

Cawingredients – Community Liaison Group – Draft Minutes

29 June 2022 7.00pm – Leeming Bar, Community Hub

Attendees:

Gerald Jennings - Chairman	John Board - Cawingredients
Cllr John Weighell - NYCC Aiskew & Leeming Division Member	John Coultas – Architect on behalf of Cawingredients
Cllr Jackie Kennedy - Elected Member Aiskew and Leeming Bar Parish Council	Sam Deegan – Planning Consultant on behalf of Cawingredients
Sue Darbyshire – Resident	Laura Pinder - Secretariat – Social Communications
Rab Hastie – Resident	Peter Jones - Development Manager, Hambleton District Council
Laurence Beardmore - President, York & North Yorkshire Chamber of Commerce	

1. Welcome from the Chair, introductions and apologies

Gerald Jennings(GJ) welcomed attendees and introductions were made. Apologies were received from Cllr Carl Les and Dr Matt Sawyer(MS). Sue Darbyshire attended in place of Matt Sawyer. Peter Jones(PJ), Development Manager at Hambleton District Council, attended in place of Mark Russell.

2. Terms of Reference (ToR), meeting format and frequency

PJ explained that he will attend and advise at meetings on behalf of Hambleton District Council (HDC), but wouldn't comment on ToR.

SDarbyshire expressed an interest in joining the CLG alongside MS, who she was substituting at the meeting. The Group resolved that both SDarbyshire and MS will join the CLG.

Rab Hastie (RH) outlined the importance of working together in partnership and was keen to continue the good relationship between Cawingredients and the Community Hub.

GJ reiterated the intention of the group is to work collaboratively and in partnership to address real issues.

Meeting frequency was agreed to be every three weeks.

GJ requested that the ToR be amended to include under 4h "no audio or video recordings"

GJ moved that the ToR be agreed. Members agreed and the ToR were adopted.

3. Consultation update (Laura Pinder(LP), Social)

LP outlined consultation to date:

- Members of the public were invited to learn more about the project and provide their feedback during the consultation period 23 May - 13 June.
- A leaflet was posted to around 500 households (covering the village of Leeming Bar) between 16 and 23 May 2022.

- Press release issued advising of the consultation – covered in local press 4 June.
- Two consultation events held and consultation website launched.
- Stakeholders were advised of the consultation and Parish, District and County members attended the consultation events.
- Public consultation events held 31 May and 8 June – approx. 70 visitors and 12 feedback forms completed across both events

Key Feedback at a Glance:

- 1295 unique visits to the consultation website, including, 1073 returning visits.
- Only 12 surveys were however completed.
- Key themes were raised throughout the consultation which will be discussed at this meeting.

4. Progress to date (Planning Potential, Sam Deegan)

SDeegan outlined the timeline to date of the planning application:

- Local Plan adopted March 2022, site allocated for employment.
- Pre-app process ongoing with HDC – so far 2 meetings with Highways and 2 meetings with Drainage team. Future meetings will include noise, lighting and ecology.
- Plans tabled this evening are as shown at consultation.
- Planning Application process is in two parts: application for highways access off A684 and full application for the factory.
- The purpose of this group is to amend and refine the full application.
- The access application is due to be submitted imminently and will be a standard 13 week process. Within this 13 week, the full application will also be submitted. There isn't a definite submission date yet.

GJ asked about build timetable, John Board(JB) stated as soon as practicably possible following permission. JC and PJ outlined that there are a number of matters to resolve following grant of permission and that building work can't commence straight away. The group was advised that the build process would be around 18 months.

GJ asked whether the operation would be 24/7. JB stated yes, in the fullness of time.

Cllr John Weighell (JW) asked about highways access and stated he had not been involved in the Local Plan development as a North Yorkshire County Councillor, but had been involved for many years in the development of the bypass. JW expressed caution of allowing access onto the bypass and setting a precedent for other developments to follow suit.

Cllr Jackie Kennedy (JK) said that some traffic doesn't use the bypass and that people instead choose to 'cut-through' the village.

SDarbyshire stated that a resident had suggested that an agreement existed that prohibited development from the bypass within ten years' of its opening (2016). SDeegan agreed to take confirm is this was the case.

ACTION – SDeegan – clarify development requirements from and on to the bypass

Discussion was held around development not being permitted on the bypass that might impact journey times. PJ outlined that Highways England and the Department for Transport will be consultees

on this application (not usual) due to the ownership/operation of the bypass and the spur onto the A1 and the potential impact on journey times any development could affect.

John Coultas (JC) stated that the Local Plan outlines the development requirements for this site, one of which states that the main vehicle access will be taken from the A684, and as well as that, the Cawingredients team felt this was the most appropriate access to keep traffic away from nearest properties.

JW and PJ stated that there can be some deviation from the Local Plan in certain circumstances, but that they too felt that keeping traffic away from residential properties is the right approach.

LP asked whether the access application is determined by Hambleton DC or North Yorkshire County Council. PJ and SDeegan confirmed both applications will be determined by HDC.

5. The proposed site masterplan – access, layout and landscaping (Planning Potential/Bowman Riley/Cawingredients)

JC outlined the site masterplan and how it had been arrived at. JC explained that there is likely to be 5-15 years between development of phase one and development of phase two of the factory.

JC explained that the noisiest activities (vehicle movements, deliveries, and dispatch) has been located to the North and East sides of the site, furthest away from residential properties. JC outlined that water storage lagoons will be located at the southern end of the site.

JC explained that a SABIC pipeline runs through the site. JC briefly mentioned landscaping and outlined that the western section of the site will be useful for ecology, and that there is no intention to develop on this site. JC stated that originally the site was proposed as soakaway land, however this is now no longer thought necessary.

6. Design Codes – overview and understanding (Planning Potential, Sam Deegan)

SDeegan explained that the Local Plan states that the development must be co-designed alongside the community and stakeholders. The objective is that the end product integrates into its context. As such, the Group will look at certain aspects of the scheme in partnership.

JW asked about archaeology. SDeegan explained the process carried out by North Yorkshire Heritage – desk based research, followed by radar survey and finally, trial trenches. Nothing of interest was found.

JW explained the significant nearby Roman finds and Leeming Bar's significance with regard to the Roman Road. He explained that there may well be finds on the site. PJ explained that a watching brief would be undertaken during construction.

7. Key themes raised during consultation – discussion (All, led by John Coultas, Bowman Riley)

Vehicle movements around the proposed site was discussed first. JC outlined the proposed arrangement to accommodate emergency vehicles. There was a discussion around vehicle movements at the existing site, particularly at night. JB outlined that the current site requires HGVs to transfer stock from the factory to the warehouse for dispatch, known as 'shunting'. This won't be necessary at the proposed factory and will result in fewer HGV movements.

PJ explained that vehicle movements could be managed by design or by planning condition.

JC agreed to bring a revised drawing to the next meeting that kept traffic predominantly to the north-east of the site.

ACTION: JC to table a revised drawing at next meeting

RH raised the matter of HGV drivers parking up around the area and the associated anti-social behaviour which has been a problem for a number of years. JC explained that Cawingredients purchased some land to allow HGVs direct access onto their existing factory site. RH thanked Cawingredients for this but explained it is still an unresolved problem on the existing industrial estate. RH stressed that parking and facilities for drivers needs to be central to the plans.

JC explained that the proposals allow for facilities at ground floor level for drivers.

PJ explained that a Travel Plan included with the planning application could also address some of these matters. RH stated that he felt if this had been addressed in planning, we wouldn't be in the situation today.

Landscape buffer and screening was discussed.

JC explained screening was suggested to include a grassed earth mound, planted with trees. SDeegan asked the group what they would like to see in terms of screening/landscaping.

[JW left the meeting at 8.25]

JC explained that he will liaise with the Landscape Architects in advance of the next meeting.

JK asked about a living/green wall similar to Vangarde in York and the incinerator in Leeds.

SDarbyshire asked about the screening buffer. JC explained that this was set out at 25m but apologised that the annotations on the drawing were incorrectly labelled 20m.

JC agreed to come to the next meeting with visualisations of possible screening/landscaping options.

ACTION: JC landscaping/screening images at next meeting

Lighting was discussed. JK explained that light from the existing factory spills into her property. JB agreed to look at this.

ACTION: JB look at lighting arrangements on southern boundary of existing site.

JB explained new, modern lighting systems and SDeegan suggested a lighting strategy be agreed and submitted as part of the planning application rather than discussed once the application is submitted.

Pedestrian/cyclist access at Low Street was discussed. The group felt there were two camps of opinion – those that liked the idea of sustainable travel, access to the village and those that felt it could attract unnecessary vehicles.

The group agreed priorities for discussion next time are: access from the bypass, lighting, landscaping and noise.

Devaluation of house prices was briefly discussed. PJ explained that this isn't a factor that can be taken into consideration when determining a planning application.

Jobs were briefly discussed. JK felt the creation of new jobs wouldn't benefit the local community and that workers travel from Teesside and Leeds.

GJ and Laurence Beardmore (LB) suggested working alongside local schools and colleges and producing an employment strategy would be of benefit.

JB explained the successful apprenticeship scheme, and the high average salary of employees.

ACTION: SDeegan and LP to summarise employment benefits and table at next meeting

The western area of the site was briefly discussed. JC explained that in the conversations he had as part of the consultation, some residents wanted access to the site and some didn't. The group suggested there was no desire for playground equipment etc. as the village was well-served.

GJ asked about Biodiversity Net Gain. SDeegan explained that new developments now need to demonstrate a net gain in an flora and fauna compared with what existed beforehand. SDeegan explained that the ecology consultant can't develop plans until a few elements of scheme design are more finalised.

The following topics were not discussed and will be moved to the next meeting:

- Building height/massing
- Building appearance
- Drainage

8. Feedback from members (All)

Members agreed that the meeting was helpful and welcomed the format, venue, timings, membership and Chair.

9. Date of next meeting (All)

Tuesday 19 June 2022 at 7pm. To be held at Leeming Bar Community Hub.

10. AOB (All)

SDarbyshire asked about attending a site tour.

ACTION JB/LP to coordinate