

Woodlands and Park Community Council

Minutes of Meeting

Wednesday 8 March 2023, via Zoom, 7.30pm

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

In attendance: Councillor Ken Andrew, Councillor Martha Wardrop

Tom Johnstone announced that the Zoom recording of the meeting is to assist the minute-taker only and will not be made publicly available.

1 Apologies: Diane Mitchell, Councillor Malik, Rina Väre, PC McGlynn

2 Police Report

This was taken as read.

3 Minutes of 8 February Meeting

At Ruth Gillett's suggestion, it was agreed that under item 8, Kelvingrove Park, line 2, the words 'planned' and 'project' be inserted so that the sentence begins 'The planned tree-planting project was . . .'. Otherwise, the minutes were proposed as a correct record by Derek Manson-Smith, seconded by Ruth. Tom Johnstone reported that, thanks to Robin Gillett, all minutes are now on the community council's website.

3A Parking in Woodlands

Instigated by Patricia Panther, there was discussion about the lack of parking enforcement and the state of the markings for parking bays, which, particularly in South Woodside Road, have become almost illegible, leading to drivers parking their cars in the loading bay and not being ticketed. Councillor Andrew explained that within a Restricted Parking Zone (RPZ) the only place to park legally is within a marked bay. A car parked outwith a bay is illegally parked and will be given a parking charge ticket. He has asked to have the bays repainted. Another issue is that the council is struggling to recruit parking attendants and other staff. The penalty is being increased to £120, £60 if paid within 30 days, and the rate on the meters has also been doubled. In discussion about fines for littering and other offences, Councillor Andrew explained that there have to be eyewitnesses to such offences, but the council is beginning to experiment with raising civil rather than criminal action because the burden of proof is lower. There was also discussion about parents parking in South Woodside Road and Park Road to drop off children for schools and the fact that the parking situation is now reminiscent of how it was before the parking restrictions were introduced. Stewart Leighton said that the previous year he had pointed out the difficulties created by changing the status of Woodlands from a Controlled Parking Zone (CPZ) to an RPZ, with wardens operating until 6pm rather than 10pm. Since parking was decriminalised guidance from the Scottish Government is that it should be self-financing. He suggested organising attendants to flood the area for selected hours, days or areas. Councillor Andrew said there is a parking consultation and he will send the link out after the meeting. The plan is to make RPZs and their conditions uniform across the city, Monday to Sunday, 8am to 10pm. He will pass Stewart's suggestion of flooding the area to the head of Parking. In reply to comments by Patricia and Ruth Gillett, Councillor Andrew said that the reason why some parking bays were missed for repainting is because notices not to park are ignored and some vehicles are now so large that they cannot be moved unless at a cost that makes no financial sense. To force drivers to move their cars would involve a legal process and costs. In reply to a question from Patricia, Councillor Andrew said Café Eusebi was given permission through lockdown and beyond for a level of street occupation. He will check up on that.

4 Matters Arising

Nothing was reported.

5 Trinity College Tower

Nothing was reported.

6 Councillors' Reports

Councillor Andrew reported that a number of ash trees in Kelvin way will have to be taken down and there is no information about plans for replanting. Woodside Community Council has been reinvigorated and had held a meeting the previous month and will be meeting again the following week.

Councillor Wardrop reported that there is a Housing Strategy consultation and encouraged people to look through it and respond by the closing date, 2 April. There is a questionnaire to complete. There is a meeting on 14 March at 2pm to discuss HMOs, short-term lets and planning, which will link in with the Housing Strategy. That day was International Women's Day and she had participated. The Royal Town Planning Institute had organised discussions about feminist planning. Stewart Leighton said there had been a Community Council Development Session the previous Saturday when there was a presentation on the Local Housing Strategy 2023–2028. He had said his piece about the need for a housing strategy to meet student needs in the context of the substantial expansion of student numbers in the city by getting the Scottish Government to amend legislation to allow more effective control of HMOs and private rentals and to shift policy and strategy towards trying to accommodate students in other parts of the city allied with a transport strategy. Clare Crawford reported that the missing recycling bin from her close had still not been replaced. Stewart said that three of the blue bins from his close at 80 and 90 Barrington Drive and 343 West Princes Street were removed and have not been replaced. He suggested the cycle of collections be changed from eight days for domestic rubbish and 16 days for recycling to a 10-day cycle for domestic rubbish and a 12-day cycle for recycling. Councillor Andrew explained that the eight and 16 days cycle is because of the shift patterns of four on and four off. Derek Manson-Smith said that in Park the green and blue bins are respectively seven and 14 days. Councillor Andrew said he thinks that is probably because Park is serviced by the Western Depot. In reply to a question from Patricia Panther on the number of bins allocated per close, Tom Johnstone said that if there is an HMO in a close it has to have a green bin and a blue bin. His close has six HMOs so there are eight green bins and seven blue bins in the back court. At the moment the blue bins are completely full so half the green bins have recycling in them, which undermines the city's performance in recycling.

7 Kelvingrove Park

Ruth Gillett reported that the tree planting is complete. She asked if there was any possibility, if the water cannot be made to run, that the basin be filled with something to deter people climbing on the newly repaired fountain otherwise it will be broken again. The bandstand's community two weeks seems to have been scuppered by a funding cut. Tom Johnstone said there was still nothing back about the lighting workshops he and Ruth had attended. In reply to a question from Stewart Leighton, Tom said there the park rangers are not based in the park any more. Stewart again suggested floodlighting the fountain, not to prevent damage to it but to enhance its look.

8 Dropped Kerbs

Nothing was reported.

9 Park Circus Lane

Tom Johnstone said there was nothing new to report, but a notice on the Companies House website about the Crown taking over everything to do with Ambassador had now been discontinued.

10 Citizens' Panels

Nothing was reported.

11 Cleansing

This was covered under item 6, Councillors' Reports. Instigated by Councillor Wardrop, there was discussion about the state of recycling in Glasgow, including staffing problems. Councillor Wardrop said she would follow the matter up.

12 Correspondence and Licensing

Licensing: Tom Johnstone said none of the new HMO licence applications had planning permission. There were two applications for a licence for a short-term let (home-sharing), one from David Gallagher, who was so upset about Peppe's restaurant. Neither has planning permission, but he thinks, from looking at the council's website, planning permission is not needed. Councillor Andrew said that letting one room as a short-term let would not require planning permission, but a flat being let as a short-term let would require planning permission. Tom said that as both cases are for home sharing no planning permission is needed.

Correspondence: before the meeting Tom had circulated a list of correspondence, including emails, with the items he thinks likely to be discussed printed in red. There was a communication on 23 February from Alumno, St Georges Road about an exhibition that day and again on 23 March about a Proposal Application Notice for St Georges Road. Councillors Andrew and Wardrop agreed with Tom that it can be discussed in front of councillors because it is not yet a live planning application. Tom said he is aware it is a test case because during the Park Quadrant campaign a resident in Park Circus had complained about Jean MacFadden having said nice things about the development before the application was lodged and the Standards Commissioner was not

remotely interested. The exhibition can also be accessed online. It is difficult to work out how to object in planning terms, but as Stewart Leighton warned some time ago, this site seems to be turning into student accommodation. The original application, to which many local residents objected, got consent and the development has now been sold on to the Alumno Group. On 3 March the Scottish Environmental Protection Agency had sent out an opinion survey. There were several communications from Steven Dowling, which all community councillors will have received, one concerning the Coronation Champions Awards.

13 Finance

Gerry Doyle reported that Tom Johnstone had collected his cheque for the Zoom payments.

14 Electric Charging Points

Councillor Wardrop reported that the findings of the pilot project in Park Circus were still being reviewed. The two points for the project have not been removed. She will organise a site visit.

15 Air Pollution

Councillor Wardrop said she is awaiting an update from the motorway. She reported that a low emission zone (LEZ) is being introduced in Glasgow from 1 June. In reply to a question from Derek Manson-Smith, she said that she would send out a link to the council's website. Gerry Doyle said that information is not yet available on the website for blue badge holders. Councillor Wardrop said she would follow up and suggested it be put on the agenda for the next meeting.

16 AOCB

Ruth Gillett suggested that the noticeboard that used to be at Sainsbury's and disappeared should be replaced by one at the Woodlands Community Meeting Room in Ashley Street. Clare Crawford said she would raise the matter at the next board meeting of the Woodlands Community Development Trust.

Tom Johnstone reported that the Zoom subscription expires shortly before the June meeting and the community council does not meet in the months of July and August. It was agreed that the June meeting should be held face to face in the Albany Centre and that the September meeting and the full AGM in October should also be there. [Councillors Andrew and Wardrop left the meeting.]

Stewart Leighton said that Ann Laird would be interested in joining the subgroup on HMOs and short-term lets on the Hillhead Area Partnership and he had hoped to raise the matter with Councillor Wardrop as a courtesy. He said he would email Councillor Wardrop. Tom Johnstone noted that although Friends of Glasgow West had objected to the Otago Lane development, which is now going to appeal, they are not participating in the hearing.

17 Planning

Tom Johnstone said that he had no objection to any of the planning applications in the list he had circulated. He then went on to explain the background to the Otago Lane situation. In 2015 an application was made to build 49 houses on the Otago Lane site. The application was granted consent and 30 conditions were added to that application. Condition 1 was to do with the access route for the site. When planning permission is granted and nothing is done for three years the permission lapses. Just before the three year point was reached the developer applied for condition 1 to be amended (a section 42 application). The effect of that was minimal in terms of the access arrangements, but it had the incidental effect of renewing the underlying application, so the developer got more time. They are now doing the same again with five different conditions, with four new applications to amend. 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. He is working on grounds for objecting to the section 42 applications so as to help the people in Otago Lane. He will probably circulate several different drafts to various people living or working in and around Otago Lane and if the developer wants to take everybody to court good luck to him. Stewart Leighton and Tom argued whether the planning permission was in principle but agreed that the tactics were an abuse of process. Tom said the applicant is trying to strengthen their negotiating position at the appeal hearing where they are going to argue that the one they have consent for is worse than the one they have had permission refused. Stewart suggested Tom get in touch with the Planning Exchange Library and said he would research the contact details.

18 Date of Next Meeting

Wednesday 12 April 2023 at 7.30pm via Zoom.