

Ibrox and Cessnock Community Council

Draft minutes of meeting on Wednesday June 21st, 7pm at Clyde Community Hall

In attendance:

Eric Anderson, Councillor Ricky Bell, Shona Craven, Brian Docherty, B, E and R Elliot, John Foster, Chris Fyfe, Arthur Gilmour, Caroline Hamilton, Serena Hay, Iain Henderson, Jacqueline and John Hopkins (Kinning Park Community Council), Mark Hughes, David Jones, Councillor John Kane, Jim Kirk, Kirsty McDowall, John McLaren, John McKinstry, Margaret Prunty, Isabel Snelgrove, Jackie Welsh, Avril Williamson, Councillor Allan Young

Wheatley Group: Laura Greene

Keepmoat Regeneration: Stephen Bell, Tony Smith

Cooper Cromar: Jon Scordia

Drum Property Group: Fife Hyland, Alex Mitchell (Zander Planning), Susan Pegg

1. Apologies

Councillor Stephen Dornan, Anne and Archie Henderson, Grace Smith, Janet Keddouh

2. Police Update

No-one from Police Scotland was in attendance but Shona Craven advised that she would get in touch with officers before the next meeting in order to get a verbal update in issues raised at previous meetings.

Residents raised fresh concerns about break-ins and attempted break-ins in the area. These included attempts to kick in storm doors on Merrick Gardens and Paisley Road West, a female suspect kicking in a storm door on Edmiston Drive at teatime, and a resident being woken at 4.30am and witnessing a male suspect running away. Several suspects were reported to be wearing hi-viz outfits, which may lead residents to wrongly believe they have good reason to be in back courts.

3. Presentation by Wheatley Group and Keepmoat Regeneration

Architect Jon Scordia gave a presentation about the Ibroxholm Oval development plans. Changes have been made that are designed to retain trees, change solid line of flats to improve permeability (by creating "villa blocks"), and reduce loss of views from Whitefield Road. Pedestrian access through the development has been added.

Keepmoat Regeneration has been appointed as construction company and the firm's Tony Smith explained how the project would be managed and what routes would be used for works traffic. Deliveries will be allowed between 8am and 4.30pm but the firm will aim to keep these between 9am to 4pm. Efforts will be made to keep levels of dust to a minimum, including covering wagons/skips and dampening down the area. Mr Smith advised that managers would ensure roads would be kept clean.

John Foster asked if there would be a community hotline and was advised that contacts would be posted at site entrance (Ibrox Terrace) bearing the name and number of site manager. The firm is a member of the Considerate Constructors organisation, which can also be contacted in the event of any complaints. Assurances were provided that the children's play area would be protected, and could be screened off during the works if required.

There was discussion about the colour palette for the new housing. The final selection has not been submitted to planning department, but the developers were advised that options were limited. Top cladded area is being treated as part of the roof and therefore will be dark grey. The variegated brick used will be buff through to brown, to match existing tenements on Whitefield Road.

KEY DETAILS - development

- There will be 65 units – a mix of one- and two-bedroom flats.
- All parking visible on the plans is intended to be resident-only, but there is nothing to enforce this.
- November 2018 is the completion deadline.

KEY DETAILS – construction work

- Up to 65 people will work on the site. Internal car parking space will be created and they will be encouraged to van-share/use public transport
- The roads have been photographed, and will be resurfaced if damaged during the course of the building work
- Deliveries will be allowed between 8am and 4.30pm but the firm will aim to keep these between 9am to 4pm
- Noisy construction work and deliveries will be allowed from 8am-6pm on weekdays but workers will aim to finish by 5pm, and on weekends from 8am-1pm, but only in exceptional circumstances.

John Foster expressed regret that the development plans were not being co-ordinated with proposals to introduce event-day parking in the area. Various residents expressed concern about the level of parking provision in an area where residents already struggle to park.

Residents from the Ibroxholm tower express disappointment about not being kept informed about the plans since last year's consultation event at Ibrox Library. Wheatley Group advised that they put notices through individual letterboxes in the block.

Shona Craven advised that the community council would continue to gather residents's concerns about the development and pass these on to Wheatley Group.

4. Minutes of previous meeting

The minutes from May's meeting were approved.

5. Matters arising from May minutes

Allan Young presented on plans for 20mph speed limits to become the norm, with 30mph the exception. He set out three options:

- Speed bumps only at entrances to 20mph zones (not just individual streets)
- Speed check signs that tell drivers what speed they are going (these are expensive, but

- collect data that can be sent to police to identify black spots)
- Average speed cameras – with potential for fining drivers who consistently speed in the zones

Allan advised that police would clamp down soon after the introduction of any new limit, and treat speeding like drink-driving.

A meeting about the forthcoming Green Day concert was due to take place on Monday July 3. Avril Williamson and Chris Fyfe advised they would attend.

6. Correspondence received

The Govan councillors had been asked to provide an update about fire safety checks in the city following the Grenfell Tower disaster in London, and forwarded a briefing from Wheatley Group. The confirmed that materials and systems used in all multi-storey blocks of nine storeys or more owned by Glasgow Housing Association/Cube meet or exceed safety standards.

The Scottish Government has asked all councils to carry out thorough checks on high-rise blocks. Ricky Bell advised that building regulations in Scotland are different to those in England, and all of the councillors advised that they would keep us updated as checks continue.

8. GCC councillor updates

There were no pressing updates this month.

9. Presentation by Zander Planning Ltd/Drum Property Group

The representatives from Zander/Drum advised that the consultation period for a potential new development was due to start tomorrow with an event at The Hub, Pacific Quay. Consent exists for a mixed-use development on the vacant land adjacent to The Hub, and the developers believe there is potential for a tourist attraction. The site is owned by Scottish Enterprise and Drum Property Group has been chosen as the preferred developers.

The aim is to create a heavily pedestrianised “open site”, with the aim of creating a “cafe culture” and residential culture throughout the day. The plans include an “urban micro distillery”, business and residential space, with cafes, supermarkets, restaurants and bars on the ground level. The distillery will be two-still, producing 100,000 litres of whisky per year. The key driver for the brand would be a visitor centre, restaurant and showing people how the whisky is made.

Concerns were raised about the level of parking provision and also potential smells from the distillery. No whisky will be stored on the site and the 15 casks produced per week will be taken off-site. The new homes will be one-, two- and three-bedroom flats. Mark Hughes expressed a desire to create a permeable site, in contrast to the current situation where a barbed wire-topped wall blocks it off from the road/

The development is at the pre-application stage, with the intention to lodge a planning application in early August. If planning consent is obtained before the end of the year, work will begin on site in spring 2018. The community council invite the developers to return later in the summer when more detail (inc parking space figures) will be known.

10. Community Council Business

Mark Hughes provided a summary of an informal meeting of the community councillors, at which

new roles and portfolios were decided. The reserve representative for Govan Area Partnership was changed from Shona Craven to Grace Smith (Chris Fyfe nominated, Kirsty McDowall seconded).

It was proposed that our community council expand to take in part of Govan East, which is currently not officially represented. Mark Hughes has proposed a boundary change and the community council supported chairman John Foster taking this to Govan Community Council for further discussion. It was noted that the Pacific Quay area where the new distillery development would be located is part of Govan East. The developers are not obliged to consult with neighbouring community councils, but have chosen to do so.

11. Planning/licensing updates

None to report

12. Rep updates

Ian Henderson reported from the latest Community Council Discussion Forum, which featured a presentation Bruce Kiloh (head of policy and planning with SPT) who outlined the latest developments and refurbishment progress. The next forum is on July 1. Thereafter they will be every six weeks.

13. AOB

Kirsty McDowall reported that she had attended Kinning Park Community Council in her new role as Community Council Liaison Officer.

14. Next meeting

The next meeting will take place on Wednesday, July 19th at 7pm at Clyde Community Hall.