

Woodlands and Park Community Council

Minutes of Meeting

Wednesday 10 May 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.

1 Apologies: None

2 Police Report

This was taken as read.

3 Minutes of 12 April Meeting

Derek Manson-Smith said that under item 2, Police Report, line 6, the words 'in the park' should read 'at the Kelvin Hall'. Otherwise, the minutes were proposed as a correct record by Tom Johnstone, seconded by Derek.

4 Matters Arising

Tom Johnstone said that although it had been agreed that the community council would object to a licence application for a short-term let at 26 Park Circus, he cannot identify any grounds for objecting because it is a house and, as such, does not require planning permission. The restriction on short-term lets in some conservation areas, including Park, does not apply. Houses are in the same use class as short-term lets whereas flats are not. Tom and Stewart Leighton then discussed the case. Derek Manson-Smith said that Councillor Wardrop had investigated the potholes in Park Avenue and both had reported them. He had received an acknowledgement and Councillor Wardrop had received a reply that temporary repairs would be carried out.

5 Trinity College Tower

Derek Manson-Smith reported that earlier that week he had seen a extendable crane going halfway up the tower with some activity. Councillor Wardrop reported that she had seen people on the scaffolding that day. Councillor Andrew said he would approach the Trinity Tower Group to see if there is any news.

6 Councillors' Reports

Councillor Andrew said that he had had to report flooding at the Eldon Street Steps again. He has had complaints about chairs and tables on the pavement outside the Marigold Café on Park Road and is pursuing this with Roads as new regulations around Planning means not much can be done about enforcement. Stewart Leighton said that Section 59 consent is required under the 1984 Roads (Scotland) Act, which is to do with impediments to pedestrians. In discussion about outdoor table and chairs, Tom Johnstone and Derek Manson-Smith reported that the space the Hug and Pint is occupying on the pavement on Great Western Road is probably larger than consent was gained for, and Clare Crawford reported the Lovable Rogue on Great Western Road beside Tesco where solid metal tables and chairs and a metal barrier are sometimes too far over on Wednesdays to Sundays forcing pedestrians on to a pitted pavement. Councillor Andrew said he would raise these with Roads. Stewart and Councillor Andrew discussed the blurring of café-restaurant and public house use under tenements. Councillor Andrew said he would have the matter looked at and get a report back. He has been chasing the Roads people about the bay-lining works in Woodlands to try to get a definitive date. One difficulty is the number of parked cars that prevent them getting the lining done. He is frustrated that after asking for a speed table on Woodside Crescent to try to deter joyriders in the Park area he has been told by Roads that there have been no reported accidents so a speed table is not necessary. He is going back to them. In reply to a question from Clare, Councillor Andrew said he would ask for the bus stops to be relined.

Councillor Wardrop said she would update the community council on proposed road closures in Woodlands in August for the world cycling championship road races. The library strategy has been updated and approved after consultation/ There is more emphasis on carbon emissions, climate change, 'greening' of libraries and supporting staff, which she thinks is a positive development. The City Administration Committee has agreed new supplementary guidance for the area linking the city centre and the M8, including Townhead, Cowcaddens,

High Street and along the M8, improving connections with St George's Road, Maryhill Road and the surrounding area. She will circulate an email link to the committee paper. Clare thanked Councillor Wardrop as the missing blue bin in her back court has been replaced.

7 Hillhead Area Partnership Report

On 8 May Stewart Leighton had circulated a report on the meeting of the Hillhead Area Partnership on 11 April. He had asked the community council to comment on item 16, the Hillhead Area Partnership Work Plan, the frequency with which standard items appear on the agenda and whether there are additional items that should be added. Stewart had suggested that the police and the fire service should appear less often, but when they do that they should produce a report that provides more emphasis on the analysis of their data and discussion of trends and underlying issues. He would like to see a regular item on housing issues relating to the Hillhead ward that examines analysis, trends of housing development, tenures and population change and migration, which would provide a basis for comparison with citywide data. The work of the HMO Housing subgroup should of course continue. He thinks there should be a representative from the Glasgow and West of Scotland Housing Federation as most housing associations in Glasgow are affiliated to it. Other points he had raised were community council forums and the possibility of a presentation to the Hillhead Partnership on the interface between physical and spatial planning and community partnership planning, which he thinks was reflected in the 2019 Planning Act, which is now part of legislation. Tom Johnstone commended Stewart on his suggestion that the HMO subgroup meetings should continue. Stewart suggested that there should be a review of where Glasgow City Council stands at the moment in relation to HMOs and to look at the experiences of other local authorities that have introduced a policy of linking HMOs to the planning and licensing system.

8 Kelvingrove Park

Ruth Gillett reported that the trees that were planted along the herbaceous walk are doing well. She was pleased to learn from Stewart Leighton's Hillhead Area Partnership Report that there is not to be too much lighting in the park but is concerned about the suggestion that shrubs should be cut down. There was discussion about the inclusion of non-native shrubs in a park. Stewart Leighton said that when the matter was discussed at the Hillhead Area Partnership it was not suggested that all non-native species would be removed but that native shrubs would replace large-growing non-native varieties adjacent to footpaths with resulting benefits to biodiversity. Plants would be selected that, upon maturity, would grow to a lesser height and also improve sight lines along footpaths. Non-native shrubs would remain elsewhere. Councillor Wardrop said that Workshops had produced a report looking at lighting and other issues in the park. She is hoping to have a meeting with members of the Hillhead Area Partnership in the park to discuss various issues, particularly the Stewart Memorial Fountain, in two weeks' time. Meanwhile, she had noticed that the outdoor gym is damaged—one of the metal poles had come loose from the main frame—so she will report that to Health and Safety. Tom Johnstone suggested that Glasgow University should be consulted on whether they agree with the claimed benefit of biodiversity of removing non-native species in these locations.

9 Dropped Kerbs

Councillor Wardrop said she understood that there were works to be done under the Minor Works contract as part of the infrastructure fund from the Hillhead Area Partnership. She will follow up with Roads.

10 Park Circus Lane

Tom Johnstone reported that George Hazle had sent yet another email to the contact at Ambassador on 24 April and as yet there has been no reply.

11 Citizens' Panels

Nothing was reported.

12 Cleansing

Tom Johnstone said that, from personal experience, an initial marked improvement in the blue bin service, which he thinks Councillor Wardrop brought about, it has relapsed again. In discussion about the dissemination of information on what should go into blue bins, Councillor Wardrop said that the Hillhead Community Council Recycling subgroup has discovered that the Code of Conduct for Landlords does not include any reference to recycling and that a condition will have to be added to the code. It is one of the reasons that there has been difficulty in getting reliable action taken to improve recycling among private sector flats. Cleansing and Licensing are working on it together, and a Private Sector Housing newsletter will go out to landlords on 20 May. In reply to a question from Tom about the disposal of glass, Councillor Wardrop said this needs further discussion with the Recycling team in the council working with Licensing on the Code of Conduct. She will meet with Licensing and Recycling officers before the summer recess. There will be a meeting of the HMO

Subgroup as well, although she is wary of having any more meetings until the Housing Strategy is published and more is known about the housing developments. Stewart Leighton suggested training for landlords or their agents. In discussion about bin hubs, which would serve 26 to 40 properties for domestic rubbish collection and recycling and are being piloted in Pollokshields East and Anderston, Councillor Wardrop pointed out that there are already bins on the streets in several places, most recently in Park Road. She feels that the existing street bins must be looked at and managed properly before extending them anywhere else. Other street bins have been installed after consultation with residents, e.g. Park Quadrant. Councillor Andrew agreed that consultation with local neighbourhoods was vital and said that he had circulated photographs of bin hubs to show what they looked like. Stewart said that there are street bins at the east end of West Princes Street, Queens Crescent and the south end of Baliol Street, where he has seen cross-contamination. If there is to be consultation, it would have to be done every year because of the tenant churn.

13 Correspondence and Licensing

Licensing: there were no matters relating to Licensing.

Correspondence: before the meeting Tom had circulated a list of correspondence with the items he thinks likely to be discussed printed in red. On 12 April Stewart Leighton circulated information about a conference he had attended on public transport, particularly bus transport, and he had also commented on this in his report on the meeting of the Hillhead Area Partnership. Councillor Andrew had emailed on 13 April about Montague Street footway resurfacing and on 18 April about lights being sorted on various streets. On 20 April Councillor Wardrop wrote about nine street-lighting faults and about deep potholes in Park Avenue. Tom thanked the councillors for taking these issues up. On 24 April Councillor Andrew received a reply about the hacking off of original stonework details by Hacking & Patterson, factors, which came, surprisingly, from Private Sector Housing rather than Planning. On 25 April Councillor Andrew sent another email about 64–70 Barrington Drive where another lintel had been hacked off for safety by the same Hacking & Patterson. Again, there was no involvement of Planning. On 25 April Tom received information from the Local Review Committee that planning permission had been granted for buildings of up to seven storeys high on the Otago Lane site, which will take a bigger chunk out of what is a citywide site of importance for nature conservation than any earlier scheme. Tom said that the community council's Freedom of Information request to the Scottish Information Commissioner was made in 2021. A review request was made in 2022, and it is only now being validated for investigation. He has received an apologetic email asking him if he wants to proceed. He has replied that he does, just to see what will happen. On 8 May was Stewart's report on the Hillhead Area Partnership meeting on 11 April. On 10 May information about GCVS (the Glasgow Council for the Voluntary Service) and information about the petitions working group for WECCE (Wellbeing, Equalities, Communities, Culture and Engagement). Tom fulminated about the extent to which the council uses abbreviations and acronyms and put in a plea for at least one mention in every communication of what the abbreviation stands for. On 10 May Councillor Wardrop emailed about a mews demolition in Woodside Terrace Lane. He had thanked her for sending that because it is a different address from another proposed demolition in the lane.

14 Finance

Tom Johnstone reported that he had not collected his cheque for £4.50 for lunch in the City Chambers. Ruth Gillett reported that she had been in touch with various places to find somewhere to meet in person in September. It is highly likely that we would be able to meet in the small Woodlands Meeting Room. Normally they charge £30 an hour, but for a community group it would be £20 or £40 in total, which is dearer than a lot of places. It would be available only until the end of the year as they haven't started arranging next year's calendar. The windows don't open, but the door can be opened to allow air circulation. It was agreed that Tom would take out a one-month subscription for Zoom for the June meeting.

15 Electric Charging Points

Councillor Andrew said that he had received information from Gavin Slater at Glasgow City Council that he will circulate. It provides background on current charging points. They are no longer free to use.

16 Air Pollution

Councillor Wardrop said that there is an online vehicle checker and information about the low-emission zone (LEZ) for people to access. There is still an issue with funding for some people. In reply to a comment from Stewart Leighton about extending the boundary of the city centre to include Woodlands, Councillor Andrew said that the likelihood of being able to extend the LEZ at the moment is virtually zero as there is a lot of pushback already. He hopes that areas surrounding the city centre will see less polluting traffic as it will not be travelling through them to get into the city if it is not compliant. With support from the Scottish government, heavy investment is being put into electric vehicles and bus-priority routes so traffic lights will change as a bus approaches, cutting down on idling, stopping and starting

17 AOCB

Roz Smith said that staff from the West of Scotland Housing Association and others are looking at the parking situation in the area and asked for information on the parking spaces across from the Arlington Baths. Tom Johnstone suggested she get in touch with the Arlington Baths direct. Clare Crawford said that some of the spaces belong to flats in the block in Ashley Street that they abut and suggested that Roz get in touch with Tim Cowen, Project Manager of the Woodlands Community Development Trust. Stewart Leighton said that the block of flats probably has a factor.

Councillors Andrew and Wardrop left the meeting.

18 Planning

It was agreed to object to a 15-metre telecommunications monopole, opposite 1071 Sauchiehall Street, but actually on Kelvin Way. There is a huge pole in Park Drive, beside Burnbank Bowling Club, which Tom Johnstone thinks must have been erected during the pandemic. Tom said that the supporting documents for the planning application for the demolition of a mews dwelling at 35 Woodside Terrace Lane show that the building is structurally unsafe. This is not the property that Councillor Wardrop wrote about, which is 45–47 Woodside Terrace Lane. Tom sees no ground for objecting to the listed building consent application or the full planning permission application unless he discovers that they have already started work when he will object to both. Stewart Leighton suggested pursuing with Councillor Andrew the level of monitoring by Planning Enforcement. Tom said he had spoken to the case officer several times about Woodside Terrace Lane, and he was obviously annoyed with both the agent and the contractor. Tom's guess is that his line manager decided, with it being a discretionary matter, that so much work had already been done that it was pointless to do anything about it. Tom said it is always important to remind planners who are carrying out enforcement that they claim publicly to be dependent on members of the public telling them what's gone wrong. If they don't act people will stop reporting. Tom said there was no reason to object to the application by the West of Scotland Housing Association for the property at 146 Park Road. It is undoing bad work from the past and replacing it with cast stone. It is in a conservation area but is not listed. There would not be a requirement to use real stone as the real stone that has been rendered is already badly damaged. There has been no follow-up to the Proposal of Application Notice by the Alumno Group. An application could have been put in on 14 April, but there is still nothing. They are probably expecting an objection from the community council. The Local Review application for 16 Park Road has not yet been to committee.

19 Date of Next Meeting

Wednesday 14 June 2023 at 7.30pm via Zoom.