
MEETING	LOCAL DEVELOPMENT FRAMEWORK WORKING GROUP
DATE	15 JULY 2008
PRESENT	COUNCILLORS POTTER (CHAIR), AYRE, D'AGORNE, MERRETT, MOORE, REID, SIMPSON-LAING, R WATSON, WATT AND MORLEY (SUBSTITUTE)
APOLOGIES	COUNCILLOR STEVE GALLOWAY

6. DECLARATIONS OF INTEREST

Members were invited to declare at this point of the meeting any personal or prejudicial interests they might have in the business on the agenda.

Cllr Simpson-Laing declared a personal interest in the business generally as she resides adjacent to the site for development.

7. MINUTES

RESOLVED: That the minutes of the meeting of the LDF Working Group held on 3 June 2008 be approved and signed by the Chair, subject to the following amendments:

- Minute 5 Resolution (iii): It was agreed that the Sustainability Statement would be circulated to all Members before delegating authority.
- The following two sentences be added to item 4 paragraph 3:

“Members enquired about internet shopping and it was noted that an allowance had been made for this in the projections.

Members asked about the basis on which the projections were made and it was confirmed that they have been based on long term economic trends of the past 20 years but take no account of the recent dramatic rise in oil prices, 'credit crunch' or developing world recession.”

8. PUBLIC PARTICIPATION

It was reported that there had been no registrations to speak at the meeting under the Council's Public Participation Scheme.

9. YORK NORTHWEST AREA ACTION PLAN - PROGRESS REPORT TOWARDS A PREFERRED OPTION

Members considered a report that outlined the progress of work on the York Northwest Area Action Plan and other planning and transport work being carried out. It outlined a revised vision, objectives and emerging spatial relationship, which has been developed from the work at the Issues and Options stage. A draft document plan for the Preferred Option Report was also outlined to indicate the structure of the report to be prepared.

A plan of sites, which had been suggested for residential development, was tabled and Members discussed the following areas:

- Former civil service sports ground
- West View Close (adjacent to the civil services sports ground)
- Cemex Site
- Keyland site, Carlisle Street
- Thrall Site

Members received a PowerPoint presentation which focused on the vision and objectives and the emerging spatial relationships. A revised vision was suggested which would take part in an overall package of aspirations for the York North West (YNW) area which included strategic objectives and spatial objectives, which are set out below:

York Northwest in 2026 will be

- a distinctive place of outstanding quality
- well connected with the city and wider region
- contributing to the economic prosperity of the city
- a vital and innovative addition to York
- fostering new sustainable communities and enhancing quality of life.

Strategic Objectives

1. To create new sustainable and inclusive communities.
2. To ensure the new communities and development are fully integrated with existing communities.
3. To maximise a unique opportunity to contribute to the overall economy prosperity of the City.

Spatial Objectives

1. To create new vibrant mixed neighbourhoods which assist in meeting the housing needs of York.
2. To create a mixed use urban quarter providing a complimentary range of uses to the City Centre, including a central business district, retail, leisure and residential uses, focussed around high quality public realm.
3. To create culture and leisure facilities which complement and expand York's regional, national, and international cultural offer.

4. To create connections with the City which prioritise sustainable modes of transport, including a new public transport interchange.
5. To create a new employment area which provides for future employment needs whilst maximising proximity to strategic transport infrastructure.

Members were asked to consider the above vision, strategic and spatial objectives for the Area Action Plan which, if agreed, would be taken forward and outlined in the Preferred Options for the Core Strategy.

Members raised various issues relating to:

- The analysis of the different options and if this would be available to the general public and councillors.
- The transport links including cycle routes, consultation with bus operators and a Park and Rail option at York Business Park. The officer stated that they were currently reviewing the cycle routes and considering the Park and Rail option and any links with the bus operators would be made at the appropriate time.
- The location of the shopping centres, residential area's and the density of the scheme.
- The number of car journeys in the area which could exacerbate congestion, air pollution and noise level. Officers suggested incorporating non-car zone areas into the development site.

Members considered the following suggested options to be carried forward:

- E1: B1 (offices) use at York Central
- E6: B8 (storage and distribution) use at British Sugar
- H2: Higher density housing included within a mix of uses, close to public transport interchanges, with medium density housing further from these facilities.
- H3: Housing mix in accordance with HMA
- S3: 2 Local Centres
- S5: Comparison retailing at York Central
- C1: Cultural quarter at NRM linked to museum gardens/Minster
- C3: 4/5* hotel at York Central
- C5: Pedestrian/cycle bridge across the river

Some Members expressed concerns that B2: General Industrial was not listed and the Officer informed Members that a full assessment of the employment options would be made after the employment study was received. Some Members questioned why S5: Comparison retailing at York Central was listed, as previously it was agreed that this was not appropriate from the advice given on the Retail Study. Officers advised that the quote given referred to convenience retail and not comparison

retailing. Officers further stated that the Study showed that the Castle/Piccadilly site was the preferred retail site but that York Central was the second best location. Members were also informed that additional retail work had been commissioned. Some Members still showed continuing concerns on including S5 but agreed to review the extra evidence before making a final decision.

After a detailed discussion, Members agreed the following recommendations to the report:

- Section 19, Bulletin point one of the Vision statement, amend it to read a distinctive place of outstanding quality and sustainable design
- Option H1 and H2 (page 36 & 37) Key Constraints and Uncertainties bullet point 3, Include the following sentence to the report: Opportunity to incorporate non car zones into the development site.

Some Members also suggested including an introductory paragraph under each option listed in Appendix 2.

Members were informed that once a preferred option was agreed the next steps would include viability testing, transport work and sustainability appraisal.

Members noted the progress on the Area Action Plan and requested Officers to produce a background report on why certain options were not chosen.

RESOLVED: (i) That the progress on the Area Action Plan to date be noted

REASON: To ensure that the Area Action Plan can be progressed, in accordance with the local Development Scheme.

(ii) That the recommended changes on the vision, objectives, spatial relationship/thematic approach and options be noted by Officers.

REASON: To ensure that Members' views are included in the production of the Preferred Option.

Cllr Potter, Chair

[The meeting started at 4.30 pm and finished at 5.50 pm].