

Woodlands and Park Community Council

Minutes of Meeting

Wednesday 12 April 2023, via Zoom, 7.30pm

Present: Ruth Gillett (chair), Tom Johnstone (secretary), Derek Manson-Smith, Gerry Doyle (treasurer), Stewart Leighton, Clare Crawford (minutes)

In attendance: Councillor Ken Andrew, Councillor Martha Wardrop, Roz Smith (West of Scotland Housing Association)

Tom Johnstone said that the Zoom recording of the meeting is to assist the minute-taker only and will not be made publicly available. He announced that Diane Mitchell had resigned from the community council because she has moved out of the area and thanked her for her long service.

1 Apologies: Councillor Malik

2 Police Report

This was taken as read. Tom Johnstone said that Operation Mother will have started and that the community council had been advised that it would be consulted, but it has not been. Councillor Wardrop said she had expressed her concerns about policing in Kelvingrove Park, including no more CCTV and better support for youth workers. She does not want over-patrolling of the park, but she does think that the police are probably anticipating parties around the coronation. Derek Manson-Smith said that he had seen a notice on a bike rack in the park saying that the area is covered by CCTV.

3 Minutes of 8 March Meeting

Tom Johnstone asked that under item 17, Planning, lines 9 to 12, the sentence beginning 'If one is refused . . .' should be changed to read 'If even one is granted, this ploy will work and the permission will be renewed, which Tom thinks is intentional on the part of the developer because, at the appeal, which is against a different version of the proposal for the site, they are arguing that the one that the council has refused is actually better in design terms than the one the council granted in 2015 and renewed in 2020.' Otherwise, the minutes were proposed as a correct record by Ruth Gillett, seconded by Tom. In reply to a question from Stewart Leighton about outline planning permission and full consent, Tom said that section 58 of the 1997 Act as amended gives a complete description.

4 Matters Arising

Ruth Gillett reported that she had contacted St Silas Church and the Methodist Church about hiring a good-sized room for the June and September meetings. The Methodist Church looks unlikely. St Silas might be possible, but their programme will not be known until the middle of August. Both charge £26 an hour, but St Silas might reduce that rate for a community group, She will get in touch with Flourish House, the Fred Paton Centre and the Woodlands Community Meeting Room. Stewart Leighton said he has asked for a copy of the verbal report that was made at the Hillhead Area Partnership meeting the previous day about lighting in Kelvingrove Park, which he will circulate. Clare Crawford apologised for forgetting to raise the matter of putting the community council's noticeboard outside the Woodlands Community Meeting Room at the following board meeting of the Woodlands Community Development Trust.

5 Trinity College Tower

Nothing was reported.

6 Councillors' Reports

In reply to a report by Ruth Gillett that the three lights she had reported as not working had been repaired, Councillor Wardrop said that she had been told that day that three lights are out in West Princes Street and Montague Lane. She expects to have to report more faults. She reported that £100 million is being spent on shoring up the Woodside Viaduct of the M8. Air-pollution monitoring is showing nothing reaching the legal limit at the moment. The plans for St. George's Road and the new cycle lane are going ahead in 2024, which will make it better for pedestrians and cyclists, with proper signal junctions for cyclists at Woodlands Road and St Georges Cross. She had circulated information about it, which is also on the Connecting Woodside webpage. There are still a lot of repairs to be done to overflowing gullies on St Georges Road, and additional drainage is being put in. Ruth said that parts of the unstable areas of pavement in West Princes Street between Montague

Street and Park Road have been patched and are already wearing away and that the most dangerous part had been missed. Councillor Wardrop said she would visit. Tom Johnstone pointed out that the state of the pavements in Woodlands had been highlighted in the conservation area appraisal and it has not improved since. Derek Manson-Smith reported that Park Avenue, the road next to the Burnbank Bowling Club leading up to the Park area, has so many potholes on the left-hand side that traffic drives on the right to avoid them. Councillor Wardrop said she would take photographs and report it. She said there has been some improvement in cleansing. In reply to a question from Stewart Leighton about the boundaries of the city centre low-emission zone and air-pollution monitoring, Councillor Wardrop said there is monitoring at Cromwell Street, off Great Western Road, and that she had emailed community councils about air-pollution monitoring around the M8. She makes sure every six months that reports are sent round and has flagged it up to schools.

Councillor Andrew said the hope is that as people decide not to drive polluting cars into the city centre low-emission zone for fear of a fine, feeder roads like Woodlands Road and Great Western Road will become less polluted. He reported that, apart from the matters that Councillor Wardrop had mentioned, the issue of Peppé's at 126 Woodlands Road is still being pursued. Building Control inspectors discovered that the recent scaffolding around the building was for renewing the kitchen ventilation flue. Licensing has been looking at an application for a short-term let licence for 26 Park Circus. In discussion about this, Tom Johnstone said it is described as 'part home share and part home letting' and he presumes that the home-letting aspect would require planning permission, which it does not have. Councillor Andrew said the advice on planning permission for short-term lets within a conservation area is 'to strongly resist'. He is arguing the case with Licensing as he is not sure that a family lives in the building and is planning just to let a couple of rooms. Tom said that if there is a requirement for planning permission then the applicant has to submit evidence of either having planning permission or having applied for it when the licence application is submitted. Councillor Andrew said it is being argued that this property is not one of the proscribed properties that would give Licensing a problem. In reply to questions from Stewart, Councillor Andrew said there would have to be something exceptional for Glasgow City Council to allow short-term let use in a conservation area, particularly in an A-listed building, and that it will not give a licence for flatted properties. Letting a room in a flat is fine, as is letting a whole house as a short-term let in a non-conservation area. In this case it looks as if a single dwelling has been subdivided into two flats for letting as it appears to have two kitchens. It has planning permission from 2016 when it was converted from an office back to a dwelling house. At Tom's suggestion, it was agreed that the community council would object to the application on the ground of the letting part not having planning permission for that purpose. Councillor Andrew said that short-term lets are being pursued quite aggressively, including in the St Georges in the Fields building in Woodside. There was further discussion about the Landlords' Register in which Stewart suggested that there should be separate registers for HMOs, non-HMO privately rented flats and short-term lets. There was also discussion, instigated by Stewart, about tax avoidance and evasion in which Councillor Andrew said that a number of HMOs are owned by companies registered in offshore tax havens. These HMOs are let as businesses but pay no taxes, let to students who pay no council tax and, because they are described as dwellings, pay no business rates. Limited companies are businesses and should be paying business rates. Smaller flats would probably get the small business rate discount, basically 100 per cent. Stewart said he would send Councillor Andrew a copy of tax information from Urban Big Data, part of Urban Studies at the University of Glasgow. Councillor Andrew reported that the Woodside Community Council is up and running again. At Councillor Andrew's suggestion, Tom said he would give Woodside help and advice on planning and licensing matters.

7 Kelvingrove Park

Operation Mother was touched on in item 2, Police Report, and lighting in the park under item 3, Matters Arising. Ruth Gillett reported that she had received a lot of complaints about the ash trees being culled. She had tried to explain to people why they could not be kept.

8 Dropped Kerbs

Nothing was reported.

9 Park Circus Lane

Nothing was reported.

10 Citizens' Panels

Councillor Wardrop reported that the pilot scheme is being trialled in Carlton and Greater Pollok and that there will be a report to the Hillhead Area Partnership meeting at the end of August.

11 Cleansing

This was covered under item 6, Councillors' Reports. Councillor Wardrop said she had circulated a report about money coming from the Scottish Government for improvements to recycling by separating out items going into

bins to reduce contamination, e.g. separating cardboard from plastic. The scheme will start with front- and back-door houses before a report and then a roll-out to tenements. Clare Crawford reported that the missing bin from her back court had not yet been replaced. Councillor Wardrop said she would follow the matter up.

12 Correspondence and Licensing

Licensing: Tom Johnstone said that the Licensing Committee deals with all licences except liquor, which is the remit of the Licensing Board. There is one HMO licence application, which has no planning permission, and the short-term/home-letting application discussed under item 6, Councillors' Reports. Since he circulated the list, there has been an application for renewal of a street trader's licence at the east side of Woodside Crescent. He could see nothing wrong with it and it has been on the go for years. There are three applications for variations of premises' licences: the Carnarvon Bar and two off-licences, one at 20 Woodlands Road and the other at 48 Woodlands Road; the closing date for objections was the following day. It seems that licensed premises are trying to formalise the extent to which licences are being applied to outside areas.

Correspondence: before the meeting Tom had circulated a list of correspondence with the items he thinks likely to be discussed printed in red. On 14 March Councillor Andrew had emailed to confirm that amongst, other things, blue-badge holders are exempt in the low-emission zone, and Councillor Wardrop had confirmed the same. On 15 March the developer behind the Alumno project in St Georges Road wrote to say that they want to speak to the community council. Tom thinks it would be a waste of our time and theirs as we are almost bound to object to the application when it goes in. On 16 March there was an apologetic email from the Scottish Information Commissioner about how long it was taking to get started on the investigation into the complaint the community council had made a year ago, but they are pressing ahead. Peter Finnie from SEPA had written twice about an opinion survey. Tom has tried to fill it out but found it to be poorly designed. On 17 March there was notification that the application for the use of an office as a gym at 4 Lynedoch Place has been refused. One reason for refusal was the one that Tom had identified from the City Development Plan. Tom said that one of the objectors had kept copying to him emails that Councillor Wardrop had sent to her and he knows that some of the stuff Councillor Wardrop was being told was rubbish, e.g. that this sort of use might be acceptable in a residential area and that the matter would be doing to committee soon, before it was realised that such use was contrary to policy. There was discussion about whether the decision would be appealed. Tom said there was notification that the Local Review Committee hearing on 28 March has been adjourned after getting halfway through the points that were being raised. A local resident had complained about tenement facade mutilation at 312 West Princes Street where the factor, Hacking and Patterson, had authorised the removal of red sandstone ledges above windows on the second floor. The resident had complained to Glasgow City Council and was referred all over the place. Once an enforcement complaint was lodged, Tom had sent the case officer a detailed description of what had been done wrong and had been told that it is being assessed but it is likely that reinstatement will be required. In reply to a question from Ruth Gillett, Tom said that this provides a pro forma for how to object to a similar instance of a single ledge at 64 Barrington Drive as long as it was not done more than ten years previously. Ruth said it was done no more than two years previously by the same factor. Councillor Wardrop said she would be happy to support lodging a complaint. Tom said that he had received two emails that day: one from Places for Everyone about designing with children and young people and one from Stewart Leighton about Public Transport Scotland, of which there was so much that there was no time to discuss that evening. Tom and Stewart then discussed grounds for objection to the Alumno development.

13 Finance

Gerry Doyle reported that the total amount in the bank at the moment is £6,427.23. It was agreed to reimburse Tom Johnstone £4.50 for his lunch in the City Chambers on 28 March.

14 Electric Charging Points

Councillor Wardrop said that she has still to organise a site visit.

15 Air Pollution

This was also discussed under item 6, Councillors' Reports. Councillor Wardrop said there is more information available now about the low-emission zone. Gerry Doyle said that it was always the case that blue-badge holders would be exempt and Transport Scotland were setting up a register, but there had been no further information until Councillor Wardrop's email saying that it would be up and running that month. Councillor Wardrop said she had looked at Transport Scotland's website and it says to register now for blue-badge holder exemption. Gerry said there was also now a vehicle checker for the Scottish low-emission zones. Councillor Wardrop said she would email links to the register to Gerry.

16 AOCB

There was no other competent business.

Councillors Andrew and Wardrop left the meeting.

17 Planning

Tom Johnstone said that he had nothing to say about the planning applications except the last two: a full planning permission application for 11 Queens Crescent and change of material at Park Terrace East Lane. The former, which is actually 11 and 12 Queens Crescent, are the two four-storey townhouses between the doctor's surgery and the vet's, which had been subdivided for office use in the past, is a linked listed building consent application and a full planning permission application. There was a relatively recent application at the same address by the same applicant and the same architect that was withdrawn when they were advised that a refusal was likely. The applicant was advised that if they tried to create eight units between the two properties, the applicant's argument being that they should get one dwelling per floor, it was pointed out that they would also be losing internal detail to get all the facilities in on each floor and there would also be insufficient garden ground left over from a parking area at the back. So they went away and thought about it and are still applying for eight residences, but they are taking pains to preserve or replicate original plasterwork detailing, and so on. Tom said he was not minded to draft an objection. He thinks he will leave it to the applicant and the case officer to slug it out. Ruth Gillett said she agreed with Tom. In reply to a comment from Stewart Leighton, Tom said that Queens Crescent does not have the same protection as the Park area where this would not be allowed. Stewart said that Queens Crescent was the original conservation area and the buildings are all B-listed. Tom and Stewart then discussed how to achieve parity for Queens Crescent with the Park area. Tom said the second planning application he wanted to comment on was Park Terrace East Lane for erection of a single-storey rear extension with roof terrace and screening to a mews property. The planning permission is for a change of material for the roof terrace screening from occasionally perforated brick to opaque glass. In reply to a question from Stewart, Tom said it will affect the setting of the building. Park Terrace East Lane is the lane that goes off to the right at the bottom of the steps at the base of Trinity College Tower and the structure is in the rear of the second of third building along. The work has arisen because after the house last changed hands the owners started laying out a new garden and before they had finished a car crashed through the back wall from the lane. The structure is very close to the rear elevation of the building and can be seen from the lane and probably from Woodlands Terrace but not from anywhere else.

18 Date of Next Meeting

Wednesday 10 May 2023 at 7.30pm via Zoom.