



Cordale Housing Association

Minute of Dalquhurn Estate Focus Group Meeting Held Tuesday, 5th September 2006, 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 |
| C McGarvie | G Henderson | M Henderson |
| J Sakerski | P Sakerski | G Wardlaw |

IN ATTENDANCE

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

2. APOLOGIES

- 2.1 Apologies were received from H Graham. Noted
- 2.2 It was noted that J Sakerski and P Sakerski did not receive an invitation to the last meeting. Noted

3. MINUTE OF PREVIOUS MEETING – 1st AUGUST 2006

- 3.1 A Neeson and T King pointed out that the previous minute omitted reference to a request that the existing properties at Dalquhurn Lane be connected to the new services during the enablement works. Noted
- 3.2 Subject to 4.1, it was agreed that the minute was an accurate record of the previous meeting. Agreed

4. INTRODUCTIONS & BACKGROUND

- 4.1 S Gibson thanked everyone for coming along and for the benefit of 'new members', 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. Noted

- 4.2 S Gibson provided a brief overview, explaining that outline permission had been obtained following the completion of a detailed feasibility study, which included a Transportation Assessment. S Gibson advised the group that a detailed application would be lodged within the current calendar year. It was noted that some elements of the Feasibility study, including the Archaeological Survey are still ongoing. Noted

5. PURPOSE OF MEETING

- 5.1 S Gibson explained that the purpose of this meeting was to provide feedback to the group following comments and refinements suggested on 1st August 2006, which had subsequently been approved by the Associations Management Committee. Noted

6. PRESENTATION BY G SMITH

- Mill Lade**
- 6.1 As per a representation to WDC made by a member from the group, the revised proposal retains the mill lade. In doing so, the Associations Committee agreed the Lade should become an environmental feature and altered the layout to allow houses to face onto the new amenity. The group agreed that in addition to maximising the benefits of the amenity area, facing houses onto the lade would provide an element of security. Agreed
- 6.2 It was noted that the public footpath was located on the far side of the Lade and not outside the houses. Agreed
- Housing Mix/Layout/Design**
- 6.3 Regarding item 6.2 from the previous minute, it was noted that the flats had been moved to a location overlooking the water. This was acceptable to the group. Agreed
- 6.4 In relation to 6.7 from the previous minute, it was noted that the number of flats had been increased, which would reflect a desire for affordable housing for sale. S Gibson confirmed that all of the flats would be sold. This was acceptable to the group. Agreed
- 6.5 G Smith pointed out that per item 6.3 from the previous minute, the Community Hall/ shop had been omitted. This was acceptable to the group. Agreed
- 6.6 It was noted and agreed that the element of housing for sale should be concentrated to the north of the site beside existing properties. Agreed

General Roads Network

- 6.7 Members of the group from Dalquhurn lane expressed their objection to the proposed turning head and road layout. Residents from Dalquhurn Lane will object to the current proposal, which indicates a road servicing the flats and new houses that face into Dalquhurn Lane. **Noted**
- 6.8 After further discussion, it was established that some members of the group from Dalquhurn lane were agreeable to the introduction of 13 houses that would be built facing into their homes and the road servicing these properties. **Noted**
- 6.9 Whilst members of the group from Dalquhurn lane have no objection to the location of the flats, concern was expressed about the road connecting to them. The group requested that the turning head should be placed at the end of the existing lane with a revised road layout to service the flats. **Noted**
- 6.10 S Gibson agreed that the Association would consider the requests but stressed that a compromise position may need to be found. S Gibson suggested that if possible, a revised roads layout could be considered that reduced roads access via Dalquhurn Lane. **Noted**

Access Road From John Street

- 6.11 As per 5.10 from the previous minute, there remained a general consensus amongst the Focus Group that a single access road was a cause of 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. In particular, members of the group from John Street reiterated they would be strongly opposed to a detailed application that retained a single access road and would make representation to WDC to oppose the application. **Noted**
- 6.12 S Gibson reported the Association is pursuing the potential to acquire the Howgate but advised that this suggestion has not received a positive response from WDC planning officers. S Gibson advised the group that WDC advocates a single access into Dalquhurn Estate and has concern that the introduction of a second road via the Howgate would introduce pressure to develop the land south of Dalquhurn Estate adjacent to the slip road. Some members of the group were unhappy with this response and indicated they may raise this matter with WDC on an individual basis. **Noted**

6.13 The group enquired about the potential to link Dalquhurn Estate to Main Street via Tontine, suggesting that this could be achieved via Tontine Crescent. S Gibson explained that whilst this appeared to be very logical, it was complicated since the houses in Tontine are owned by WDC. The group requested S Gibson to make representation to WDC regarding the potential to pursue this option. Agreed

6.14 As per 5.15 from the previous minute, S Gibson reiterated there are no plans at this stage to introduce a mini roundabout or traffic lights at the junction of John Street/Main Street. However, he stressed that such a decision would be made by WDC Roads Department. Noted

7. SUGGESTED REFINEMENTS

7.1 Notwithstanding the comments made in relation to the access from John Street and the location of the turning head at Dalquhurn Lane, the group agreed the revised proposal took account of its suggested refinements and was an improvement on the proposal submitted with the outline planning application. Noted

7.2 It was generally agreed that the group would support the detailed planning application should the Association be in a position to overcome the roads related issues. Noted

8. DATE & TIME OF NEXT MEETING

8.1 It was agreed that the next meeting of the Focus Group should be held within four weeks. 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