



## **Dennistoun Community Council (DCC) feedback on Glasgow City Council's draft Local Development Plan**

### **Introduction:**

Community councils form the most local tier of statutory representation in Scotland. They were created by the Local Government (Scotland) Act 1973 and are intended to bridge the gap between local authorities and local communities and to help to make local authorities and other public bodies aware of the opinions, needs and preferences of the communities that they represent. The 1973 Act required local authorities to introduce community council schemes for their area and gave them a fairly large degree of freedom to tailor their scheme to the particular circumstances of their area. There are currently around 80 community councils in Glasgow.

Constituted in 1977, Dennistoun Community Council (DCC) was one of the first to be established in Glasgow. The community council has met regularly since then and has enjoyed continued status as an active community council.

Dennistoun Community Council seeks to ascertain, coordinate and express the views of the wider community. DCC members work to the following key aims:

- To promote the Dennistoun area as a positive and inclusive neighbourhood.
- To respond to local issues regarding crime and community safety, planning and development, quality and improvement of local services, facilities and amenities.
- To promote the arts as part of local regeneration.

DCC holds meetings attended by local and national elected members and representatives from Strathclyde Police.

Dennistoun Community Council members welcome the opportunity to contribute to the development of a Local Development Plan (LDP) for Glasgow. This submission has been developed by a small working group of DCC members acting on behalf of the full membership (of 15 community councillors).

This response incorporates feedback on the vast majority of the forty proposals outlined in the Main Issues Report Summary. Although submitted to meet the consultation deadline of Monday 12<sup>th</sup> December, it is requested that subsequent revisions to this response be accepted in light of feedback from DCC members at the general meeting scheduled to take place on evening of Tuesday 13<sup>th</sup> December.

### **The Sustainable Use of Resources:**

CARD ONE: We would like to work with the owners of vacant and derelict sites to see where it would be possible to use these sites, on a temporary basis, for other purposes (such as growing food), until the owner wishes to develop them.

- DCC supports this action. Locally, community members are very concerned about perceived neglect of sites and buildings of the former Golfhill School and Haghill primary schools. The area adjacent to former Golfhill primary school has

been identified by DCC and Dennistoun Conservation Society as a site for potential development as community green space (including allotment provision).

- Temporary micro-businesses to be encouraged to take up space in empty commercial units on short lets? e.g. Young Enterprise from local schools, or business projects connected to local universities/colleges/art schools.
- Development of more allotments, as per Reidvale HA plots (adjacent to the railway) to be encouraged.
- Wider scope for promotion of other greening (e.g. Dennistoun Diggers' garden) of spaces.
- DCC is keen that the Local Development Plan be a driver in enabling spaces that have traditionally been used as shops (or similar) to be appropriated for alternative uses in a way that has a long term positive outcome for Dennistoun.

**A Sustainable Strong Economy:**

CARD ONE: We would like to limit the amount of shopping development outside the City Centre and clearly identify the areas where it would be appropriate.

- We would agree with Option 2.1 A to safeguard the City Centre. However introducing residential above retail would make the City Centre more sustainable and safer in the same way as the Merchant City.

CARD TWO: We would like to review the current list of Town Centres in Glasgow and see how healthy they are. We would also look to see whether any of their boundaries need to be revised or alternative uses considered.

- We would agree with Option 2.2A. However Town Centres do need to be protected from supermarkets taking over and destroying local shops.
- The draft LDP seems to indicate that Dennistoun is categorised as a 'Local Town Centre'. Given previous work in relation to Town Centre renewal programme(s) across Glasgow it is disappointing that little focus is given to decline in Dennistoun's commercial and retail elements. There was a focus on Duke Street/Sword Street in City Plan 1, but not in City Plan 2 (adopted December 2009) on the basis that there would be a positive knock-on effect from the proposed development further up Duke Street (near High Street). If that 'approach' is still the basis for the current strategy then it is suggested that this is no longer credible and that the approved Local Development Plan includes a significant focus on improving the health, vibrancy and sustainability of Dennistoun as a Local Town Centre.

CARD THREE: We would like to undertake a study that investigates the impact of creating a new Town Centre at Robroyston.

- We would agree with Option 2.3A to undertake a study as above.

CARD FOUR: We would like to review the role of the City's other retail and commercial/leisure centres with a view to clearly defining the role and function of each.

- We would agree with Option 2.4A

CARD FIVE: We would prefer not to allow any new superstores, outwith existing Town Centres, with the exception of those that already have planning consent.

- We would agree with Option 2.5A. However, we do not wish to see any more within Town Centres.

CARD SIX: We would like to maintain a range and choice of industrial and business sites, especially those which have good access to the major road network and public transport.

- We would agree with Option 2.6A. However would prefer to see no more industrial sites within the City.

CARD SEVEN: We would like to undertake a review of Glasgow's industrial and business areas to consider if they should remain as they are or whether other uses might be more appropriate.

- We would agree with 2.7A

CARD EIGHT: We would like to look at how we can help retain and protect the jobs which currently exist in those industrial and business areas which might be identified for other uses.

- No comment.

### **Sustainable Communities:**

CARD ONE: We would like to engage more effectively with local communities when we prepare planning frameworks.

- We would agree with Option 3.1.A but would suggest that more work is required in ensure that the process of engagement is meaningful and credible. Recognition should be made of Scottish Government's 'Standards for Community Engagement' and these should be adhered to in all future consultation.
- Planning frameworks should be seen (and 'owned') as key elements in informing, engaging and involving local communities. This will require additional support and/or information needs to enable communities to understand and embrace the potential impact (both positive and negative) of local development. Without community connections to local planning frameworks GCC will not utilise the expertise of local communities to the full.
- DCC members have noted, when dealing with Planning Applications in general (and certainly with difficult ones) that the current planning legislation is deeply flawed and prevents both planning officials and communities from constructively working together to achieve more effective outcomes.

CARD TWO: We would like to continue to focus on renewal and regeneration, but with a stronger emphasis on placemaking, health and sustainability.

- We would agree with Option 3.2.A. However, we would suggest that 'safety' is incorporated as an integral element alongside placemaking, health and

sustainability. We would also suggest that then intended focus on the “promotion of local services and amenities in major new development” is also incorporated as part of development and regeneration of existing communities.

CARD THREE: We would like to use the ongoing work on the Local Housing Strategy to establish how much affordable housing is needed.

- We would agree with Option 3.3.A.

CARD FOUR: If we find we need more affordable housing then we would like to consider a number of options, including urban densities and using the private sector land supply to deliver additional affordable homes for Glasgow.

- We would agree with Option 3.4.A. In addition, DCC is pleased that Option 3.4.B is not preferred as the Council should seek to explore opportunities for development of existing vacant sites and/or brownfield sites and not seek to develop on greenfield sites.

CARD FIVE: We want to make sure that local services and community facilities are provided with new development, where this is appropriate.

- We would agree with Option 3.5.A. However, DCC would suggest that the central focus is retained on the provision of community infrastructure and that the “current economic circumstances” is not used as an excuse for under-development and/or non-provision of appropriate community infrastructure which is high quality, aspirational and led by community demand.

CARD SIX: We would like to consider whether we need to revise the East End Local Development Strategy and the SECC masterplan to take full advantage of the opportunities for regeneration provided by the 2014 Glasgow Commonwealth Games

- We would agree with Option 3.6.A and particularly welcome the commitment to review and revise the East End Local Development Strategy (EELDS) “in conjunction with communities”. It is however, suggested that Council takes opportunity to revise all aspects of the EELDS and not just “certain elements” as stated in the draft Local Development Plan.

### **A Sustainable Environment:**

CARD ONE: We would like to investigate designating some new Conservation Areas and extending existing ones.

- We would certainly like to support this and look to extend Dennistoun Conservation Area. Although the Dennistoun Conservation Area appraisal was completed and approved June 2005, it is suggested that further consideration be given to extending Dennistoun Conservation Area as follows:
  - a). to include ‘the Drives’ between Duke Street and Alexandra Parade. This would add value in relation to retention of traditional sandstone buildings outside conservation areas (as per City Plan 2). Extending the Dennistoun Conservation Area (in much the same way as Glasgow west has been designated) would also be a unifying factor in presenting Dennistoun as one of the first residential suburbs in Glasgow.; and
  - b). to connect with the Necropolis and City Centre Conservation Area.

- It is important that the issues raised in the Conservation Area appraisals are properly incorporated into the City Plan as we recently found this not to be the case in recent planning issues in Dennistoun. Clarity in this matter is crucial for future planning control.

CARD THREE: We would like to identify priorities for enhancing the green network based on the proposed Glasgow Open Space Strategy and the priorities identified in the Glasgow and Clyde Valley Strategic Development Plan.

- DCC supports this action. Locally, community members are very concerned about perceived neglect of sites and buildings of the former Golfhill School and Haghill primary schools. The area adjacent to former Golfhill primary school has been identified by DCC and Dennistoun Conservation Society as a site for potential development as community green space (including allotment provision).
- Development of more allotments, as per Reidvale HA plots (adjacent to the railway) to be encouraged.
- Wider scope for promotion of other greening of spaces across DCC area.

CARD FOUR: We would like to protect and promote the expansion and enhancement of ecosystems and habitat networks to help safeguard these natural resources.

- DCC supports this and suggests that a particular focus be made on Alexandra Park, The Necropolis and a host of smaller green spaces throughout the DCC area.

### **Sustainable Connections:**

CARD ONE: We would like to work with SPT, Transport Scotland and others to plan and deliver a modern, high quality public transport system for Glasgow with the resources likely to be available.

- We would agree with Option 4.1.A. However, given the absolute necessity for an efficient, reliable and connected public transport system, it is deeply disappointing that the draft LDP states that “an appropriate, long-term public transport solution for the City is unlikely in the near future” and that “investment in strategic public transport infrastructure...is unlikely to keep pace with the regeneration process”. This is particularly a concern within Dennistoun and the wider East Centre ward as car ownership is significantly lower than the city average and also that the opportunities linked to Commonwealth Games 2014 and the various Clyde Gateway initiatives are likely to be compromised.
- The draft LDP makes reference (at item 2.103) to Council’s “long-term aspiration to develop a new station at Parkhead”. Given the importance of this site in relation to Commonwealth Games venues, Parkhead Forge shopping centre, and to Celtic Park, it is suggested that a revised LDP includes this development as a specific option for action, and not simply a footnote as a future aspiration.

CARD TWO: We would like the area immediately east of High Street Station to be the location for a High Speed Rail Terminus, served by a new line, running alongside the existing Airdrie-Bathgate line.

- We would disagree with Option 4.2.A and would suggest instead that Alternative Option 4.2.B be selected. This would provide a much better fit with wider aspirations to extend regeneration across all communities (particularly those identified as 'Most Deprived' and to help 're-balance' the city. Item 2.66 of the draft LDP states that "continuing to pursue a strategy of community based renewal and regeneration, therefore, should be a central part of the LDP's strategy". Selecting High Street station, at the expense of Bellgrove station, as the preferred option for the HSR terminus would run counter to the aspiration of item 2.66.
- Should Bellgrove station not be selected as site for HSR terminus then DCC would ask that approved Local Development Plan makes reference to need to upgrade this station - especially with regards to accessibility, staffing, security, facilities, etc. It is suggested that annual passenger usage at Bellgrove exceeds that of High Street and that numbers at Bellgrove would be significantly higher should the station be developed.

CARD THREE: We would like to promote some rail proposals for development during the lifetime of the plan, and identify other aspirations for development in the longer term, should circumstances allow.

- We would agree with Option 4.3.A.

CARD FOUR: We would like to retain the local road proposals identified in City Plan 2, together with the potential M8 interchange proposals, for development during the lifetime of the plan. We would like to identify the Baillieston/Broomhouse bus link road proposal as an aspiration and further investigate a north circular route.

- We would agree with Option 4.4.A.

CARD FIVE: We would like to consider extending the Fastlink proposals to include a potential route to the East End of the City and extend the requirement for developers of sites around the proposed route to contribute to its development. We would also like to update the level of developer contributions and give consideration to which stage in the process is the best to take this.

- We would agree with Option 4.5.A and would welcome the opportunity to extend the proposed Fastlink route to East Glasgow. Taken in conjunction with selection of Alternative Option 4.2.B (the High Speed Rail terminus at Bellgrove), this development would provide a significant and much-needed boost to the regeneration potential of East Glasgow.

CARD SIX: We would like to look at the opportunities to create more cycle routes with a view to establishing, protecting and promoting a comprehensive City network.

- We would agree with Option 4.6.A.
- We would ask that consideration be given to development of disused rail track routes as key elements within a wider network of cycle routes.

CARD SEVEN: We would like to consider how best to maximise the benefits of the City's most accessible locations and the re-opening of the Airdrie-Bathgate line.

- We would agree with Option 4.7.A. Taken in conjunction with selection of Alternative Option 4.2.B (the High Speed Rail terminus at Bellgrove), this development would provide a significant and much-needed boost to the regeneration potential of East Glasgow.

CARD EIGHT: We would like to keep existing City Centre parking standards and provision. We would prefer not to allow any further temporary car parks in the City Centre and not renew planning applications for any which have lapsed.

- We would agree with Option 4.8.A.
- Upon expiry of planning applications for temporary car parking facilities in city centre it is suggested that consideration be given to conversion to amenity / recreational areas, possibly via the Stalled Spaces initiative or similar scheme. For example, sites could be developed as play areas, skate parks, green space, market space, exhibition space, etc.

CARD NINE: We would like to manage noise in the City's 37 Noise Management Areas and discourage noisy development affecting the City's 10 Quiet Areas.

- We would agree with Option 4.9.A.

### **Sustainable Design:**

CARD ONE: We would like to produce guidance on 'Design of Residential Development' which will interpret the Scottish Government's Designing Streets document in a Glasgow context.

- We would agree with Option 6.1A as it is important to produce a 'Design for Residential Development' in line with the Scottish Government's 'Designing Streets' and 'Designing Places' in a Glasgow context.
- It should be noted that a key consideration in the above is achieving appropriate traffic speed in both existing and new residential proposals. Design should be used to influence driver behaviour to reduce traffic speeds to levels that are appropriate for the local context and especially in Conservation Areas.

CARD TWO: We would like to review our housing density policy to identify how this can best contribute to the delivery of more sustainable neighbourhoods and places to live.

- We would agree with Option 6.2A. However population loss from City Centre is not acceptable. In fact an increase would be preferable.

CARD THREE: We would like developers to provide either underground or off street parking in new residential buildings, where possible and appropriate.

- We would agree with Option 6.3B. Modifications to existing guidance may be necessary in relation to the potential need for developers to provide residential parking underground or in separate provision off street. Other modifications may be possible in relation to on street parking provision, the provision of power points in new developments and elsewhere for electrical vehicles.

CARD FOUR: We would like to ensure that all new buildings help deliver reductions in greenhouse gas emissions and energy use through use of low carbon technologies and other considerations such as design.

- We would agree with Option 6.4A. However we would say that much supplementary research is required for alternative technologies.

CARD FIVE: We would like to investigate options for improving the energy efficiency of existing buildings when extensions, redevelopment or refurbishment is proposed.

- We would agree with Option 6.5A. However we would say that much supplementary research is required for alternative technologies.

CARD SIX: We would like to ensure that new student accommodation includes on-site facilities and investigate whether a new policy is required to ensure that these and other similar types of development are not concentrated in a way which impacts on other residents.

- We would agree with Option 6.6A. To ensure that new student accommodation and other large scale quasi-residential users have on-site facilities and do not have an impact on residential amenity.

**Summary:**

Dennistoun Community Council welcomes the opportunity to respond to consultation on Glasgow's draft Local Development Plan. We look forward to further updates regarding consultation feedback and to future opportunities to engage with Glasgow City Council and partners in developing the Local Development Plan.

For information regarding Dennistoun Community Council please visit [www.dennistounCC.org.uk](http://www.dennistounCC.org.uk) or contact us at [hello@dennistouncc.org.uk](mailto:hello@dennistouncc.org.uk).

Regards,

Stephen Birrell  
Chairperson,  
Dennistoun Community Council

**End of report**