

Green light could be given to demolish former station master's house in Clarkston

Posted by Ernhw Ltd - 01 Oct 2020 15:57

Courtesy The Extra

By Drew Sandelands, Local Democracy Reporter

Planners at East Renfrewshire Council have recommended the proposal for the Busby Road site is given the go-ahead.

More than 20 people have objected to the development, raising concerns over the loss of a “building of character” as well as the viability of retail outlets.

But a planning report reveals the building is not listed so the council has “limited control over its demolition”.

There have been 10 letters of support for the application, which has been submitted by Sabah Hassan.

Councillors will meet on Wednesday to make a decision.

Supporters say the proposal would improve a derelict site and increase job opportunities in Clarkston.

Objectors believe there is not the demand for the development, and it would have an adverse economic impact on the town centre.

They also feel the plans are at odds with the work of the Clarkston Business Improvement District (BID) – where businesses vote to invest collectively in local improvements to boost economic growth.

The ‘I Love Clarkston’ BID, a collective of over 130 businesses, aims to promote the town as a place to visit, shop and socialise.

One objector said: "I have no wish to halt much needed development of this building, however the local council and BID has gone to the trouble of setting out a strategy, and guidelines are in place to preserve irreplaceable heritage in the area. This application pays no respect to that."

They added: "To demolish it completely and replace with a soulless block doesn't benefit the area in the slightest. The building may be dilapidated but not irretrievable."

Another concerned resident added: "Are you really proposing demolition of the characterful station master's house to build four new box-like shops there is no requirement for?"

An economic assessment submitted with the application states 10 to 20 new jobs could be created by the development.

It concludes the "development will result in a net benefit to the town centre and will have no adverse impact on its vibrancy and vitality", the council's planning report states.

One supporter of the scheme said: "The shops will increase vitality and viability to Busby Road therefore making a positive contribution and bringing benefits to the local area.

"More local jobs, more variety for consumers and making use of an unused and overgrown site."

The sandstone cottage is currently "rather dilapidated", the council report states.

It adds the proposed development is "acceptable in appearance".

"It is in keeping with the character and design of the single storey retail unit to the south-east and to the general character and design of the larger, established shopping parade with its roof-top car park to the north-west."

The proposal is described as a "logical extension to the town centre in terms of its visual character".

It is considered to comply with the East Renfrewshire Local Development Plan and “therefore should be approved unless material considerations indicate otherwise”.

Any food or drink use of the proposed units would require a change of use application.

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Re: Green light could be given to demolish former station master's house in Clarkston

Posted by Tom - 05 Jan 2021 00:25

In my personal opinion a typical Miller rant ensues "THEY ARE TELLING LIES".

He states that the Planning Application Committee are aware, as is he as a Clarkston resident, and the only one on the committee, that there are no housing builds in Clarkston in the LDP2. (Local Development Plan)

Therefore he ends by making reference to the developer by saying "THEY ARE TELLING LIES"

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Re: Green light could be given to demolish former station master's house in Clarkston

Posted by Tom - 05 Jan 2021 00:35

The developer did not reference or mention the LDP2, so why has Miller, it has no relevance.

Seres Drive, CLARKSTON a new estate was built only six years ago, does that not count as a new build.

ERC sold the land at Drumby Crescent, CLARKSTON and an application has been submitted to build residential houses, does that not count.

I know he will say that they are in Williamwood, however Williamwood is recognised by all as a sub area of Clarkston.

He resides in Greenbank, which is recognised as a sub area of CLARKSTON as other areas like Carolside etc.

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Re: Green light could be given to demolish former station master's house in Clarkston

Posted by Tom - 05 Jan 2021 02:23

Do you know I have always felt that it would be very helpful if elected members knew what they were talking about.

Parking - none. 'Cllr Miller, Convery, Cunningham, Swift and Chair Cllr Ireland'

Historic building Cllr Miller

Size of the plot - its a wee hoose and not big enough for four retail units. 'Cllr Cunningham'

Impose orders to have defective / dangerous conditions of the house rectified.

(It wisnae me, it wis objectors) 'Chair Cllr Ireland'

Why are roads not objecting and refering to conditions, I have read the papers and cannot see any conditions. 'Cllr Convery'

Nothing in planning terms to stop this going through. 'Provost Fletcher'

In my view the only Cllr who spoke from actual knowledge, planning legislation and with unbiased honesty.

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Re: Green light could be given to demolish former station master's house in Clarkston

Posted by Tom - 05 Jan 2021 04:43

This case went to appeal and whilst the reporter upheld the refusal by ERC, just wait to hear what was said about some of the reasons put forward by our representatives as fact, to support the initial refusal. 🙄

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Re: Green light could be given to demolish former station master's house in Clarkston

Posted by Tom - 05 Jan 2021 20:31

Before that let us look at Cllr Convery's comment "Why are roads not objecting and refering to conditions, I have read the papers and cannot see any conditions."

A member of council staff had to inform her that it was always considered that Town Centres had 'off street' parking.

Also that the recommendations were on Page 15 of the Cllrs report and that one of the recommendations was that a 'pedestrian guard rail' be placed on the footpath.

Cllr Cunningham took this opportunity to say that would mean no cars could park because of the barrier, the only person who would be able to leave the car would be the driver. 🙄

Unfortuently not one of the drivers on the committee corrected her rather silly comment.

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Re: Green light could be given to demolish former station master's house in Clarkston

Posted by Tom - 05 Jan 2021 20:43

Next up - 'No Parking'.

Cllr Miller said that a new build house should have two parking spaces, should that not be the same for these units.

Cllr Ireland who also should have a considerable knowledge of the area as a local ward Cllr, was sitting nodding away at every objection raised by the committee.

Directly adjacent to the site they wish to build on, is a roof top public car park?

This is where peeps are expected to park in order to access the shops on Busby Road, Clarkston.

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