



Cordale Housing Association

Minute of Dalquhurn Estate Focus Group Meeting Held Tuesday, 1st August 2006, 6.30 pm at Cordale Housing Association, 1 Red Row, Renton

1. PRESENT

C Anderson D Capon J Conroy M Dunn
H Graham T King A Neeson G Wardlaw

2. IN ATTENDANCE

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

3. INTRODUCTIONS

3.1 S Gibson thanked everyone for coming along and introduced G Smith of Smith Findlay Architects and explained that he had been appointed by the Association as architect and lead consultant in relation to the Feasibility Study. This appointment included the submission of the outline planning application that was approved by West Dunbartonshire Council (WDC) in March 2006. Noted

3.2 It was established that the Focus Group included representatives from Dalquhurn Gardens, John Street, Dalquhurn Lane and Martin Gannon Court. Noted

4. PURPOSE OF MEETING

4.1 S Gibson explained that the introduction of the Focus Group was the second part of a process (the first being the Residents Conference on 10th June 2006) to ensure that people living in the immediate area are kept up to date with the Associations proposals and have an opportunity to influence decisions prior to the submission of the detailed planning application. Noted

- 4.2 It was agreed that the initial meeting of the Focus Group would give the Association an opportunity to listen to concerns and comments (both positive and negative) that the group has about the content of the outline planning application. Agreed
- 4.3 It was agreed that S Gibson would take a record of the meeting and pass on the group's comments to the Associations Management Committee. Thereafter, the Association would instruct G Smith to refine his initial proposal before arranging a follow-up meeting with the Focus Group. Agreed
- 4.4 S Gibson stressed that the Association would be unable to satisfy the aspirations of every stakeholder. However he gave a commitment that the Association would consider every comment and suggestion on its merit and incorporate refinements wherever possible/practical. Noted

5. PRESENTATION BY G SMITH

- 5.1 G Smith outlined the scope of the planning application and highlighted the various exclusions, which include the SINC (Site of Interest to Nature Conservation) and existing houses. Noted

Conditions of Planning

- 5.2 It was noted that the Outline Planning approval was subject to several conditions, which included the commissioning of an Archaeological Survey and a Wildlife Survey – both of which are underway. At this juncture J Conway suggested that he show S Gibson an area that may be of interest in relation to the Wildlife Survey. Noted

Mill Lade

- 5.3 It was noted that the outline application indicated that the mill lade would be filled in. However following various representations, some of which came from local residents, the mill lade will be retained and opened up in the culverted areas. The group viewed this as a positive variation. Agreed

Contamination

- 5.4 G Smith explained that the site is contaminated as a consequence of its former industrial/textile use. It was noted that two large areas of highly contaminated materials have been found and are likely to be excavated and removed from site.

Noted

Flood Risk

- 5.5 Flood prevention is a major consideration. The Focus Group noted that flood risk consultants had been appointed to develop proposals to ensure that the development does not have a negative impact on flood storage. G Smith pointed out that Jacobs Babbie and Professor John Riddell (both experts in the field) had submitted proposals to WDC and SEPA (Scottish Environment and Protection Agency). It is likely that the site will be raised by an average of 3-4 feet to cope with the potential of a 1/ 200 year flood event.

Noted

- 5.6 In relation to the existing houses, it was asked whether the risk of flooding would be increased as a consequence of the proposed development and flood prevention measures. G Smith and S Gibson pointed out that the flood measures do not directly affect the existing houses. Consequently, the existing risk of flooding will not be materially worsened should a 1/200-year flood event occur.

Noted

- 5.7 The Focus Group mentioned that flooding had occurred in previous years and indicated that this was a consequence of the opening to the mill lade being blocked with debris and rubbish. The Focus Group felt that the potential for this to be repeated would be lessened should the Association make the mill lade free flowing under the sewer pipe. Agreed

Housing Mix/Layout

- 5.8 It was noted that the housing mix and layout contained in the outline application was purely indicative and was not the finished article. S Gibson gave a commitment that the Focus Group would be in a position to comment and influence the mix and layout prior to the final submission to WDC.

Noted

Roads Network

- 5.9 G Smith provided a general description of the notional roads layout and explained that this will change to reflect the final layout of the housing. S Gibson explained that a Transportation Assessment had been undertaken as part of the Feasibility Study, which showed that John Street could cope with up to 300 houses. WDC has looked at the study and indicated that subject to some widening of the road, it would concur with its findings. It was confirmed that Cordale HA owns the stretch of Road from Martin Gannon Court onwards and owns the former DLO site on John Street.

Noted

S Gibson explained the rationale for the single access road, pointing out that the Association hoped to maximise the potential for people to use instead of bypass local shops, services and community facilities. He used the example of the new build development on the outskirts of Drumchapel as an example of what the Association is keen to avoid.

Noted

- 5.10 There was a general consensus amongst the Focus Group that a single access road was a cause of major concern. Despite the findings of the Transportation Assessment, the Focus Group felt that the junction at John Street could not cope with the introduction of up to 280 new homes. Noted
- 5.11 It was noted that a fire path was required and that this was shown to connect to the roads network via the Tontine. Noted
- 5.12 In relation to Dalquhurn Lane, some members of the Focus Group expressed their concern about the potential volume of traffic using the road outside their home. It was also suggested that this was a private road. At this juncture, S Gibson informed the group that he had looked into the ownership of the road and satisfied himself that whilst the residents of Dalquhurn Lane have a right of access, Cordale HA owns it. It was suggested that if in any doubt, the owners should seek legal advice on this matter. Noted
- 5.13 Members of the group from Dalquhurn lane suggested that they would like to see a turning head at the end of the existing unadopted road and stressed that they would be against the existing layout. Noted

- 5.14 The Focus Group suggested that the Association explore the potential to acquire the Howgate, which could have the dual purpose of providing an access route for construction traffic and a second access road post construction. S Gibson agreed to look into this matter and report back at the next meeting. Agreed

- 5.15 Regarding the axis of John Street/Main Street, S Gibson reported that there are no plans at this stage to introduce a mini roundabout or traffic lights. However, he stressed that such a decision would be made by WDC Roads Department. Noted

Phasing & Timescales

- 5.16 S Gibson advised that the development would take at least four years. In the first year, the Association would undertake the enablement works to deal with issues such as contamination remediation, flood prevention and sewer diversions. Thereafter, there would be three phase of housing development. Noted

- 5.17 It was noted that the demolition contract is scheduled to commence in November 2006 and that all existing commercial properties will be demolished. Noted

- 5.18 S Gibson reported that with the exception of McColls Coaches, the site would be vacant by October 2006. There followed a general discussion about McColls coaches and the perceived damage that McColls are causing to the roads and environment. Noted

6. SUGGESTED REFINEMENTS

- 6.1 At this point of the meeting, S Gibson requested that the Focus Group itemise the areas they would wish to see refined prior to the Association lodging a detailed planning application. In doing so he stressed that he would report the suggested refinements back to the Associations Management Committee, who would then consider each proposal on its merit before giving an instruction to the architect. Where possible/practical, the Association would accommodate the suggestions. Noted

Layout, Housing Mix & Design

- 6.2 It was suggested that the flats should be moved from the lade (on the former location of McColls Coaches) to a position overlooking the water. **Noted**
- 6.3 The Focus Group were keen that the Community Hall/ shop should be omitted, suggesting that this would encourage people to use existing services/facilities. **Noted**
- 6.4 The group were keen on the integration of tenures. **Noted**
- 6.5 The group suggested that all houses should be of a high external specification with similar plot size, irrespective of tenure. **Noted**
- 6.6 The Focus Group liked the idea of cul-de-sacs. **Noted**
- 6.7 In relation to housing mix, the group were unconcerned about the ratio of housing for sale: rent, but did comment that the development should incorporate an element of affordable housing for sale. **Noted**

Amenity Areas

- 6.8 The group were keen that the Association enquire about the potential to acquire the area of ground adjacent to the Cycle path from WDC to increase the amenity of the area. It was suggested that consideration be given to the introduction of gates to stop people dumping debris on Dalquhurn point via the cycle path. **Agreed**
- 6.9 The Focus Group were agreeable to the inclusion of play areas and suggested that these should be suitably designed and located for young children. **Noted**
- 6.10 The Focus Group requested that the Association consider taking Dalquhurn Point into Community Ownership and attempt to resolve problems linked to fly tipping. **Noted**

Phasing & Timescales

- 6.11 The Focus Group would have a preference for the site to be developed out from the entrance at John Street, working back towards the former Jupiter site. Ideally per 5.14 above, this would be done via the Howgate. **Noted**
- 6.12 The Focus Group requested that consideration be given to vermin control before the demolition of properties. **Noted**

Roads Layout

- 6.13 As per 5.9 -5.14 above, the Focus Group wished the Association to reconsider the roads layout per the outline application to look at including:
- Dual access via the Howgate.
 - A turning head at Dalquhurn Lane. **Noted**

7. PERCEIVED ADVANTAGES

- 7.1 S Gibson asked the Focus Group to comment on perceived advantages of the proposed development. **Noted**
- 7.2 There was a general consensus that the proposed development would:
- “Bring up the area”
 - Remove the problems associated with its former and current industrial use
 - Have a positive impact on house prices **Noted**
- 7.3 In general, the Focus Group confirmed it was in favour of the proposed development, subject to the incorporation of various refinements. **Noted**
- 7.4 The Focus Group asked S Gibson to summarise his thoughts on the advantages of Cordale Developing the site. In response, S Gibson highlighted that Cordale, being a locally controlled and accountable organisation, was more likely to take account of the views of local people than the private sector. **Noted**

8. DATE & TIME OF NEXT MEETING

- 8.1 It was agreed that the next meeting of the Focus Group should be held before the end of August 2006. A date was not set since this would be dictated by how quickly S Gibson could identify the owner of the Howgate. Agreed
- 8.2 It was agreed that S Gibson should send a copy of the Minute to everyone in the area with an invitation to attend the next meeting. Agreed