

Woodlands and Park Community Council

Minutes of Meeting

Wednesday 12 June 2024, Fred Paton Centre, Carrington Street, 7.30pm

Present: Ruth Gillett (chair), Tom Johnstone (secretary), Gerry Doyle (treasurer), Stewart Leighton

In attendance: PC Barry McGlynn, Councillor Seonad Hoy, Councillor Ken Andrew, Ros Smith, Marianne Vosloo, Clare Crawford (minutes)

1 Apologies: Colin Ewen, Rosanne Davidson, Councillor Wardrop, Mariama Bah, Patricia Panther, Derek Manson-Smith

2 Police Report

PC McGlynn said that the police report for May had been circulated by email and there has not been much change since. There is a new inspector as Inspector Crawford has moved to HR. Kelvingrove Park was busy the previous weekend. As Operation Mother has finished there were only two police officers in attendance, himself and a colleague, and they had had a lot to contend with. PC McGlynn then commented on the contents of the police report. He said that there would be no community police officers covering the area for the next three or four weeks because of illness and lack of resources. In reply to a question from Councillor Andrew, PC McGlynn said that Operation Mother had been introduced to manage the Covid lockdown situation and had been successful in bringing the number of offences down. After discussion, Councillor Andrew said he would follow up the matter of policing the park as people are concerned with drinking and its consequences. In reply to a question from Ros Smith, PC McGlynn said that Operation Mother had been halted because the number of incidents raised had dropped right down.

3 Firework Control Zones

Councillor Hoy said she wanted to make the community council aware of Glasgow City Council's consultation on firework control zones, closing that day. She agreed with Tom Johnstone that the survey was not easy to use. PC McGlynn said that there had been a problem in Ashley Street a year or two back. Stewart Leighton said he thinks that, thanks to Councillor Wardrop, the matter has begun to be addressed and that, apart from the Ashley Street incident, the problem has diminished. Ruth Gillett said that fireworks can be a problem at all times of the year, not just at the traditional times. Tom read out the headings in the survey: misuse of fireworks; antisocial behaviour involving misuse of fireworks; injuries from fireworks; animal welfare; impact on vulnerable groups; and environmental protection, and invited comments. Councillor Andrew said any fireworks being set off outwith the traditional times is an animal welfare issue because people are not aware to keep their animals safe. In discussion, Tom said that because of the wildlife a zone could be requested for Kelvingrove Park, Councillor Hoy said that there are festivals throughout the year when it would be reasonable for people to let off fireworks, e.g. Chinese New Year or Islamic festivals, and Ruth Gillett suggested a list, as there is for bandstand concerts, so that people know in advance. Tom said he would focus on the headings and give as many examples as he can think of before midnight.

4 Minutes of 8 May Meeting

There was discussion about whether Sheila Gilchrist had been present. Tom Johnstone proposed that the minutes be accepted as a correct record with that possible amendment and the proposal was seconded by Stewart Leighton.

5 Matters Arising

Tom Johnstone reported that he had written to the chair of the board of the Glasgow Council for Voluntary Service about the Albany Centre on behalf of the community council and had received a reply that concludes 'The board do have some scope to consider social value providing the social benefit is consistent with our priorities and our charitable purposes. Your letter is helpful to this in understanding the priorities of the local community.' In reply to a question from Stewart Leighton, Tom said he had amended the draft Stewart had sent him and said he would send Stewart a copy of his letter. Councillor Hoy said she had met Ian Bruce, the director of GCVS. He was sympathetic and said that GCVS has some discretion about the needs of the local community and social value, but it was on the open market. At the annual general meeting of the Garnethill and Woodlands Residents' Association the previous Monday night Brian Gannon from the West of Scotland Housing Association had told her it is not looking promising because there have been two significantly higher bids put in by private developers. Stewart surmised the building's conversion to student accommodation

because of the high yield, but Councillor Hoy said that Brian Gannon had said that it would be costly to convert the building into student accommodation and she thinks there is a listing on it that would have an impact. Ros Smith said WSHA was looking for decent community space as they had struggled to get a venue for their residents' AGM. In discussion about planning consent and student accommodation, Councillor Andrew said the former Scottish Trades Union Congress building is currently consented for conversion by preserving the lower half and sticking several storeys above it. Ruth Gillett said it was seven storeys originally but not all the residents in Park Road had been informed. In discussion about the possibility of the Chinese student bubble bursting soon, Councillor Hoy said she is concerned about the legacy of all the new accommodation, Stewart said rents would have to come down or the buildings converted to conventional accommodation, and Councillor Andrew said that negotiations for any purpose-built student accommodation units in the city required their potential conversion to residential use. The next step for owners is BTR, built to rent, or convert to rent. Councillor Andrew said that the posts of Steven Dowling and Lawrence O'Neill have gone as a cost-cutting measure and their role will be taken up by other officers so there will be a lowering of community council support. He hoped the community council development sessions will continue. Councillor Hoy said she hoped there will be more information at the next Hillhead Area Partnership meeting.

6 Kelvinbridge Mural

Tom Johnstone said that he has had several letters from Jonathan Pickering asking how the community council was getting on with the mural. Alexander Patterson, who is interested in growing spaces, and Henry, no surname, had been copied in, the latter about Permission to Use, which in fact is not problematic because everything outside the boundary of the back courts of the property owned by West of Scotland Housing Association all the way to the river is owned by Glasgow City Council, as shown by the map that Councillor Andrew had obtained and copied to community councillors. Stewart Leighton conjectured that the hard standing may be there to accommodate Network Rail vehicles for tunnel inspection. The tunnel is not in use but there is the possibility in the future of a light rail connection to the Botanic Gardens and beyond. He suggested as funding sources the University of Glasgow GRID initiative, which although centred on the Riverside Innovation District does include community groups, and Strathclyde Passenger Transport for upgrading the footpath and enhancing lighting on the steps up to Eldon Street. Marianne Vosloo suggested Sustrans, which Stewart said would support pedestrian movement as well as cycling. Councillor Andrew said the Edinburgh coffee business that was interested in a stall in Kelvingrove Park is interested in having a high-quality street-food stall on the hard standing, which would increase footfall and protection for the mural. In reply to a query by Ruth Gillett about the reaction of Park Road residents, Councillor Andrew said the stall would finish trading at 6pm. Councillor Hoy said that a proper community consultation is needed. Tom said some of these queries would be followed up in the feasibility study, which he is trying to gather money for. Brian Gannon has committed £2,500. Tom said he will explore Steven Dowling's statement that money from the admin grant can be used if it involves promoting the community council. In discussion about this, Gerry Doyle said the admin grant for the year is about £600, £400 of which currently goes to the Fred Paton Centre. With Clare Crawford's departure money will be needed for the minutes. Ruth said that Isabel Smyth is considering whether she might take this on. Tom said that unless the feasibility study is done nothing will happen. When he had collected the key for the noticeboard he had spoken to the Woodlands Community Development Trust administrator and encouraged her to raise it with the WCDT board. Jonathan Pickering has been very supportive but unfortunately he is off to a new job. At Ruth's suggestion, it was agreed that Tom would get in touch with Jonathan to see if he knows who is taking over. Marianne said she is a freelance artist who has worked with SWG3 on the GRID project and with many street artists and the Gibson Street Gala. Councillor Andrew said the community council could ask the Hillhead Area Partnership for a contribution. In reply to a question from Councillor Hoy, Marianne said she would check whether the feasibility study fee is value for money. In reply to a comment from Ros Smith, Tom said that item 6 of the May minutes recorded that there had been an email from SWG3 saying what Yardworks would be doing for the money for the feasibility study: 'Documentation of the site; community consultation to gather perceptions with residents, businesses and visitors; site assessment for remedial works, access and costs; mock-ups of potential artwork and artists; write-up of findings, recommendations and costs.'

7 Trinity College Tower

Councillor Andrew said that the latest projection is that everything will be sorted by August.

8 Councillors' Reports

Councillor Andrew reported that there had been a paper on parks at the Environment and Liveable Neighbourhoods City Policy Committee the day before that mentioned lighting in Kelvingrove Park. The extension of trackways and low-level lighting to make it safer in the evenings, using solar lighting, is to be investigated. Tom Johnstone asked for proper consultation and enquired about the existing wind-powered and solar-powered column lighting. Councillor Andrew said the funding was coming from the £1 million Locality

Fund. The glass recycling bin in Ashley Street has been removed because it had become a locus of flytipping but has now reappeared. He has had complaints from residents in the flats in Park Quadrant about the condition of the footway and roadway now that the developers are finishing up. He has asked if a dilapidation survey has been done and if so have the developers left it in the condition they found it. Great Western Road has been resurfaced and relined. Ruth Gillett said people are happy with the new pavements in Montague Street.

Councillor Hoy reported that she and Councillor Wardrop had had a walkabout with Ros Smith and some members of the Garnethill and Woodlands Residents' Association along part of St Georges Road, West Princes Street, Ashley Street and Baliol Street. They are following up issues highlighted. She has asked for graffiti to be removed and reported flytipping in West Princes Street, which has now been dealt with, and reported some issues on Baliol Street around street lighting and the possible over-provision of disabled parking bays. They had attended the residents' association annual general meeting the previous Monday and will be taking forward some issues raised then. She had also had a walkabout with Brian Gannon from West of Scotland Housing Association to get to know WHSA housing stock.

9 Kelvingrove Park

This was covered under item 8, Councillors' Reports.

10 Dropped Kerbs

Tom Johnstone said he had expressed an opinion at a previous meeting that not all of the kerbs that had been identified for dropping had yet been dropped. Ros Smith said that people are still parking their cars at dropped kerbs in Arlington Street and Ashley Street. Councillor Andrew said that a car parked outwith a marked bay is illegally parked. Ros asked that the parking attendants do something about enforcement. There was discussion about whether there are enough parking attendants, about the differences between controlled and restricted parking zones and the harmonisation across the city of restricted parking zones, Monday to Sunday, 8am to 10pm. Councillor Hoy said she would raise the matter of drivers parking across the dropped kerbs in Arlington Street and Ashley Street with council officers and request additional enforcement there.

11 Park Circus Lane

Tom Johnstone said that nothing has happened. Councillor Andrew said the developer is still being chased.

12 Citizens' Panels

Nothing was reported.

13 Cleansing

Nothing was reported.

14 Planning, Correspondence and Licensing

Planning: Tom Johnstone explained that the letters 'LU' in the suffixes to the planning application numbers in the list that he had circulated before the meeting stand for Land Use Certificate Applications, which are always done under delegated authority. He thinks if an application has ELU or PLU it is an application for lawful use as either a short-term let or an HMO. A Certificate of Lawful Use in Development is granted if the applicant can show that no enforcement action has been taken for, in all these cases, ten years. Another proscriptive period of four years does not apply to any of these cases. In the close he lives in he has been instrumental in challenging evidence and has stopped four HMOs from getting a Certificate of Lawful Use in Development but it is very hard work. The application for 1 Park Gardens has tilting windows at the moment that cannot possibly be original. As it is an A-listed building, he proposed asking that sash and case windows are put in. For 23 Park Circus Tom said he does not think that the formation of a covered canopy to an internal courtyard is particularly obnoxious at this address as it will not be seen from within Park Circus. A design statement referred to in the associated Listed Building Consent Application has not been posted on the portal.*

Correspondence: Tom said there has been a complaint about the conduct of business at the community council. It was implied in correspondence to a councillor who, because of GDPR, could not tell him who had complained. The substance is that the complainer sent emails to the address on the community council's website in April and May and, when there was no reply, tried the phone number, which took them to the Albany Centre. He has replied to the councillor, pointing out that the email address on the website is the one that directs all emails to the private email addresses of those who attend community council meetings. The only email he is aware of was from a reporter for a newspaper called *The Glasgow Wrap*, asking for the dates, times and venue for our meetings. After checking with Ruth Gillett, Tom had replied to the email, and the current edition of *The Glasgow Wrap* has a link that takes the reader to the website. Ruth said there had been a complaint that the last minutes available were for March. Tom said minutes are not posted until they have been approved. Ruth said that the April minutes are now up. Tom said that since the list of correspondence he had

circulated, he has received an invitation from Hillhead Community Council to attend a second public consultation event on the proposed development in Otago Lane although no planning application has yet been lodged.

Licensing: Tom made no comments.

15 Finance

Gerry Doyle said that everything is up to date. He and Tom Johnstone discussed arrangements for paying invoices from the Fred Paton Centre over the summer.

16 Electric Charging Points

This was covered under item 17, Air Pollution.

17 Air Pollution

Tom Johnstone reported that there is information on air quality and electric vehicle charging points in the committee papers that Councillor Hoy had sent out on 9 May.

18 AOCB

In reply to a question from Ruth Gillett, Councillor Andrew said he would look into why the café in the former toilet building at the gate to the park is empty.

19 Date of Next Meeting

Wednesday 11 September 2024 at 7.30pm in the Fred Paton Centre, Carrington Street.

* This item was considered after Councillor Andrew left the meeting: Tom Johnstone said that he had sent another ground of objection to the development at 163 St Georges Road. The development had had permission for mixed residential and retail use but after it was sold an application had been made for purpose-built student accommodation. He has come across a policy requiring purpose-built student accommodation greater than a certain size to have a mix of mainstream housing in with the student housing. The site area at 163 St Georges Road is just over the size limit and although the objection is well out of time, Tom said he wants Planning to know that the community council is aware of the policy.