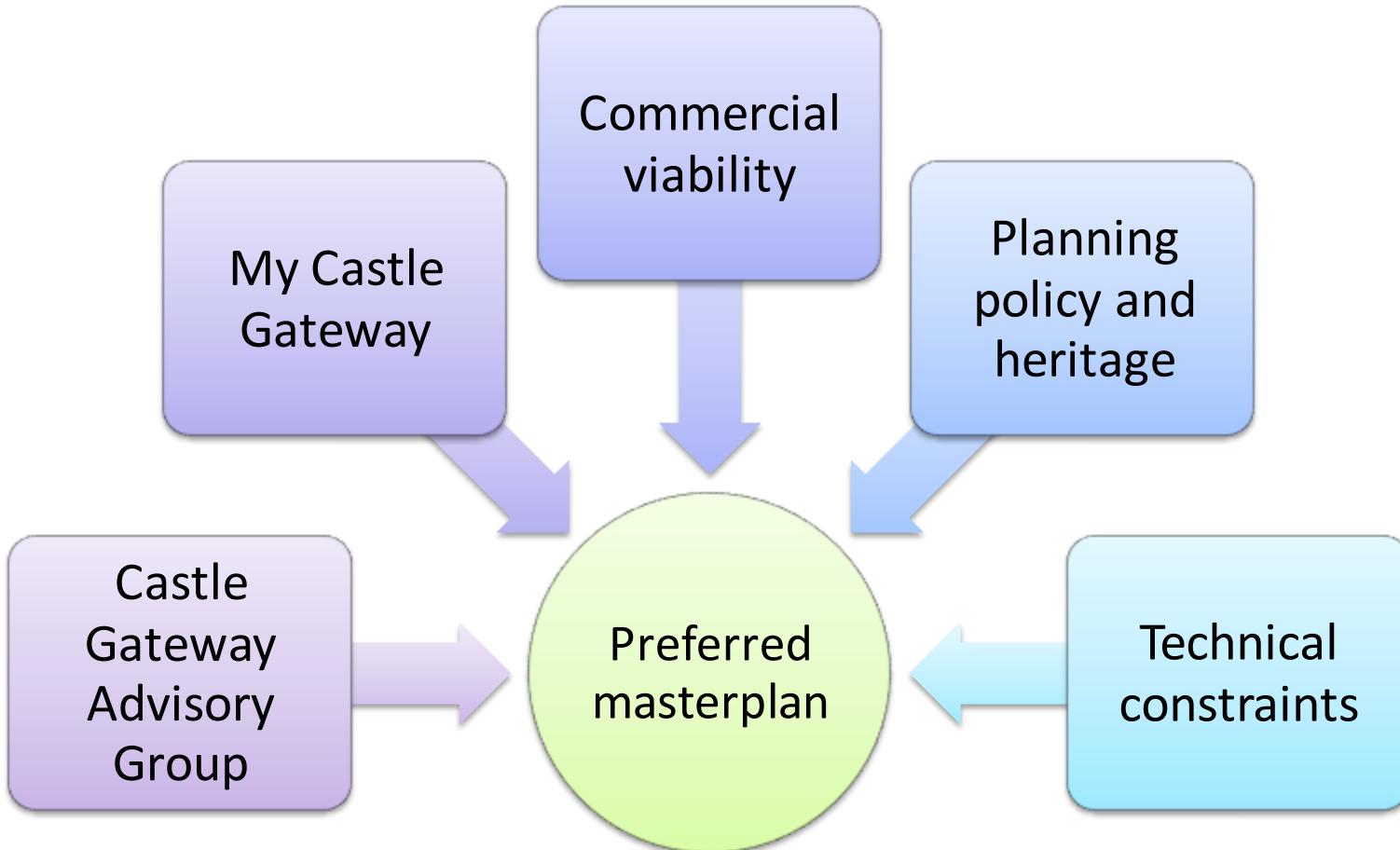
mycastlateway Follow

F.R. STUBBS IRONMONGER SLIDING DOOR GEAR TOOLS FOR ALL TRADES

vaguebutyork, sutherland, throwadogalone, petervic, adventurenprinzer10, ark104, instapandorehades and mastery_of_fitness like this

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BUILDING A MASTERPLAN



KEY IDEAS

Key Castle Gateway ideas to consider

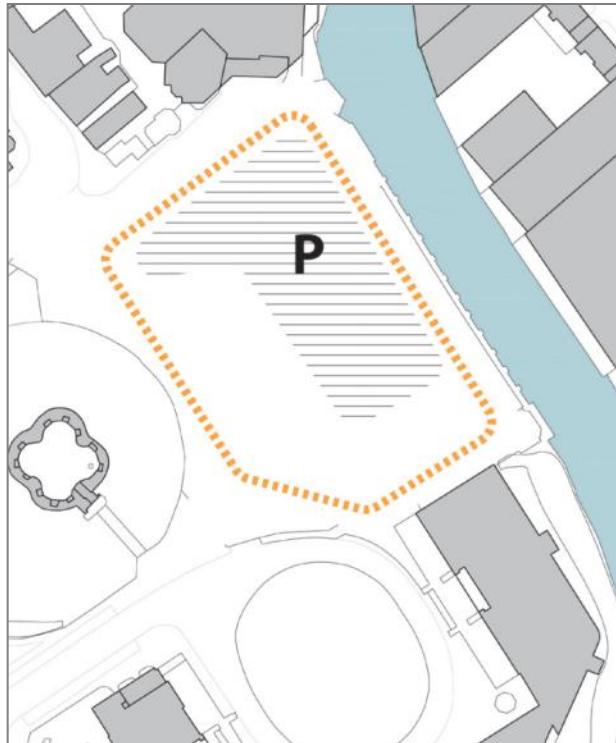
While there are lots of exciting ideas to consider, these four ideas are key to regenerating the area, creating new, high quality public spaces and making improvements to the transport network:

1. [new uses for Castle Car Park](#)
2. locations for alternative car parking at either [St George's Field](#) or [Castle Mills](#)
3. a new [riverside walk along the River Foss](#)
4. a new building on the rear of the [Coppergate Shopping Centre](#)

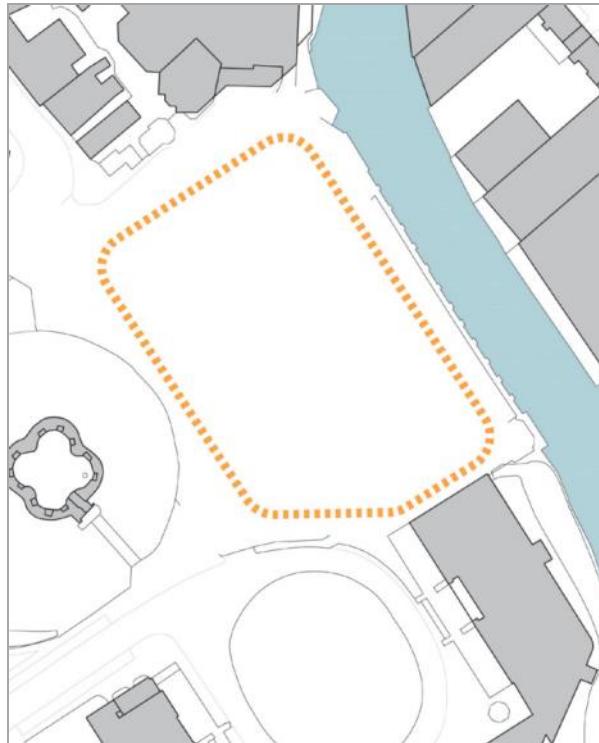
Give us [your views on the key ideas.](#)

1. NEW USE FOR CASTLE CAR PARK

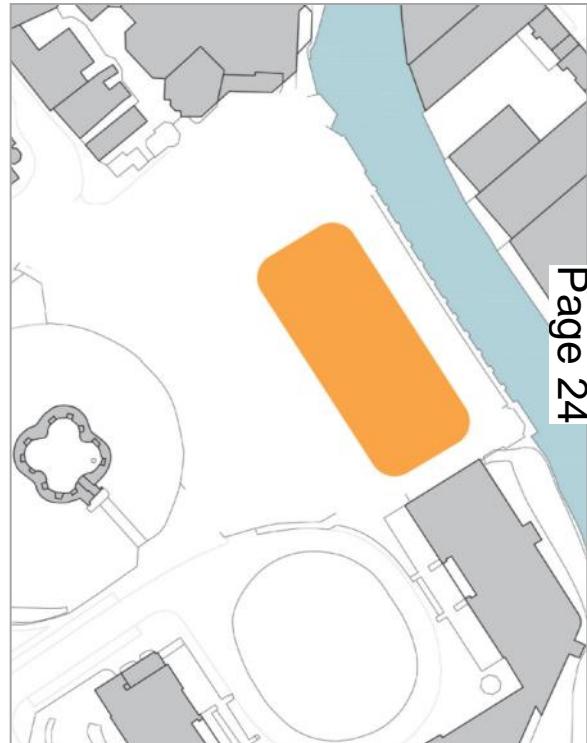
Idea A



Idea B



Idea C



Event space/car parking

Event space/public realm

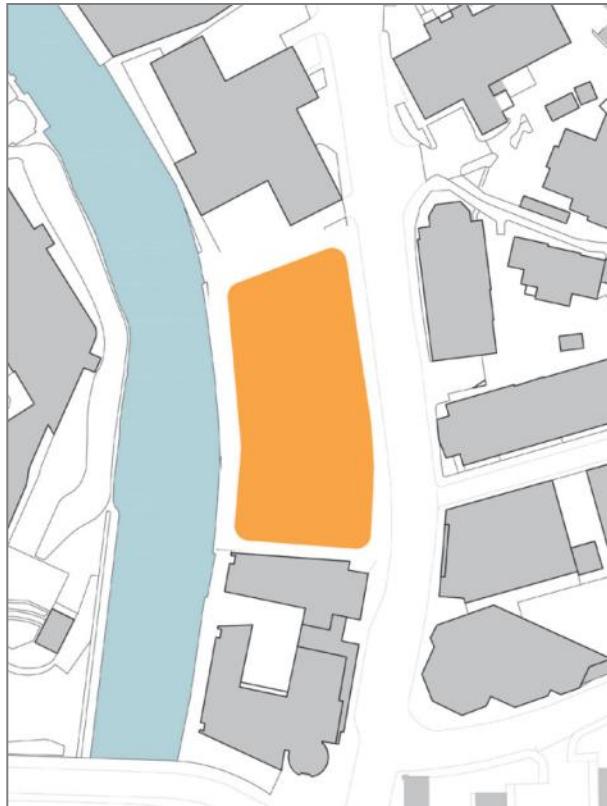
New building/public realm

2. ALTERNATIVE CAR PARKING

Idea A



Idea B



**St George's Field multi-storey
car park and tourist arrival
point**

**Castle Mills multi-storey
car park**

3. A NEW RIVERSIDE WALK ALONG THE FOSS



4. NEW BUILDING ON THE REAR OF COPPERGATE



**CONSULTATION ENDED
22 DECEMBER 2017**

NEXT STEPS

- Public consultation on masterplan ideas closed on 22nd December, but the open conversation continues
- BDP will now refine the masterplan based on that consultation and commercial viability testing
- A preferred masterplan option will be taken to the council Executive in April
- Will also set out the proposed delivery model
- All planning applications will include further consultation and full reference to planning policy and considerations

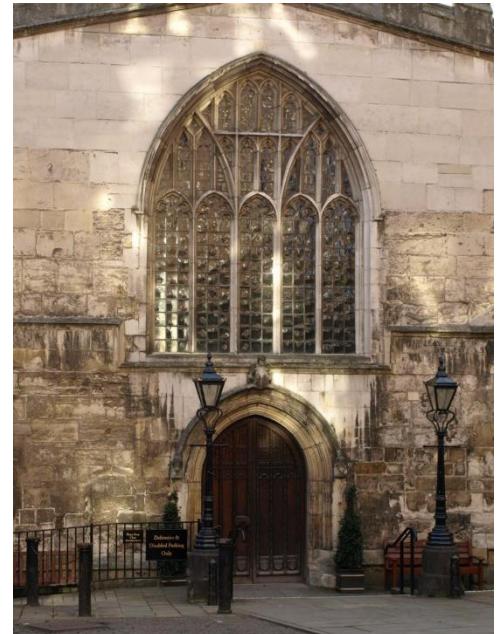
The Guildhall



THE GUILDHALL COMPLEX, YORK
City of York Council

PROJECT OUTPUTS

- Refurbishment and sensitive extension to Grade I & II* listed buildings to secure:
- Ongoing use of Council Chamber for Council Meetings
- Improved facilities to enhance the Guildhall for Civic and Community use and as an Events space
- 1350m² of serviced office space / meeting rooms – available on flexible terms to support economic development
- New Riverside commercial space



PROJECT TIMETABLE

• Planning / Listed Building Consents	Feb 2017
• Executive approval	March 2017
• Construction partner appointed	August 2017
• Select Restaurant Leasee	January 2018
• Construction Target Cost agreed	March 2018
• Construction commences	April 2018
• Works complete	Summer 2019

Housing Delivery Programme



PROJECT OUTPUTS

c800 new homes across 10 sites

- Former Lowfields School
- Askham Bar
- Former Burnholme School
- Tang Hall Library (post Burnholme)
- Former Clifton Without School
- Over surface car parks
- Former Manor School
- Woolnough House site
- Hospital Fields Rd/Ordnance Lane
- Castle Gateway

Mixed tenure housing to meet housing need in the city

- Shared Ownership
- Rent to Buy
- Self Build
- Affordable rent/social rent
- Help to Buy
- Private Rented Sector (CYC)
- Market Sale

PROJECT OUTPUTS

- Delivery of minimum 20% Affordable housing on every site
- Aspiration for more affordable housing depending on financial business case
- Capital receipt for land and market sale houses and
- Revenue income stream in the longer term
- Opportunities for other strategic aims – health, sustainability, open space, build quality, housing need, space standards

First site being brought forward - Lowfield



- 165 new homes including houses, apartments, bungalows, self and community build plots
 - A care home
 - Public service building and offices
 - Significant new area of public open space for formal and informal play as well as growing areas

PROJECT TIMETABLE

Lowfields

- Planning Permission Lowfields April 2018
- Exec Approval detailed business case October 2018
- Construction partner appointed November 2018
- Construction commences Jan 2019
- First home complete October 2019

Housing Development Company

- Executive - Dev Co & Business plan Autumn 2018
- Commence Dev partner procurement Autumn 2018
- Site specific business cases 2019
- Planning applications 2019 - 2023
- Construction commences 2020

York Outer Ring Road Improvements



- Design
- Progress through WYCA governance process
- Land Acquisition
- Consultation
- Construction

Thank you

