



**Yorkhill and Kelvingrove Community Council**  
**Minutes of the meeting held on Thursday 18**  
**May 2023 at the Kelvingrove Lawn Bowls and**  
**Tennis Pavilion**

**Present: Community Councillors:** A. McPherson (Chair); N. McPherson; J. Gerrard; M. Reid, J. Davidson, E .Millington.

**Councillors:** Cllr Bolander; Cllr Millar.

**Apologies:** Cllr Braat; Cllr Mearns; Malcolm Green; PC Heather Fraser

**Members of the Public:** 12

**In attendance:** Redevco – Hannah Munro, Adam Forster, Deborah McKay and Steven Carron.

1. **Welcome** – Chair A. McPherson welcomed everyone to the meeting and introduced our new Community Councillor, Elliot Millington. She then asked for AOCB.
2. **Minutes of the last meeting – Proposed** – A. McPherson; **Seconded** – N. McPherson.

**Matters arising: The Foundry Building** is being used by community groups. The Polar Bear club is using it. They provide cold water immersion for people with addictions to improve their wellbeing. The organisation has been told it will be there for another 16 months, possibly. Please drop in as all are welcome.

3. **11 Minerva Way:** The people from Redevco spoke to this. Redevco are the front facing arm of C&A and TJ Hughes. <https://www.redevco.com/> This company build sustainably – Build to Rent. The development will be built on a courtyard design with green spaces for residents and for the public. It will be privately factored and will provide market-driven affordable housing for single people and families. Car parking will be kept to a minimum and will be integrated with the development. Not every flat will have a car parking space; they will be available on a first come, first served basis. Family homes will be on the ground floor with small garden areas. There won't be any short-term lets. People need to be able to stay for a minimum of 6 months. Most will stay on average 2.5 years. Contractors working on the build have to provide

apprenticeships for local people (local in this case is the whole of Glasgow). It is hoped that people will start out in single bed flats and progress to stay in family units as they move through life. The height of the flats will be decided at the planning application stage – but it is hoped that it will be 7 stories to the south and 8 to the north. Redevco already have developments in Glasgow. There will be 362 flats – studio, 1-bed, 2-bed and 3- bed units. There will be a cap on the number of students accommodated. Each flat will come with a home-working space. The development will have generous, high level environmental credentials. There will be a gym, meeting space for residents only. Flats will be all electric – no gas. The build will use low energy materials and will respect the area that the build is in. There was more details given on the green credentials of the build. The marketing will target families and those who want to live in the area and be part of the community. **A concern was raised re the amenities in the area** struggling to cope with the influx of new people considering how many other new builds there are in the area.

4. **Planning Committee** – J. Gerrard spoke to this report. Since our last meeting we noted three applications. Back in September we objected to a plan to construct a 6 storey block of 14 flats and 2 ground floor shops on the narrow site just beyond the “Hive” at 1017 Argyle Street. It was refused and the developer has resubmitted the application with several design changes which we found acceptable.

Otherwise we made no comment on the remaining applications.

1) for minor changes to the elevations of the listed tenement at the corner of **Radnor Street and Argyle Street** and 2) for making a minimal opening to form an extract flue in a basement flat in the former **Kelvingrove Church**. 3) **9 Radnor Street** – what used to be Montgomery’s is to be a high end pizza restaurant like the one in Hunter Square in Edinburgh.

**Hidden Lane** – there are flats above some of the shops and at the east end of the lane. Cllr Millar will check whether or not planning permission was given for residential use.

4. **Licensing** – M. Reid spoke to this. She attended the **Review of the Licensing Board Policy Statement** in city Chamber on 21 April. She felt patronised by the Councillors and Licensing Board employees at the table. The general feeling in the room for Community Councillors was that the **Licensing Board** is very much for restaurants, pubs and clubs and **not at all supportive of residents** living close by. **Few members of the Licensing Board have visited our area** in any capacity whereas they seem to be constantly in Shawlands! **Restaurants, pubs and clubs are seen as essential infrastructure** for new build houses/flats – much more so than GPs, food shops, and schools. **Agents for the Board** support businesses but **rarely visit the areas** where the applications come from. **Restaurants** can stop selling food at 10.00 pm but **carry on selling alcohol until 1.00 am** even in residential areas. There is no description as to what “food” should be. Hair salons, barbers and craft shops can all be licensed to sell alcohol. **All premises with outdoor seating** have to have barriers round the area and are inspected. Issue of no/few barriers in our area raised and was told that they are inspected on a regular basis and they do have barriers. No plans to publicise licensing applications anywhere but online as **everyone who might be interested is online!!** Data collection for **overprovision** needs to be looked at as our area doesn't have overprovision as there are few hospital admissions or arrests due to alcohol use – mainly because those who eat and drink in our area don't live here!

What came from the event:

- training is needed for Community councils and residents on how to respond to licensing applications – what can they object to;
- Licenses may be cut from 1.00 am in residential areas as residents are bearing the burden of this policy;
- Intersectionality and overspill from other areas will be looked at;
- Early licenses will be removed since there are no longer markets working in the early hours in the city.
- Will look at how 24 hour licensing works in other countries and the effect on drinking culture.
- To look at “free” buses to take people home after being in the city centre at the weekends – paid for by those selling alcohol.

**Mela 2023** – the licensing notice came in for the Mela in Kelvingrove Park on Sunday 25 June. No meeting with Glasgow Life to discuss issues and what will happen to alleviate problems for residents. Cllr Millar is frustrated and annoyed that Glasgow Life does little engagement re events taking place in the park. He will go to NRS to find out what is happening. Parking enforcement did not work last year. He will push for a meeting before the Mela.

**Outdoor seating and drinking** – there was a discussion about the impact this has on pedestrians and residents, especially in Old Dumbarton Road, Brewdog, Argyle Street, and the lack of enforcement. Tables and chairs are left outside The Brunch Club, Lebrowskis and the Kelvingrove Café. Access for those with mobility issues, pushing prams or using wheelchairs is almost nil. M. Reid to contact Glasgow Access Panel to ask them to do an accessibility audit in the area; will copy councillors into email.

5. **Councillor Update – Cllr. Millar** reported on the **Western Depot challenges** to get bins emptied according to the timetables. Complaints from this area are down. There have been **reports of rats and other vermin** in Kelvinhaugh Street. In **Hastie Street**, the pavement is collapsing and there is a rat run underneath it at number 20. There is a problem with old mine shafts in the area. **St Vincent Crescent Lane** and the tarmac – applications are in for funding to repair the lane. Residents want the tarmac to stay until the repairs can be done. **Connecting Yorkhill and Kelvingrove consultation** event – little information available on the night re the proposals. Old Dumbarton Road will be looked at re improvements. Only technical designs were available. Project staff onsite didn't know the area and didn't have the information people wanted. **Development next to the Hive** – GCC took too long to get back to the developers who went to the Reporter with an appeal. Cllr Millar would like an explanation on the planning oversight.  
**Cllr Bolander** – has asked for **Hastie Street** to be repaired by this time next week. The Argyle Street contractors issued an apology for putting tarmac down in **St Vincent Crescent Lane**. The Area Partnership **Green and Open Spaces Fund** – the **railings at Overnewton Park** will be painted. **Yorkhill Park** work is being done. Accessible Pay equipment and raised beds will be added to Yorkhill Park at **Centurion Way**. Trees will be taken down to enlarge the

“allotment area” to increase area available for food growing. Steps at **Gilbert Street** – vegetation to be sorted out. Park benches at the **Cherry Park** will be moved to make the play park safer and more accessible. **Infrastructure Fund** - £100k has been put aside for trees. Suggestions to Cllr Bolander as to where to put them. The **Kelvingrove exhibition** is launched tomorrow.


6. **Cleansing Report** If you report anything to the Council, please copy the Community Council in: [yokecoco@gmail.com](mailto:yokecoco@gmail.com) N. McPherson spoke to this. Bin collection in Yorkhill is stable in part. Gilbert Street needing attention. John McCullagh notified the factor in Gilbert Street about the need for new bins. Old Dumbarton Road/Dalnair Street – **public bin** has been removed due to fly tipping by students. There is now too big a gap between public bins which is causing a **litter problem**. Enforcement should be able to trace fly tippers by the names and addresses on the cardboard boxes being dumped. Why aren't they? Jon McCullagh to survey Argyle Street and Old Dumbarton Road re number and spacing of bins. The **bins and planter at the Art Galleries** moved for Elvingrove are still not back where they should be. **Enforcement** needs to be increased as local community groups are cleaning our streets. People are angry about the litter and mess because enforcement doesn't take place. **Rats** are not eating poison bait as there is so much food waste about. Yorkhill Housing Association has allowed **commercial bins to be stored in back courts** which increases vermin. There are **now mice in most tenements** due to this – not seen at these levels since the 1970s. **Overnewton Park** – has been tidied up ready for the railings to be painted. **QR codes on waste bins** – these can be used to report overflowing bins. They then get emptied in 2 hours. Information to be put on our website about this.
7. **AOCB – El Jeffe sign** – Enforcement has been out. No sure of the outcome.  
**Royal Terrace/LaBelle Place** – Pavement has collapsed. GCC has been out to inspect.  
**Argyle St Hive Development** – Still with the Reporter. Those who put in objections will have the chance to tell the Reporter.

8. **Next Meeting** – Thursday 15 June 2023, 7.00pm Kelvingrove Lawn Bowls and Tennis Pavilion.

**John McCullagh, Ward 10, Neighbourhood Liaison Co-ordinator:** His role – to act as the liaison between GCC services, elected members, residents, businesses, grassroots groups, third sector organisations and Police Scotland. He has no powers. His email address is.

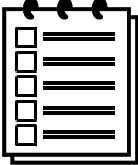
[John.McCullagh@glasgow.gov.uk](mailto:John.McCullagh@glasgow.gov.uk) Feel free to contact him about issues in the area.

### Ground rules for meetings

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1. Turn your mobile phones off.

If you are expecting a call/SMS that must be answered or responded to, then please turn your phone to silent.

If the call/SMS comes through, please leave the room to deal with it.
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2. Keep to the agenda.

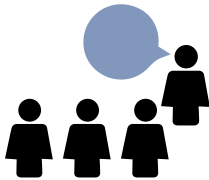
The Chair will help to keep all the discussion to the items on the agenda.

If you think something is missing from the agenda, please tell the Chair at the start of the meeting.
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3. Start and finish on time.

The Chair will keep the time, but each person at the meeting has a responsibility to help this happen.

4.



Give everybody time to express their views.

No one person should dictate more than anyone else.

**Only one person will speak at a time.**

5.



Raise your hand if you do not understand something or want something repeated.

Raise your hand if you want to say something.

Don't interrupt – it is rude.

6.



Speak slowly.

Use simple language. Don't use jargon or acronyms – for example, CAB is used for the Citizens Advice Bureau, but not everyone knows this is what it means.

7.



Listen to and respect the views of other people.

**Do not have private conversations with the person next to you during the meeting.** The minute secretary cannot hear what is being said if you are having a “private” conversation and there will be gaps in the minutes as a result.