



# Cordale Housing Association

Minute of Dalquhurn Estate Focus Group

Meeting Held Thursday,

27 September 2007, 6.30 pm at Cordale

Housing Association, 1 Red Row, Renton

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## 1. PRESENT

D Capon	J Conroy	T King
J Sakerski	P Sakerski	A Neeson
C McGarvey	K Doherty	A Owen
Mrs Alderson	S Ramage	E Hepburn
Mr Leitch	Mr Walker	R Davidson

## IN ATTENDANCE

S Gibson (Director, Cordale HA)

G Smith (Smith Findlay Architects)

## 2. APOLOGIES & INTRODUCTIONS

- 2.1 Apologies were received from G Wardlaw. Noted
- 2.2 S Gibson thanked everyone for coming along and for the benefit of 'new member's', introduced G Smith. S Gibson confirmed Smith Findlay Architects have worked with Cordale for several years, initially via the regeneration of central Renton. S Gibson explained that G Smith is lead consultant in both the feasibility and ongoing planning process for Dalquhurn Estate. Noted
- 2.3 S Gibson confirmed that M Dunn has been elected onto the Management Committee of the Association. Since committee members do not attend meetings, M Dunn will not be present. Noted
- 2.4 D Capon suggested that the number of people attending the meeting is indicative of the level of opposition to any proposal for a singular access. S Gibson acknowledged this comment but reminded D Capon that the number has actually reduced from previous meetings. Noted

## 3. MINUTE OF PREVIOUS MEETING – 2 April 2007

- 3.1 Regarding item 6.2 from the previous minute, it was noted that G Wardlaw and not J Conroy made reference to retaining the mature trees. Noted

- 3.2 In relation to item 8.5 from the previous minute, T King requested that the minute be amended to incorporate the sentence “*However, an update is required on other options for a potential second access route*”. It was agreed that the beginning of the paragraph should read:

*“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 that an update is required on other options for a potential second access route”.*

Agreed

- 3.3 Subject to 3.1 and 3.2 above, the previous minute was approved by the Focus Group.

Agreed

#### 4. MATTERS ARISING

- 4.1 Regarding item 8 from the previous minute, S Gibson advised the Focus Group that a revised Transportation Assessment (TA) has been prepared. The updated report projects traffic flow until 2011, which coincides with the development cycle. S Gibson confirmed that the revised TA reflects the 60:40 split between owner occupied and social rented properties. S Gibson also confirmed that the revised TA reiterates that John Street can accommodate the proposed development.

Noted

S Gibson confirmed that the updated TA could be inspected with the prior agreement of the Association.

Noted

- 4.2 In relation to item 9.4 from the previous minute, S Gibson confirmed that WDC had suggested a potential secondary access. S Gibson referred P Sakerski to the previous minute, which stressed that only an extract of the letter from WDC had been read out to the Focus Group.

Noted

S Gibson confirmed that WDC Planning department had suggested an alternative proposal for secondary access, which would create a new roundabout at the axis of the A82 slip road and Renton Road.

Noted

When asked why this information was not brought to the attention of the Focus Group at that juncture, S Gibson stressed that the Association’s Management Committee would need to consider the technical, financial and legal implications before reaching a decision.

Noted

It was agreed that it was appropriate for the Association's Management Committee to consider the technical, financial and legal elements of the WDC suggestion before consulting with the Focus Group. On this basis, it was agreed that it would have been inappropriate to divulge this information at the last meeting.

Agreed

The Focus Group confirmed it would object to the proposed planning application should the Association fail to incorporate a secondary access road.

Noted

## **5. SECONDARY ACCESS ROAD**

- 5.1 S Gibson confirmed that the revised layout to be discussed in agenda item 6 retains a single access road via John Street.
- 5.2 S Gibson confirmed the Association has explored a variety of options to create a second access road. However, for a combination of financial, technical and legal reasons, these have not been pursued.
- 5.3 With reference to 4.2 above, S Gibson confirmed that a financial and technical appraisal has been undertaken. The cost of creating a road connecting Dalquhurn Estate to the A82 slip road and forming a new roundabout is in the region of circa £2m. This has been deemed cost prohibitive.
- 5.4 The Focus Group expressed its dissatisfaction with the position taken by Cordale and suggested that the Association should be able to attract funding to meet this cost. S Gibson confirmed that a value for money assessment has been undertaken. On the basis that a second road is not required as a condition of outline planning, the opportunity cost of creating a second road has been deemed too great.
- 5.5 S Gibson stressed the pressure being placed on the public purse at a national level. S Gibson suggested that in the circumstances the Scottish Government would consider funding a new school or retaining a hospital threatened with closure as a greater priority than a second road.

Noted

Noted

Noted

Noted

Noted

- 5.6 C McGarvey expressed his dissatisfaction with Cordale. In the event that full planning permission is granted, he stressed he would hold S Gibson personally liable for any road traffic accident that occurred, mentioning that S Gibson is driving the single access proposals. S Gibson reminded C McGarvey that a Transportation Assessment has been undertaken. He reiterated that John Street can accommodate the proposed development. In the event that full planning permission is granted, Roads Construction consent will include traffic calming measures. C McGarvey stated that the residents of John Street were NIMBY's and did not wish the development to proceed in its current form. Noted
- 5.7 S Gibson reminded Mr C McGarvey that Cordale is run by a voluntary Management Committee. Noted
- 5.8 In relation to 5.2, S Gibson was requested to provide details of the options, other than those suggested by the Focus Group and WDC that have been considered by Cordale. S Gibson advised that for a combination of legal and financial reasons, he was not at liberty to discuss these. Whilst some members of the Focus Group recorded their dissatisfaction and questioned the openness and motivation of Cordale, S Gibson stressed that for very good reason, it would be inappropriate for S Gibson to provide any details. Noted
- 5.9 P Sakerski stated that he was in possession of a drawing, allegedly produced by Cordale, which shows the demolition of properties in Tontine to facilitate a second access road. P Sakerski declined to comment on how he had acquired the drawing. S Gibson commented that he would be unable to comment until he is provided with a copy. Noted
- 5.10 P Sakerski requested S Gibson to comment on the ties between a second access road and the transfer of WDC properties in Tontine. S Gibson confirmed that Dalquhurn Estate is a stand alone development. S Gibson stressed it would be inappropriate to speculate about the potential for a future transfer of tenancies from WDC. Noted
- 5.11 J Conroy recorded his objection to the proposed singular access and read an extract from a letter issued to S Gibson that clarifies his position. Noted

- 5.12 In relation to the £2m required to fund a road/roundabout, D Capon enquired about the potential of building additional houses to offset the cost. S Gibson confirmed that whilst the introduction of another road would eliminate the 300 unit limit, the Association is mindful of the need to avoid overdevelopment. The Association is seeking to build a development that meets the needs and aspirations of owners and tenants. Noted
- 5.13 Should the development proceed, S Gibson was asked to comment on the likelihood of introducing traffic lights at the Junction of John Street. S Gibson confirmed that the position is unclear; however there has been an indication that traffic lights might be introduced. Noted
- 5.14 In relation to the meeting arranged with local Councillors in the Municipal buildings in August 2007, S Gibson confirmed that he had been given one days notice but was unable to attend. S Gibson had taken annual leave since it was his son's birthday. D Capon mentioned that despite the circumstances, he was still disappointed that S Gibson had not attended. D Capon mentioned that he was only given 24 hours notice and that other people had taken time off work to attend. Noted
- 5.15 D Capon confirmed he attended the meeting in the Municipal Buildings and questioned S Gonnella, WDC Roads Department, about the proposed development. D Capon alleged that S Gonnella described the Transportation Assessment (TA) as "poor". S Gibson expressed his surprise at this comment and suggested that it might be inaccurate. Based on feedback received by S Gibson, S Gonnella had reaffirmed that whilst some refinements might be required, these were immaterial and did not affect the findings of the TA. For the avoidance of doubt, S Gibson confirmed that the TA confirmed that John Street could accommodate the development. Noted
- 5.16 A Neeson recorded her dissatisfaction that she had not been advised or invited to the meeting in the municipal buildings and had only received feedback via an article in the local newspaper. D Capon apologised and confirmed that people attending the meeting had not done so on behalf of the Focus Group. Noted

- 5.17 It was noted that the Association's contractor has employed local people to monitor the speed of site traffic entering John Street. Following a request from Mr Leitch, S Gibson agreed to consider the potential of moving the banksman from the junction to a position closer to Alexander Street. **Noted**
- 5.18 After lengthy discussion, it was agreed that the meeting should proceed to the next item. However, it was noted that the Focus Group would object to the single access proposal. **Agreed**
- 5.19 S Gibson welcomed the individual and collective views and stressed that Cordale would do everything possible to maximise public awareness in relation to representations to the planning committee. S Gibson stressed he was delighted with the input received from the Focus Group. **Noted**

## 6. REVISED LAYOUT - PRESENTATION BY G SMITH

- 6.1 G Smith Highlighted the following variations between the former and revised layout:
- The position of the loop road has changed and is no longer adjacent to the mill lade.
  - Homezone principles have been introduced.
  - The flats to the north of the site between John Street and Dalquhurn Lane have been replaced by terraced houses. **Noted**
- 6.2 G Smith provided a brief summary of the homezone principles, explaining these are designed to capitalise on the natural environment, better utilise public space and reduce speeding traffic. G Smith explained that more houses have views onto the lade, which enhances the amenity and security of the area. **Noted**
- 6.3 G Smith confirmed that car parking provision will be in accordance with planning guidelines. **Noted**
- 6.4 It was noted that in accordance with the wishes of the Focus Group, none of the 282 properties will be accessed via Dalquhurn Lane. **Noted**
- 6.5 Following a request from J Conroy, G Smith confirmed that the Association will seek to retain as many of the mature trees as possible to the north of the site. S Gibson confirmed that subject to discussion with the private developer, the Association hopes to retain the 'woodland' look to part of this area. **Noted**

- 6.6 In relation to drainage, S Gibson and G Smith confirmed that discussions will be held with individual owners regarding the potential to connect properties to the new drainage and surface water provisions. G Smith also confirmed that the rear boundary of the new properties in front Dalquhurn Lane will contain drainage. Whilst the exact detail has to be designed, it was noted that the drainage could be linked to attenuation tanks. **Noted**
- 6.7 Regarding play areas, it was noted that a series of smaller play areas have been incorporated in the development proposal. **Noted**
- 6.8 S Gibson reaffirmed that subject to planning, the development will be built out from John Street. **Agreed**
- 6.9 Notwithstanding the views expressed regarding access and with the exception of R Davidson, the consensus of opinion was that the Focus Group was satisfied with the revised proposal for housing, internal roads layout and open space. **Noted**
- 6.10 S Gibson confirmed that the Association will submit a detailed planning application within 4 weeks. **Noted**

## **7. ONGOING WORKS**

- 7.1 S Gibson confirmed that the demolition contract is now complete. It was confirmed that non hazardous crushed demolition material has been retained. **Noted**
- 7.2 S Gibson reported that the infill contract is ongoing and will continue for several months. Whilst the majority of material is currently being stockpiled nearby Dalquhurn Lane, this position will change as the decontamination process progresses. **Agreed**
- 7.3 J Conroy mentioned that his property has been the subject of shaking as a consequence of the infill contract. S Gibson agreed to look into this matter. **Agreed**
- 7.4 S Gibson advised that the next major element of work would be site clearance and contamination. It was noted that hazardous waste found on site would be excavated and removed from site under license. S Gibson confirmed that the contamination is a result of three factors:
- The former textile industry
  - Recent industrial use
  - Fly tipping over several years
- Noted**

## 8. ANY OTHER COMPETENT BUSINESS

- 8.1 C McGarvey suggested that a third party should be employed to record formal minutes and questioned the integrity and professionalism of the Association for failing to do so. In response, S Gibson advised Mr McGarvey that Cordale is a community based organisation funded by people living in affordable housing for rent. S Gibson stressed that it would be an unnecessary and inappropriate use of funds to comply with this request. Noted

In relation to questions over the accuracy of minutes and professionalism of Cordale, A Neeson, T King and other members of the group reminded C McGarvey that an opportunity is given at the beginning of every meeting to make amendments, if required. Noted

- 8.2 S Gibson confirmed that a perimeter fence will be installed and security introduced imminently. Noted
- 8.3 Following an enquiry by P Sakerski, S Gibson confirmed the Association has not developed plans for the site at John Street, Renton. Noted