



Cordale Housing Association

Minute of Dalquhurn Estate Focus Group Meeting Held Monday, 2nd April 2007, 6.30 pm at Cordale Housing Association, 1 Red Row, Renton

1. PRESENT

| | | |
|------------|------------|-----------|
| C Anderson | D Capon | J Conroy |
| M Dunn | T King | A Neeson |
| J Sakerski | P Sakerski | G Wardlaw |
| I Watson | W McGarvey | J Tannock |
| G Rodger | | |

IN ATTENDANCE

S Gibson (Director, Cordale HA)
G Smith (Smith Findlay Architects)
Cllr J Bollan

2. APOLOGIES & INTRODUCTIONS

- 2.1 There were no apologies. Noted
- 2.2 S Gibson thanked everyone for coming along and for the benefit of 'new member's', introduced G Smith. S Gibson confirmed that following competitive interviews, his practice had been appointed by the Associations Management Committee to act as lead consultant for the proposed regeneration of Dalquhurn Estate. Noted

3. MINUTE OF PREVIOUS MEETING – 12th February 2007

- 3.1 Regarding item 6.18 from the previous minute, P Sakerski requested that it be noted that the layout was not produced in conjunction with the Focus Group. However, to the best of his knowledge, the Fairhurst proposal was based on comments made by himself on an individual capacity. Noted
- 3.2 It was noted that whilst discussions have previously taken place about the potential to connect residents in Dalquhurn Lane into the utilities, this has not been reflected in the minutes. Noted
- 3.3 Notwithstanding items 4.1 and 4.2, it was agreed that the minute was an accurate record of the previous meeting. Noted

4. MATTERS ARISING

- 4.1 Regarding item 4.2 from the previous minute, S Gibson explained it was now likely that the timescale for lodging a detailed application would be at least May/June 2007 as opposed to March 2007. Noted

5. PRESENTATION BY G SMITH

Layout/Design

- 5.1 It was noted that the layout of proposed properties adjacent to Dalquhurn Lane has been amended to reflect comments received at the last meeting. Noted
- 5.2 In addition to reducing the number of properties adjacent to Dalquhurn Lane, it was noted that a revised roads layout had been introduced. As a consequence, the properties adjacent to Dalquhurn Lane were now south facing, with the rear elevation facing the existing properties. Noted
- 5.3 It was noted that none of the proposed flats to the east of Dalquhurn Lane would be serviced via the existing road. Noted
- 5.4 In relation to the elevations for the new properties, S Gibson confirmed that the images shown on the Associations website would be revised. S Gibson confirmed that the Associations Management Committee had not agreed the elevations and materials to be used on the proposed properties. This would be done in advance of lodging a detailed planning application. Noted
- 5.5 Regarding play areas, it was noted that a series of smaller play areas would be incorporated within the proposed development. This was in accordance with a preference expressed by the Focus Group. Noted
- 5.6 The Focus Group expressed its satisfaction with the revised layout and agreed that the detailed planning application should proceed on this basis. Agreed

6. FEASIBILITY STUDY

- 6.1 G Smith Reported that a Tree Survey has already started, the purpose of which is to record the species of existing trees. **Noted**
- 6.2 In response to a request from G WardlawJ Conroy, S Gibson agreed to establish the potential of retaining certain mature trees within Dalquhurn Lane. **Agreed**

7. TRANSPORTATION ASSESSMENT

- 7.1 S Gibson reported that this item had been incorporated in the agenda following feedback received from members of the Focus Group who had viewed the Transportation Assessment and alluded to a series of concerns. **Noted**
- 7.2 It was noted that D Capon and P Sakerski had viewed the document and disagreed with a variety of points. **Noted**
- 7.3 D Capon and P Sakerski expressed concern over the duration of the measurement of traffic at the junction of John Street, which in their opinion was too short. S Gibson confirmed that the duration of this aspect of the Transportation Assessment was in keeping with industry standards. S Gibson confirmed that the document had been read and approved by WDC before outline planning approval was granted. **Noted**
- 7.4 With reference to the scope of the survey, S Gibson confirmed that it was appropriate for the consultants to take account of an area wider than John Street. **Noted**
- 7.5 In relation to page 12, D Capon and P Sakerski mentioned they found the wording of the document to be misleading and open to interpretation. In their opinion, it could be assumed that the findings of the report were based on traffic from Dalquhurn Estate entering or exiting the development area from John Street, Alexander Street and Tontine Crescent. **Noted**

S Gibson confirmed that he had also read the report and did not find it to be ambiguous. For the avoidance of doubt, he confirmed that the scope of the report was based on a single form of access via John Street. He mentioned that the consultant was merely providing contextual information regarding the current position. **Noted**

- 7.6 In order to allay any concerns, it was agreed that S Gibson should provide written confirmation that the consultant had not taken account of more than one entry via John Street. **Agreed**
- 7.7 In relation to page 14 of the Transportation Assessment, it was noted that base traffic flows had been projected to 2007. It was also noted that the report mentioned that the development could be complete by 2007. S Gibson confirmed this assumption had no bearing on the findings of the document. **Noted**
- 7.8 In relation to car parking, P Sakerski repeated concerns expressed previously about parishioners and visitors to Renton Trinity Parish Church and Renton Masonic Lodge parking their cars in John Street at various times – especially at weekends. P Sakerski highlighted the congestion caused by inappropriate car parking and pointed out that John Street can become congested as a consequence of this additional use. **Noted**

S Gibson stresses that in relation to car parking, the scope of the transportation assessment was to examine whether or not sufficient allowance has been made in the proposed development area for the number and size of houses to be built. It was suggested that the WDC Roads Department should be contacted should anyone wish to complain about people outwith John Street parking in the immediate vicinity at various times.

Noted

8. SECONDARY ACCESS/HAULAGE ROAD

- 8.1 As per the request from the Focus Group, S Gibson has explored the potential for Cordale to acquire the Howgate to provide a temporary haulage road and/or a secondary access road. Whilst the Association has identified the owner and established how much it would cost to purchase the site, the Association has not purchased the Howgate. **Noted**
- 8.2 S Gibson reported that feedback has been received from WDC regarding the potential use of the Howgate. WDC has raised concerns in relation to poor site lines, the proximity to the A82 slip road and public safety. **Noted**
- 8.3 S Gibson confirmed that a petition has been received from residents of Tontine Crescent, which confirms an objection to the use of the Howgate. **Noted**

8.4 With regards to the proposed location for a secondary access advocated by the Focus Group in February 2007, S Gibson confirmed that a response has been received from WDC. S Gibson read out an extract from the response, which confirmed:

- A second access is not required should the number of new and existing dwellings accessed from John Street be below 300 units.
- The suggested position of the new access would not comply with the junction spacing standards.

8.5 There followed a general discussion in which T King mentioned that most of the Group accepted that Cordale had done everything that had been requested in relation to exploring the potential of a secondary access route. However, T King suggested an update is required on other options for a potential second access route. Whilst P Sakerski and D Capon were disappointed that the letter from Cordale to WDC did not appear to support the proposal, S Gibson stressed that the letter neither supported nor criticised the proposal since he did not wish to prejudice the response. S Gibson also pointed that it would have been wholly inappropriate for him to support the proposal since only the Management Committee of Cordale Housing Association can sanction such action. Noted

8.6 In response to comments attributed to Cllr J Bollan at a recent public meeting, Cllr Bollan confirmed that he has always been in favour of a secondary access road and he is 100% certain that a secondary access road will be built. When asked to respond to this statement, S Gibson confirmed that Cordale Housing Association did not always agree or disagree with Cllr Bollan on issues like this. S Gibson repeated that the Management Committee of Cordale Housing Association had not taken a decision on the provision of a secondary access road and that the Association was still undertaking a feasibility study. Noted

9. ONGOING WORKS

9.1 It was noted that the Association had resurfaced the unadopted stretch of road in John Street, which runs into Dalquhurn Estate. S Gibson pointed out that this was funded by Cordale in response to complaints received at previous meetings regarding the condition of the road surface. Whilst some concern was expressed about the timing of the works, it was generally accepted that this was an improvement. A Neeson thanked the Association for undertaking this work. Noted

- 9.2 S Gibson apologised for a recent incident where a power cable had been cut and will double-check an enquiry made by M Dunn in relation to the water connection to her property. **Noted**
- 9.3 In relation to the ongoing demolition and stockpiling for infill, S Gibson undertook to raise concerns expressed regarding the speed of vehicles entering the site.
- 9.4 It was reiterated that Cordale does not own Dalquhurn point. Whilst bringing the point into community ownership/use might overcome fly tipping, S Gibson reported that this would be cost prohibitive due to the anticipated cost of contamination remediation. **Noted**

10. ANY OTHER COMPETENT BUSINESS

- 10.1 There was no other business

11 DATE & TIME OF NEXT MEETING

- 11.1 It was agreed that at least one more meeting of the Focus Group would be convened before the Association lodged a detailed planning application. **Agreed**