

Helensburgh Community Council



"Forward together"

Minutes of a Meeting of the Helensburgh Community Council Thursday 26th January 2012 held in the Meeting Room of the Commodore Hotel

Present: Sonja Aitken, Dave Allen, Karen Brabender, Allan Carrie, Henry Deane, Tariq Durrani, Gill Fish, Ian Fraser, Marion Gillies, Darrell Hendrie, Alastair Macbeth, Nigel Miller, Stewart Noble, Kathleen Siddle, David Sinclair, John Tacchi, Richard Trail and Sheila Wilson.

Councillors: Vivien Dance, Ellen Morton, Andrew Nisbet and Al Reay.

Helensburgh Advertiser: Jenny Faulds.

Public: At least three members present.

Apologies: Neil Drummond, Geoff Holliman, James Robb and Anna Rodgers.

Topic	Minute	Decision / Action
1A. Welcome	The Convener welcomed those present.	
1B. Recognition	The Convener thanked the members who had assisted with the recent Sainbury's survey at the Victoria Halls.	
2. Minutes of previous meeting	The minutes of the previous meeting held on 26 th January 2012 were considered page by page. It was noted that the date of the meeting was incorrect. Proposed for approval by Dave Allen; seconded Nigel Miller.	The minutes were approved as adjusted.
3. Matters Arising	Pierhead Master Plan Consultation Nigel Miller presented the results of the exit survey carried out by the Community Council on the A+BC consultation on the Master Plan. Option 1 – supermarket + leisure centre – 21% Option 2 – larger supermarket NO leisure centre on site – 9% Option 3 – leisure centre on site at some future date – 70% Of the comments submitted by the public the main topics were the desirability of having	The position was noted .

www.helensburghcommunitycouncil.co.uk

Minutes of Meeting of Thursday 26th January 2012

Topic	Minute	Decision / Action
	<p>Waitrose provide a large food store and filling station opposite the new Academy with a leisure centre at some time on the pier site AND the low level of trust of A+BC Councillors by the public.</p> <p>In connection with this topic it was stated that the revised Master Plan would be issued on 27th January and decided upon by the A+BC Executive on 2nd February; if significantly revised at this stage, a further public consultation would be required.</p>	
<p>4. Planning Application for East Clyde Street School</p>	<p>The Planning Group commented on what is a major proposal for the town. There are many aspects of the proposals which are impressive; including areas for use by the community and the provision of a café which will be open to the public and will be usable to provide for public functions.</p> <p>However, there are aspects which could be improved, primarily the appearance of the façade facing East Clyde Street, which seems to involve an undue amount of solid wall; it is felt that it would be better if it were to echo the strong sense of fenestration evident in the old school building.</p> <p>Doubts were expressed about the wisdom of the totally glass south facing façade both in terms of ongoing cleaning and winter glare.</p>	<p>On a vote being taken it was agreed to make representations in the form of an objection about the East Clyde Street façade.</p>
<p>5. Public Session</p>	<p>5A Mixed Message</p> <p>A member of the public raised the issue of the apparent equivocation of the Community Council on its position in regards to the application by Waitrose for the site opposite the new Academy. The way of working of the Community Council in relation to opinion was explained.</p>	
	<p>5B Flooding at Ashton Drive</p> <p>A member of the public raised the issue of flooding in times of heavy rain of the grounds of various properties in Ashton Drive for surface run-off from the old Academy site. Councillor Nisbet indicated that A+BC was aware of the problem, and as part of the clearing of the site had undertaken some works to improve the position. However, in the event of continuing problem he should be contacted.</p>	
<p>6. Local Issues</p>	<p>6A RAH bus service</p> <p>Marion Gillies reported that she had become aware that timetables for the service were in short supply and had taken the matter up with</p>	<p>The position was noted.</p>

Topic	Minute	Decision / Action
	the Greater Glasgow Health Board who had referred her to Highland Health Board. She was hopeful that a further supply would be forthcoming.	
	<p>6B Lighting of upper level at station car park Attention was drawn to the poor quality of the lighting of the upper level which appear to be operated on activity sensors. Previous difficulties in this area had established that it was the responsibility of the Co-op.</p>	It was agreed that a letter should be sent to the Co-op advising them of the difficulty and asking them to remedy matters.
	<p>6C Quality of road repairs Attention was drawn to to the poor quality of some recent road repairs where after a few months deterioration was evident in the joint between adjacent strips of new material, also in the effectiveness of sealing the new material in pot holes to the existing. Councillor Dance undertook to take this up with the Roads Department.</p>	
	<p>6D Town Centre parking Attention was drawn to the difficulty for some old folks in finding places to park on the street due to ongoing gas works. It was commented that since the withdrawal of the parking warden, some retailers were parking in front of their shops to the exclusion of the public.</p>	
	<p>6E Drains Attention was drawn to the fact that the street sweeper dumps its waste into drains on West Clyde Street, thus choking them and causing flooding. When attention was drawn A+BC promptly cleared the offending drain.</p>	
	<p>6F CHORD A suggestion was made that Helen Ford the Project Manager of CHORD should be invited to the March meeting. This suggestion did not find favour.</p>	
	<p>6G Withdrawal of ferry service The imminent withdrawal of the ferry service to Gourock was raised. The suggestion made that a second ferry should be provided, capable of using Helensburgh pier on rather more occasions than the current vessel, and allowing more crossings to be made. An argument in favour of this is the number of students who attend James Watt College – in connection with this</p>	

Topic	Minute	Decision / Action
	the question was posed as to how many courses at James Watt College are not available at Clydebank College. The view was also expressed that this was a lost cause. No action was proposed.	
7. Planning	A report had previously been circulated. See Appendix I. The opinion was expressed that the proposal to oppose the refurbishment of the band stand at Kidston Park was based on matters which do not relate to planning. It was noted that an offer, subject to conditions about the presence of asbestos, had been submitted in respect of <i>Red Tower</i> . Should it be finalised, it would have the effect of bring the property back in to use as a home.	It was agreed to remit back to the Planning Group consideration of the application on purely planning grounds.
8. Secretary's Correspondence	A report had previously been circulated. See Appendix II.	
9. TIG	A report had previously been circulated. See Appendix III. The Group are seeking someone to act as Secretary.	
10. Treasurer's Report	The Treasurer indicated that there is £996 in the bank. The recent survey had cost £82 for printing material.	
11. AOCB	Winter Festival – We have been invited by A+BC to participate in a <i>Winter Festival</i> next winter over the period 23 rd November to 2 nd December. One specific area where we have been asked to help is in the conduct of a survey to determine the effect this festival will have had on local businesses, but also in other ways. Volunteers are needed.	Interested people should contact Darrel asap .
12. Next Meeting	The next meeting will be held on Thursday 23 th February 2012 at 19.00 hours in the Coffee Room of the Commodore Hotel.	

We thank the Commodore Hotel for the provision of accommodation.

APPENDIX I

CORRESPONDENCE AS AT 24 JANUARY 2012

Items marked with 'E' have been circulated electronically.

DHA News – Winter Issue – with items including a report of the first ever Tenants Event, 'Repair Classifications' and 'Emergency Help for over the winter period'.

NHS Highland Mental Health Newsletter for January 2012 with items including 'Scottish Futures Trust Approve Mental Health Scheme' and 'Scottish Mental Health Arts & Film Festival'.

E: Community Energy Scotland offer of 4 wind towers for sale.

E: A&BC Draft Single Outcome Agreement / Community Plan. Comments to A*BC by 20 January.

E: Loch Lomond and Trossachs National Park document 'Rural Development – Communities'.

E: AVA document re nominations for the Sunday Mail Young Scot Awards 2012.

E: Information and flyer from the 'Healthy Working Lives' and 'British Heart Foundation' groups re 'National Wear Red Day'.

**APPENDIX II
PLANNING GROUP REPORT**

The Group has examined all the plans relating to the Helensburgh Area since the last Report. Planning Applications are circulated weekly to all HCC members.

This report gives examples of some of the recent work of the Group.

If any HCC member wishes further details of the work of the Group, please contact a Group member.

Kathleen Siddle (Leader), Nigel Millar (Secretary), Henry Deane, Geoff Holliman, David Williams, Sheila Wilson.

NEW PLANNING APPLICATIONS

- **11.02485 : Alterations to East Clyde Street to form A&BC Council Offices**

PG accepts alterations proposed by A&BC to its original design :

- Windows facing E Clyde Street on the proposed new building are better aligned
- Its roof line has been lowered to better tie in with the original School building
- Existing railings of the old school facing E Clyde Street have been removed to better integrate the building visually with the local community in E Clyde Street
- Increased car parking

PG supports bringing existing council offices, and a much needed community facility, onto one site thereby forming a new civic heart to Helensburgh. It will provide a major uplift to that part of E Clyde Street. In terms of design the PG assessment is :

LIKES	<p>EXTERIOR</p> <ul style="list-style-type: none"> ◆ A Grade B listed building will be brought back into use thus saving it from demolition ◆ The new offices complement well the old school building in terms of scale, height and mass ◆ The link between the school and new office building ◆ The glass frontage facing the Clyde will give an uplifting view to staff. ◆ The colour of the exterior to the new offices complements the old school building ◆ The creation of an attractive public open space in that part of town is welcomed <p>INTERIOR</p> <p>The attractive first floor walkways and balustrades. The latter will allow an appreciation of the balance of archways between the ground and first floors</p>
--------------	--

	Existing archways have been picked out and emphasised Imaginative use of the ground floor of the old School building. The proposed café will encourage informal inter departmental working and help break down the Council's traditional silo management style
DISLIKES	<ul style="list-style-type: none"> • <i>The new office building is insufficiently distinguished and self confident for the new Civic heart to Helensburgh. It makes a weak design statement against the Grade B the Leiper designed old school building. It looks like "the back of a B&Q warehouse".</i> • <i>The glass cladding on the new building facing the Clyde has a 1970s feel about it and looks something akin to Prestwick Airport.</i> • <i>Window and door design are dominant features of the old School – vertical, curves & archways. They are not in the new building. Windows are small and more square, and do not complement those in the old school in any meaningful way.</i> • <i>There is too much bare external wall in the new office building facing E Clyde Street. It should be opened up with more window space to help further integrate the H&L community with those working on its behalf.</i> • <i>The proposed trees facing the Clyde should be removed. They will cut down on views over the river and are likely to suffer from storm damage</i>
QUESTIONS	<ul style="list-style-type: none"> • The cladding materials on the new building facing East Clyde Street. Since this will be what 90% of residents will see of it do these materials complement those of the old School? • Will keeping clean the glass frontage on the new offices be a problem? • Will the public open space be closed off at night to prevent inappropriate behaviour • Will the public be able to use the café? • When is the new complex expected to open?

PG proposed to object to the application on the above lines

NFM

• **11/02507/PP : Land at Drumfork Farm. Erection of a Dwelling House**

Sheila Wilson declared an interest in this application and took no part in the discussion.

This application is very similar to an earlier one which HCC had objected to. It had been turned down by A&BC in 2011. PG saw no reason to change its mind and would be making a further objection.

KS

• **11/02489/PP : 10 Endrick Wynd – Erection of a Single Storey Rear Extension**

No action subject any resident objection

• **11/02597 : Helensburgh Pier – Erection of the Comet Arch & Explanatory Panel**

PG supports the application and sees the arch as a most welcome addition to Comet's bi-centenary celebrations in the town during 2012. Longer term the PG recommends that the model be sited on a plinth against a building, eg at East Clyde Street outside the new Council offices or against the Tourist Information Centre. Not only will this bring an uplift to the buildings themselves but it will also provide a strong and much needed heritage exhibit.

NFM

- **12/00094/PP : Kidston Park : Refurbishment of Existing Bandstand**

PG does not consider a bandstand is a suitable development in this location in 2012 and beyond. It believes it will be used only occasionally and may well attract inappropriate behaviour. Modern public facilities should encourage active and well used resident participation. Which the proposed bandstand will not. PG objects to the application and proposes a modern, dynamic play area in its place. **KS**

- **12/00098/TPO : "Tepersie", 2 Upper Sutherland Crescent - Felling of 3 Leylandi Cypress Trees & Lopping of 1 Douglas Fir Trees**

No action subject to any resident objection. Felling the tree will open up this fine Leiper designed building to greater public view and will improve views to the crescent shaped urban landscape immediately to the south.

- **12/00106/PP : 5 Guy Mannering Road – Demolition of Existing Single Storey Extension & Garage and Alterations and Extension to Dwelling House**

No action subject to any resident objection

PROPOSED PLANNING APPLICATION

- **Red Tower – Proposed Conversion of Building to a Single Dwelling House back to Its Original 1898 Design**

PG would welcomes this

- **Morar House : Update**

There are reports that it has been broken into once again

- **19-29 James Street**

Recent reports in the Herald suggest that because of the economic downturn JD Wetherspoon is reviewing its expansion plans. PG will write to the Company to clarify how this will affect the company's proposed development at 19-29 James Street. Again it will be emphasised that this was strenuously opposed at the time by neighbouring residents on the grounds of almost certain increased public nuisance. **KS**

APPENDIX III

TIG Group

Update report for HCC members - Meeting on 26th January 2012

TIG Group has not met since last HCC full meeting therefore all updates are a result of email contact between our group.

We are still looking for a voluntary Secretary for the Group. – any offers?

Signs outside shops blocking pavements – ongoing - but not a great current issue as they mostly get blown away!

Scottish Gas Pipeline – Neil still working on this – there have been many delays due to weather and issues with the CHORD Project Plans in Colquhoun Square – no final date is available at the moment.

Blocked Drains and subsequent flooding – with the recent weather it is quite clear that this is a big issue – Sheila reports that work has been done at the top end of the town to divert rainwater away from private property however David reports again that the problem still exists at the lower side of the town particularly adjacent to the sea wall along East and West Clyde Street. He has alerted Andrew Nisbet to this and we will follow this up as a matter of urgency due to issues of public safety.

Darrel reports that Street Lights in Malcolm Place were not working and this was reported to

the Council. Storm Debris in Hanover Street and indeed in other streets were reported to the Council and now cleared up

Parking on pavements and Grass Verges – Neil has had contact with Strathclyde Police re this and still awaits a response from the Community Police Unit – ongoing.

Pot Holes – again – Neil working on this with A&B and is advised that this is not a good time of year to attempt repairs - ongoing

Thanks to Allan Carrie who has raised the issue of road markings which have not been applied to the surfaces which were renewed in the Summer – this has been added to our to do list for action – Neil has spoken to A&B Roads and once again it appears to be the wrong time of year to action repairs. – ongoing.

Neil has raised the issue of road surfaces in general terms but in particular between the West Kirk and Bank Of Scotland – Roads Dept have told me that no action will be taken as this is part of the CHORD Project!

Note for your diaries 5th June – Queens Jubilee Day – Scout Association are hoping to run a series of celebratory bonfires around the country and we hope to have one on the shore adjacent to Clyde Street Centre – we have permissions from Strathclyde Police – Strathclyde Fire And Rescue – Queens Harbour Master - A & B Council Parks – A & B Roads. Does anyone know anyone in SEPA as we will be close to the beach Etc!

Hope all this is of help

If any HCC member has any other relevant issues please advise Neil or any other TIG member. Sorry not to be able to attend this months meeting, I have to be in hospital for a hand operation.

Neil

TIG Group Leader