



**[OFFICIAL] Minutes of Garthamlock, Craigend & Gartloch Community Council
Ordinary Meeting**

held on Tuesday 28 February 2023, from 6.00pm,
at G.E.S.H. Community Centre, 1 Redcastle Square, Glasgow G33 5EG

- Present:** Stephen Orr (SO) [*Chair*], Angela McIntosh (AM) [*Vice Chair*], Evelyn Tait (ET) [*Secretary*], Sharon Baldwin (SB) [*Treasurer*], Alan Gray (AG), Moira Wilkinson (MW), Maureen Ferrie (MF), Alex McNab (AMc), Jacqueline Clark (JC), Karen McNulty (KM), Scott McCarthy (SM)
- Others Present:** Cllr Ruairi Kelly (RK), Ian Gallacher (Iceni Projects), Ross Martindale and Amy Summers (Keepmoat Homes), David Tibbs (Oliver Architects), 1 resident.
- Apologies:** Cllr Sharon Greer (SG), Cllr Maureen Burke (MB), Paul Ferguson (PF) [for Police Scotland].

1. WELCOME, INTRODUCTIONS, ATTENDANCE & APOLOGIES

- 1.1** Meeting started at 6pm and Quorum of 4 was present. Chair explained refreshments were available and that there were no fire alarms scheduled, any sound of an alarm meant we had to leave building and assemble outside in the car park.
- 1.2** Chair briefly summarised Code of Conduct expected of all Community Councillors (CC's) as set out within the Scheme of Establishment Governance. These include (*service to community, selflessness, integrity, objectivity, accountability, openness, honesty, leadership, and respect*).

2. APPROVAL OF MINUTES FROM LAST MEETING

- 2.1** The committee unanimously approved the Minutes of Meeting from 31 January 2023 as a true and accurate record.

3. MATTERS ARISING

- 3.1** Publish Iceni Projects consultation dates on Facebook. **Ongoing, SO awaiting consultation dates from Iceni Projects to publish on Facebook.**
- 3.2** Issue Iceni Projects development diagram & invite party to Feb GCG CC meeting. **Closed, materials distributed and invite accepted.**
- 3.3** Transfer Treasurer duties to new office bearer. **Closed.**
- 3.4** Finalise signatories on bank account. **Ongoing, SB to add SO or ET as 3rd signatory.**
- 3.5** Feedback on potential Gartloch GCG CC members. **Awaiting response from Cllr Burke.**
- 3.6** Obtain copy of GCG Constitution. **Closed, refreshed at this meeting.**
- 3.7** Draft Community Calendar showing all local activities. **Ongoing, ET awaiting St Dominic's Community Hall and Garthamlock & Craigend Parish Church schedules.**
- 3.8** Itemise 3rd party funding and administrative discretionary allowances separately. **Closed.**
- 3.9** Resident complaint on litter and overgrown grass at Inishail Road, Coxtan Place and Avenue End. **Closed, Neighbourhood Liaison Officer completed clean up and contacted resident. Success shared on Facebook.**
- 3.10** Dance Teacher looking for Community Venue. **Closed, found suitable space at Garthamlock and Craigend Parish Church.**
- 3.11** Area Partnership update. **Closed, see section 4.5.**
- 3.12** Additional Glasgow City Council (GCC) funding for RSPB development on Glenraith Rd. **Ongoing, Cllr Kelly to update.**

- 3.13 Potential Persimmon Park location at Glenraith Rd. **Ongoing, ET awaiting Persimmons response.**
- 3.14 Publish RSPB Volunteering Schedule for upcoming works. **Closed, shared on Facebook and community venues.**
- 3.15 Persimmons to attend GCG CC meetings. **Ongoing, ET awaiting Persimmons response.**
- 3.16 Publish My Glasgow App and Trolleywise App to community. **Closed, shared on Facebook.**
- 3.17 Contact Fort Management, Morrisons & M&S. **Ongoing, ET confirmed Morrisons referred us to Trolleywise App and awaiting M&S and Fort Management replies.**
- 3.18 G.E.S.H Communal Bin Lid replacement. **Closed, replaced by GCC.**
- 3.19 Submit a Micro Grant Application to previous community groups asking for funding for further information. **Closed, new application form created and shared.**
- 3.20 Obtain rates from St Rose of Lima for community use. **Ongoing, ET awaiting rates.**
- 3.21 Litter Picking Hubs. **Ongoing, St Dominic's Chapel and community hall are unable to accommodate hub as they are unable to resource and manage shared email account, Garthamlock & Craighend Parish Church has insurance concerns and would like to discuss with GCC, and G.E.S.H agreed. Alternative location suggested was Craighend shops. ET to discuss with GCC.**
- 3.22 St Rose of Lima Traffic Management. **Ongoing, All CC's to provide suggestions.**
- 3.23 Poor Road Resurfacing Areas. **Ongoing, All CC's to provide suggestions.**
- 3.24 Administrative/Discretionary Award for Equipment. **Awarded, however SB to reimburse SO for equipment purchased for CC use.**

4. GOVERNANCE DOCUMENTATION

4.1 Constitution

- 4.1.1 Constitution refreshed as original document could not be located using GCC standard template. Chair, signed on behalf of CC's, proposed by ET, seconded by JC. **Action: ET to send updated constitution to Community Engagement Officer.**

4.2 Annual Self-Assessment (RAG Analysis)

- 4.2.1 Checklist completed in group setting and confirmed all core administrative items are in place.
- 4.2.2 Good practice items 4, 7, 10, 12, 13, 15 and 16 remain as outstanding. Group considers itself to have RAG score of 'Green'. **Action: ET to issue to Community Engagement Officer for final sign off.**
- 4.2.3 SO suggested remaining items would be useful to have and if anyone would like involved raise at subsequent meetings.

5. OFFICER UPDATES & REPORTS

5.1 Chair/Vice-chair

- 5.1.1 SO suggested we use one of our future meetings to complete a local consultation and ask residents from Garthamlock, Craighend and Gartloch to attend to understand their local priorities. Cathcart District completed their own successful workshop and shared template for use. CC's agreed summer session would be ideal time to complete. **Action: ET to liaise with Elected Members for suitable dates so we can have a wide range of participants present.**

5.2 Treasurer

- 5.2.1 Latest statement balance is £3,725.00 as of last bank statement in December 2022.
- 5.2.2 Projected income of £500.00 from Glasgow Credit Union, £173.00 from GCC Discretionary Award, circa £700.00 GCC administrative award.
- 5.2.3 Microgrant Awards
 - 5.2.3.1 Ceann Creige Hurling & Camogie Club awarded £362.10 to continue weekly sessions at St Rose of Lima School. All CC's voted in favour.
 - 5.2.3.2 North East Recovery Group awarded £400.00 to host a coffee and wellbeing morning for anyone experiencing addiction, mental health, or isolation and open to all residents in the community. MF & AMc abstained from vote to avoid conflict of interest as G.E.S.H is venue for event. All other CC's voted in favour.

- 5.2.3.3** Provisionally agreed to use Persimmon's £1000 donation towards buying a defibrillator for Garthamlock as Sunnyside School has funded one for Craighend. SO abstained from vote as it was his suggestion, all other CC's voted in favour. Agreed one should also be sourced for Gartloch once a suitable location is found. JC mentioned possibly could source a more competitive price. **Action: JC to forward quotes.**

5.3 Secretary

- 5.3.1** Minute secretary has been dissolved and duties and responsibilities will transfer to secretary. Confirmed in email between Minute Secretary and ET.
- 5.3.2** Registered community council with Beautiful Scotland as it links with Litter Hubs requested for all local communities. Beautiful Scotland will undertake assessment in May 2023.
- 5.3.3** Email received from resident suggesting if we have schedule of community led litter pick days across communities and if we could register with Keep Scotland Beautiful Cleaning Campaign. Responded advising litter hub discussions are in progress and already registered with Keep Scotland Beautiful. Resident mentioned freedom of information request issued to GCC in relation to litter clearing between Auchinlea Road and Stepps Road which is showing no regular cleaning taking place and also provided a detailed map of litter hotspots. **Action: ET to share map with Elected Members and Neighbourhood Liaison Officer.**

5.4 Planning & Licensing

- 5.4.1** No items to discuss.

5.5 Area Partnership

- 5.5.1** Meeting held, 3rd February 2023, next meeting 14th April 2023.
- 5.5.1.1** Summary from recent meeting:
- No police representative present, post vacant. SO unable to raise crime issues raised by CC's and residents.
 - Neighbourhood Infrastructure Investment Fund discussed - £1m per council ward – first items bought to deal with fly tipping and other ward issues (bollards, concrete blocks, 2x mobile CCTV units). Agreed before deploying all Elected Members will undertake site visits before agreeing locations.

6. ICENI PROJECTS / KEEPMOAT HOMES PRESENTATION

- 6.1** There was a presentation held by IcenI Projects and Keepmoat Homes (*included as appendix*) in relation to the proposed Gartloch Farm Housing development (ref: 23/00229/PAN), the presentation explained:
- 6.1.1** The background of Keepmoat Homes, their recent housing developments across the UK on brownfield sites and their commitment to making housing affordable and sustainable.
- 6.1.2** That the National Planning Framework 4 (NPF4) and Glasgow City Development plan has been adopted of which the main themes will be on sustainable, liveable and productive places - which the Gartloch development will be assessed against.
- 6.1.3** That an Environmental Impact Assessment will be undertaken due to the extent of the development.
- 6.1.4** The development will consist of three residential areas – site A 180 units, site B 120 units, site C 300 units. Housing development is geared towards families and a quarter of this will focus on affordable homes.
- 6.1.5** The residential development takes into consideration the environmental areas of importance / conservation.
- 6.2** After consideration, GCG CC's and resident noted:
- 6.2.1** The presentation was enlightening and thanked all speakers.
- 6.2.2** Proposal of Application Notice and development diagrams have been shared on Facebook for community feedback.

- 6.2.3 Development will need to consider dentists, doctors, schools, public transport, and shops to support increase of population within the area.
- 6.2.4 Existing road network – particularly Gartloch Road B806 and roundabout adjacent to Tillycairn / Auchinlea Road is currently under strain due to current traffic levels and unlikely to support a further rise in traffic levels. Suggestion made traffic lights should be considered at location due to safety concerns.
- 6.2.5 Developers have specified that Brunstane Road is intended as primary road, however CC's raised this is unlikely due to shopping and transport links via Gartloch Road.
- 6.2.6 Development promotes green corridors and less personal car use, however no obvious mention of active travel routes (cycle, walking, running, etc.).
- 6.2.7 No proposed alteration to the existing power pylon arrangements within Gartloch.
- 6.2.8 Development should consider width of streets to accommodate on street parking without mounting kerbs as this is a known problem within similar housing developments across Garthamlock and Craigend.

7. LOCAL CONSULTATIONS

7.1 [Glasgow City Council via \[glasgow.gov.uk/consultations\]\(https://glasgow.gov.uk/consultations\)](https://glasgow.gov.uk/consultations)

- 7.1.1 **Glasgow Draft Local Housing Strategy 2023-2028** – Glasgow City Council's housing plan for next 5 years for anyone who does or wants to live in Glasgow and their views on key housing issues, challenges, and opportunities. Closed 02 April 2023. CCDS on 04 March 2023 between 9am-12.30pm at Burgh Court, 40 John St, Glasgow.

7.2 [Scottish Government via <https://consult.gov.scot/>](https://consult.gov.scot/)

- 7.2.1 None

7.3 Others

- 7.3.1 **The Fireworks and Pyrotechnic Articles (Scotland) Act 2022** – workshops on firework control zones – being held across between 02 March – 31 March 2023 – No Glasgow session, but MS Teams event 31 March 2023, 2pm – 4pm. [\[Link\]](#)
- 7.3.2 **Buchanan Galleries Consultation** – redevelopment proposals, Glasgow Royal Concert Hall on Thurs 9th March 2023, 6pm-8pm. If unavailable, pop-up exhibition session Fri 10 March 2023 for 4 weeks at Sauchiehall entrance. [\[Link\]](#)
- 7.3.3 **Glasgow City Council Strategic Parking Plan** – targeted consultation to focus on transport in the city to prioritise sustainable travel and achieve climate goals. Drop-in session 07 Mar 2023, 10am-4pm at Merchant House. Online survey available to submit views. [\[Link\]](#)

8. CURRENT LOCAL ISSUES

- 8.1 Residents enquiring when the adoption of certain infrastructure / assets by GCC from Persimmons throughout Garthamlock & Craigend will be completed. **Action: ET to raise with Neighbourhood Liaison Officer & Elected Members.**

9. PUBLIC INPUT

- 9.1 Resident asked how to obtain copy of Agenda and Minutes of Meeting. Noted website is pending and Agenda would be shared here, but available at local community hall. Copy of Minutes of Meetings can be obtained by requesting from Secretary.

10. ELECTED MEMBER UPDATES

10.1 Cllr Sharon Greer

- 10.1.1 Unable to attend due to other commitments, however issued following links for CC use prior to meeting:
 - 10.1.1.1 Maintained lighting columns & gullies [\[Link\]](#)
 - 10.1.1.2 Road adoption status [\[Link\]](#)
 - 10.1.1.3 Planning and Building Regs portal [\[Link\]](#)

10.2 Cllr Maureen Burke

- 10.2.1 No items to report.

10.3 Cllr Ruairi Kelly

- 10.3.1 Clean up has been undertaken at Ladbrokes on Gartloch Road to clean up litter and fly-tipping. Organised bin to be installed at lane and asked Ladbrokes to install a bin at their premises.
- 10.3.2 Part of the Neighbourhood Infrastructure Investment Fund allows resurfacing of some roads / paths. **Action: Cllr Kelly to forward email with quotations for problem roads.**
- 10.3.3 Mobile CCTV ordered to put into fly-tipping hotspots around Garthamlock, Craigend & Gartloch.

11. ANY OTHER BUSINESS (AOB)

- 11.1 Fly-tipping, overflowing bins and excessive litter along Mossvale Road and next to Sunnyside Primary School. **Action: CC's to raise litter issues on MyGlasgow App and GCG CC will follow up if necessary.**

12. DATE OF NEXT MEETING

- 12.1 Ordinary meeting on 28 March 2023, 6pm at G.E.S.H Community Centre, 1 Redcastle Square, Glasgow G33 5EG.
- 12.2 Agenda to be circulated at least 7 days prior to next meeting.
- 12.3 Apologies to be submitted via email to secretaryGCG.CC@gmail.com
- 12.4 Chair closed the meeting at 7.30pm.



Garthamlock, Craigend & Gartloch
Community Council Presentation
28th February 2023

Who are Keepmoat Homes?

Leading the way in UK homebuilding

At Keepmoat Homes we deliver beautiful, high quality homes for our customers right across the UK.

We are a leading partnership homebuilder. Working with our partners we have built thousands of new homes across the country, many of them on brownfield sites, transforming them into thriving new communities.

As a leading homebuilder for first time buyers, we help people take their first step on the property ladder. Around 70 percent of the homes we sell on the open market are to first time buyers.

We are committed to delivering more of the high quality, multi-tenure, new homes the UK needs. At prices that people can afford and in the places where they want to live.

We operate across England and Scotland - with over 80 live developments from Scotland all the way down to Northfleet in Kent. We have 9 regional offices including MCI Developments in Glasgow, Newcastle, Liverpool, Wigan, Leeds, Doncaster, Nottingham, Tamworth and Northamptonshire.

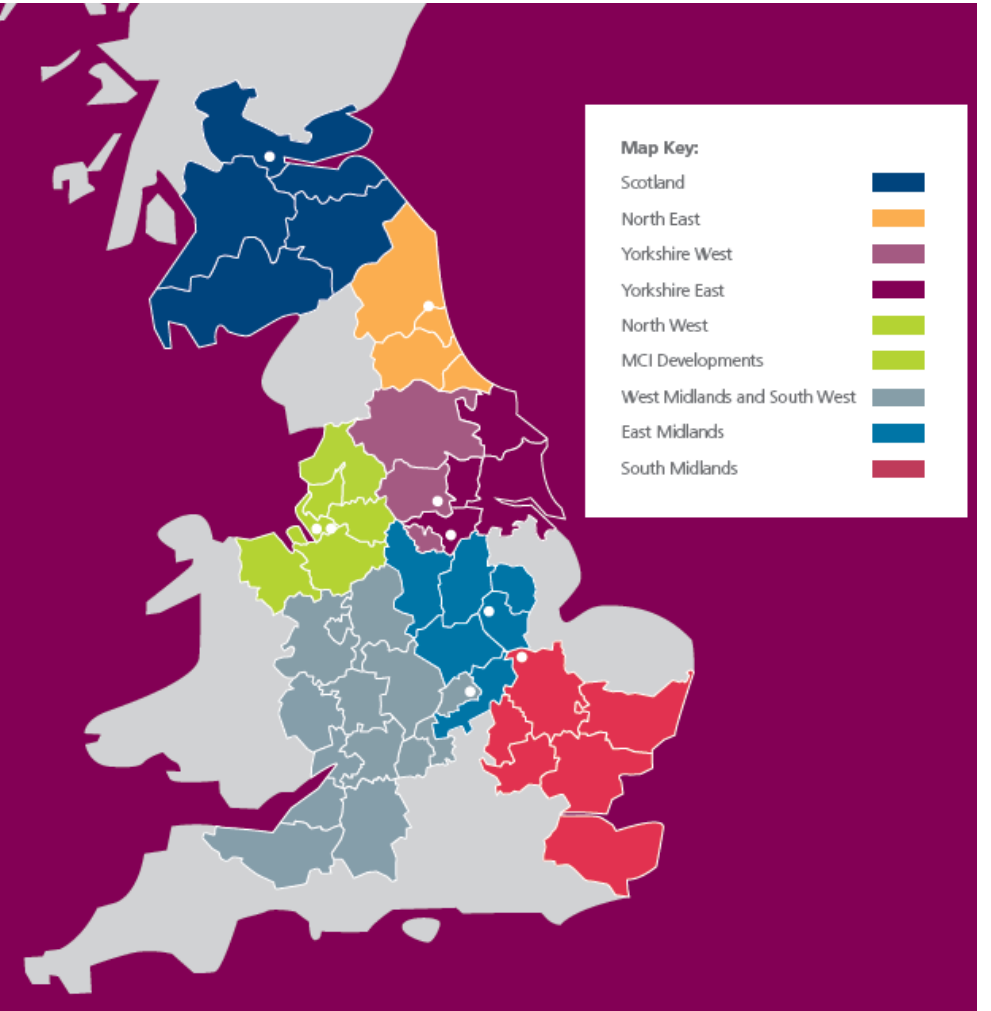


9 regional
businesses

Organised into
two divisions:

Scotland, North East,
North West and West
Yorkshire

East Yorkshire, Midlands
and South



Keepmoat Across Scotland



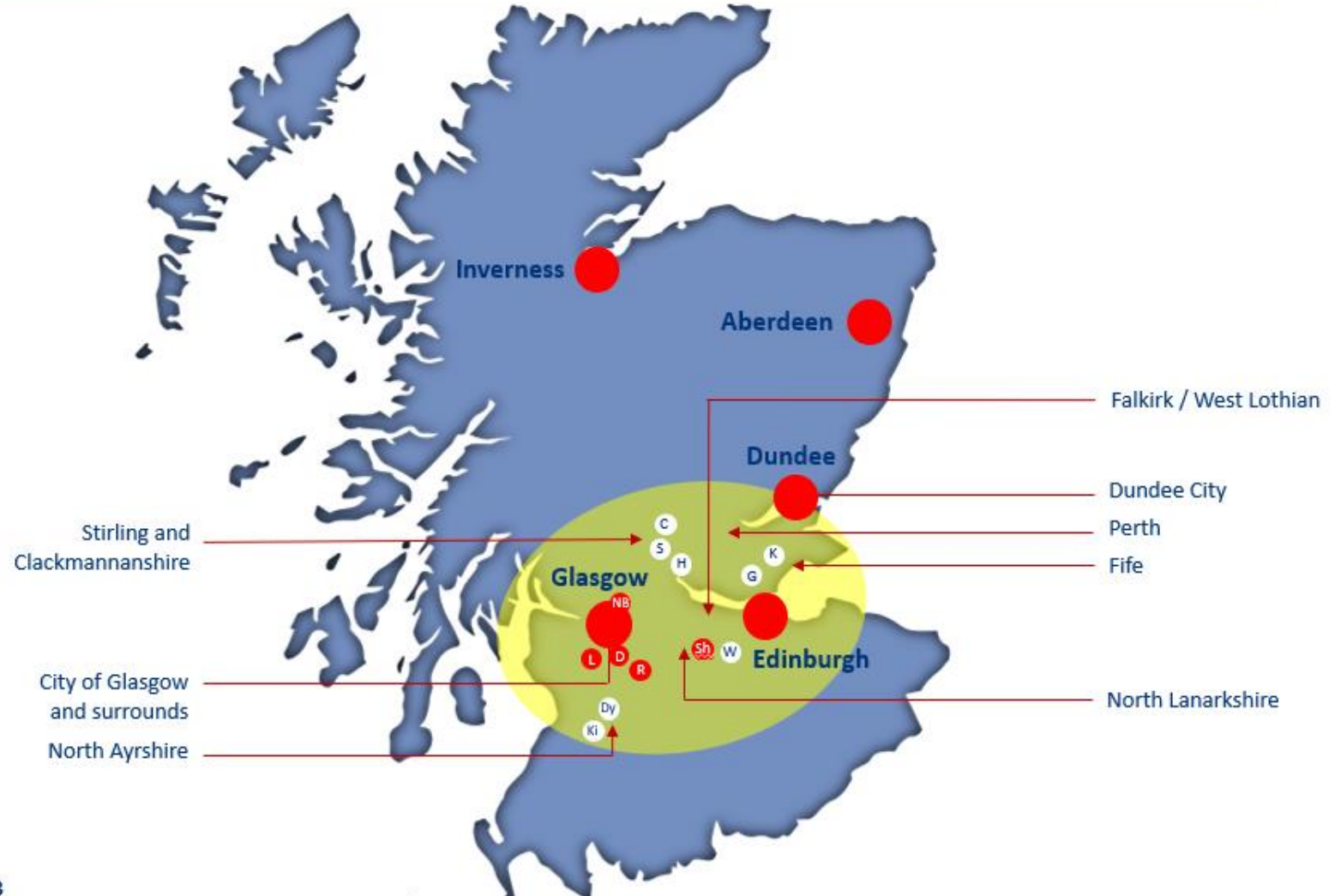
58 Homes – North Lanarkshire starting 2023



420 Homes – Fife started in 2022



90 Homes - Clackmannanshire starting in 2023



Overview of Proposals

The new National Planning Framework 4 was adopted on 13th February 2023 and alongside the Glasgow City Development Plan, now forms part of the statutory development plan against which the proposals at Gartloch will be assessed. NPF4 now informs decision making on all planning applications in Scotland.

NPF4 sets out a National Spatial Strategy for Scotland to 2045. It also sets out 33 National Planning Policies centred around the three themes of:

- Sustainable Places;
- Liveable Places;
- Productive Places.

NPF4 seeks to set out a strategy and policies that support development that helps to meet the housing needs of people living in Scotland. It gives significant weight to the Climate & Nature crisis throughout all planning decisions.



Housing Development

NPF4 seeks to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.

NPF4 encourages biodiversity enhancement and climate mitigation through sustainability strategies.

NPF4 now requires all planning applications for 50 houses or more to be accompanied by a Statement of Community Benefit.

Overview of Proposals

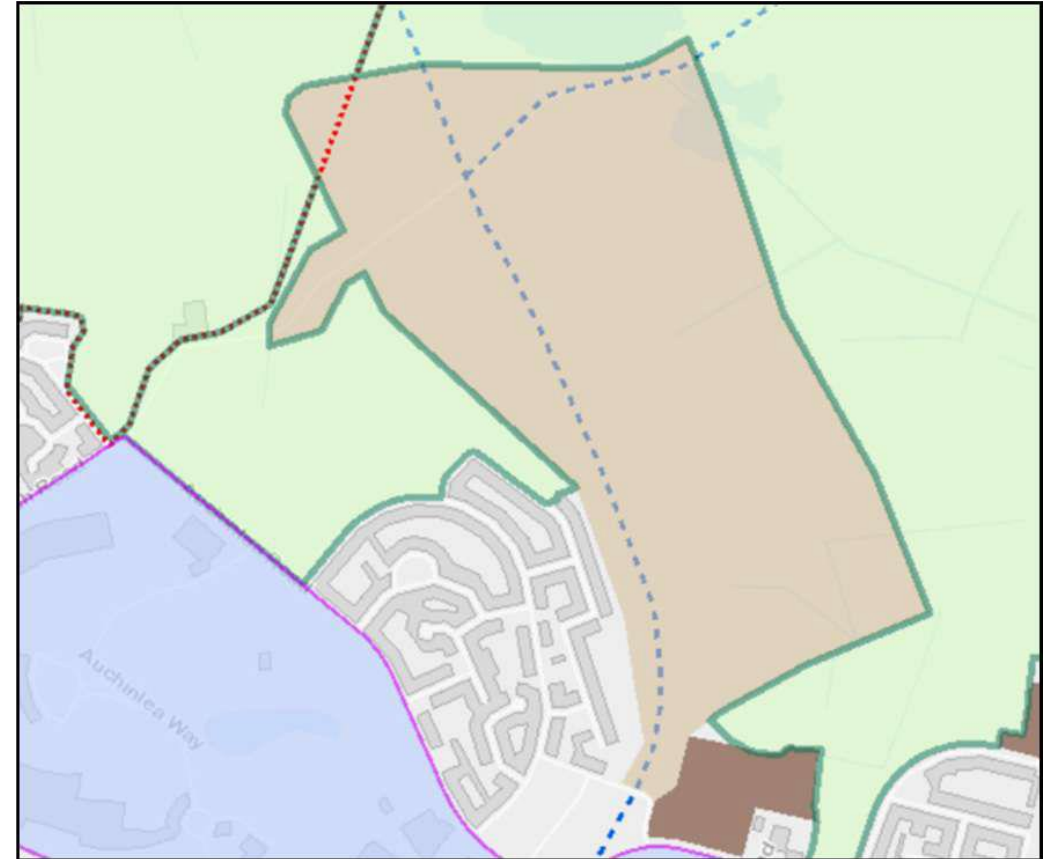
The site is included on the Glasgow City Development Plan (CDP) Proposals Map as a Housing Land Supply Site. The site is also included in the Glasgow City Council Housing Land Audit 2020 as a greenfield release site.

This allocation reflects a previous (2009) 'minded to grant' planning permission for residential development.

Due to the scale and nature of the proposals, Keepmoat have submitted a Proposal of Application Notice to Glasgow City Council signalling their intention to submit a new planning application for the site. This triggers the start of the consultation process with the local community and other stakeholders.

Keepmoat are progressing pre-application discussions with the Council to agree the content of the planning application. This includes agreeing the scope of an Environmental Impact Assessment for the site.

An Environmental Impact Assessment is required for the site due to the size of the proposal and the character and nature of the surrounding area.



Extract from Glasgow CDP Proposals Map

Gartloch Concept

The site at Gartloch Farm extends to approximately 115 acres.

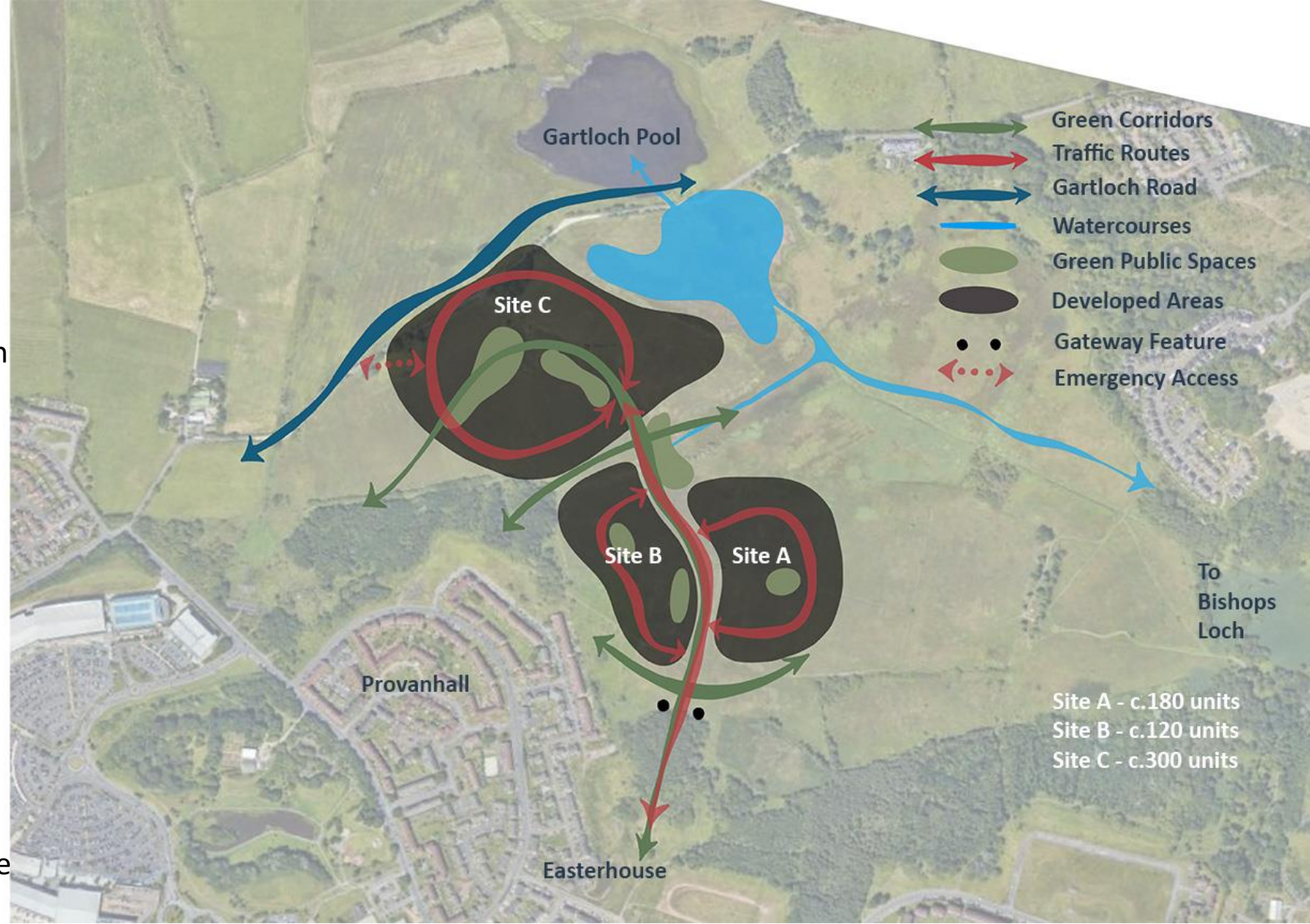
Careful site analysis has informed the development approach and the concept diagram illustrates the areas of the site which are appropriate for residential development.

The proposals will deliver three areas of residential development:

- Site A – c. 180 units
- Site B – c. 120 units
- Site C – c. 300 units

This will include a mix of housing types and sizes and will deliver approximately 25% affordable housing units.

The proposals will allow for connection to the existing communities at Provanhall and Easterhouse.



Gartloch Concept

The development concept takes account of the wider boundary of the Seven Lochs Wetland Park and other local nature conservation sites, such as:

- Sites of Special Landscape Importance (SSLI).
- Sites of Importance for Nature Conservation (SINC).
- Sites of Special Scientific Interest (SSSI).

The proposed development areas allow for continued nature and biodiversity protection while creating new opportunities for blue and green networks.

As part of the new NPF4 Keepmoat will be required to demonstrate the sustainability of the proposals and set out how they contribute to Community Wealth Building.

Keepmoat are experienced in delivering both sustainability and social value enhancements across their developments in both Scotland and UK wide.



Sustainability Commitment

58%

Homes on developments with nature-led Sustainable Drainage features



39%

Completed homes are affordable



100%

Homes on developments with harm-preventing ecological assessments

98%

Waste diverted from landfill



£227.5m

Local supply chain spend

SUSTAINABILITY IN NUMBERS

2021



£200.8m

total social and economic value



Data source: Sustainability Report 2021

63%

Homes on developments with good access to cycle networks



94%

Homes on developments within 500m of public transport

100%

Business electricity on renewable tariffs



69%

Homes on brownfield developments

EPC B+

98%

Homes with an energy performance of 'B' or above

Keepmoat Delivery

Northbridge

- Keepmoat's landmark project in Scotland is Northbridge, Sighthill.
- It is one of the largest regeneration and transformational projects of its kind outside of London.
- Northbridge is a partnership development providing 824 new homes for the city along with commercial and retail spaces; community hub, and a build to rent site providing ca 350 BTR apartments for rent.
- At the core we aim to create sustainable communities by regenerating housing and creating new community facilities, amenities and green spaces.
- As part of Northbridge Keepmoat are delivering a number of community wealth building initiatives.



Social Value:



172 jobs created. Including new entrant jobs, new Modern Apprenticeships and support Existing Apprentices through our subcontracts.



32 School work experience placements;



88 College work experience placements;



122 curriculum supported events,



56 half day group site visits for students and young people.



14 school mentoring programmes



122 vocational training and qualifications for the workforce.



£180000 community engagement investment to sustainable initiatives



700 hours of voluntary support for community initiatives and charitable causes

Planning Process

