

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

Posted by Ernhw Ltd - 01 Oct 2020 15:57

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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 - 06 Jan 2021 21:32

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

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

Can someone not issue an order to have the house repaired / renovated as it may be dangerous.  
(Roughly)

Planning officer, it may look decrepit and the garden is overgrown but the house looks sound. So we could not serve an order on the owner unless it was looking dangerous or unsightly.

Some thing that Ms Ireland as chair should have been well aware of.

After being told off she added, in her defence, It was not me I was only asking as some objectors had mentioned it.

She should have known the answer and should nevber have asked the question in the first place, in my opinion.

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

Posted by Tom - 06 Jan 2021 21:36

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Is it not about time that these people had some training.

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

Posted by RM64 - 15 Jan 2021 13:56

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15/1/2021

FOR SALE

Offers Over £185,000

Busby Road

Clarkston, Glasgow, G76 7BN

The detached former Station Masters Cottage is set on a generous plot and offers a superb development opportunity located in the heart of the ever popular suburb of Clarkston.

The property is ideally placed for a variety of local amenities, transport links and is set within the catchment area for the highly reputable Primary and Secondary schools.

In need of significant upgrading and refurbishment, at present the layout comprises; entrance vestibule into reception hall, large bay windowed principal lounge, good sized dining room, kitchen, utility room, two generous double bedrooms and bathroom.

The generous plot and garden grounds afford the opportunity to develop and extend, subject to relevant consents, and incorporate a generous driveway for off street parking.

EPC Band - E

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

Posted by RM64 - 26 Jan 2021 18:26

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26/1/2021

Cllr Annette Ireland has posted on their facebook page -

Cllr Annette Ireland

32 mins ·

Community Land Ownership

I attended two afternoon sessions organised by Community Land Ownership and The Carnegie Trust this week.

These were to look at the difference community land/building ownership can make to a local area,

More and more of our communities across Scotland are taking control of the places where they live and, in turn, creating benefits not just for existing residents but also for the many generations to come.

Here in our own local area we absolutely have several areas/buildings that could be looked at for community projects.

[www.communitylandscotland.org.uk/ .../community-land-.../](http://www.communitylandscotland.org.uk/.../community-land-.../)

[www.carnegieuktrust.org.uk/search/land+ownership/](http://www.carnegieuktrust.org.uk/search/land+ownership/)

Day one was a very information presentation by Midsteeple Quarter, who are a local group with ambitious plans underway to transform a local area in Dumfries High Street.

Between November 2018 and April 2020 Midsteeple Quarter operated 135-139 High Street (now known

as 'The Oven') as a venue for creative activities with a public focus, whilst also continuing to support community groups to use the space.

[www.midsteeplequarter.org/](http://www.midsteeplequarter.org/) ...

[www.tnlcommunityfund.org.uk/](http://www.tnlcommunityfund.org.uk/) .../pr.../scottish-land-fund

□□ Day Two was a very informative panel discussion followed by a question and answer session around community ownership and the role it can play in shaping the future of our towns.

Speakers included The Stove Network Dumfries, Greener Kirkcaldy, Community Land Scotland and Power to Change.

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

Posted by RM64 - 03 Feb 2021 16:48

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03/02/2021

Published Barrhead News On Line -

News

6 hrs ago

Call for action to tackle problem of empty homes in East Renfrewshire

By Norman Silvester Reporter

Council chiefs have been urged to take action to reduce the number of homes lying empty in East

Renfrewshire.

Campaigners say hundreds of privately-owned houses and flats are at risk of becoming derelict and uninhabitable during the Covid pandemic through neglect.

Scottish Government figures show the number of abandoned properties in East Renfrewshire rose from 187 in 2019 to 242 last year – an increase of almost 30%.

The number of residences that had lain empty for more than 12 months jumped from 120 to 170 in the same period.

There was also an increase in the number of second homes lying unused, from 69 to 72.

The Scottish Empty Homes Partnership (SEHP), which is funded by the Scottish Government, wants council bosses to force owners to take greater care of their properties.

It says homes which lie empty often end up with crumbling brickwork, broken windows and overgrown gardens, making communities look rundown and giving the impression of poverty.

Council chiefs have the power to issue notices to owners to ensure properties are kept in a reasonable state of repair.

If the owner fails to do the work, the council can take enforcement action.

Councils can also impose a 200% council tax surcharge on owners if they fail to keep their properties up to scratch and, in extreme cases, can obtain a compulsory purchase order.

Shaheena Din, SEHP national project manager, said: "The full impact of Covid-19 on the number of long-term empty homes is still emerging and the figures may continue to rise for some time.

“We believe empty homes can provide a cost-effective way of providing much-needed affordable homes after the pandemic.

“The average cost of returning an empty home to a habitable state is between £6,000 and £12,000 – ten times less than the average cost of building a new home.

“Furthermore, bringing empty homes back into use can provide vital revenue to businesses and the local economy.”

A council spokeswoman said: “Our housing service monitors the number of empty homes across East Renfrewshire and, where feasible, will continue to support bringing empty homes back into use.”

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

Posted by RM64 - 10 Feb 2021 10:17

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10/2/2021

Published Barrhead News On Line -

News

2 hrs ago

Developer fails to revive plans for new shops in Clarkston

By Drew Sandelands Local Democracy Reporter

A DECISION to reject plans to demolish the old station master’s house in Clarkston and build four shops has been upheld following an appeal.



Councillors on East Renfrewshire's planning committee turned down the application in October last year, even though officers said the proposal could be approved as the building is not listed.

Applicant Sabah Hassan's agent lodged an appeal but Alison Kirkwood – a reporter appointed by Scottish Ministers – has upheld the ruling.

Her verdict on the Busby Road site will be reported to councillors at a meeting today.

Four reasons were given by councillors for the refusal, which included their belief the scheme would have an adverse impact on the "vitality and viability" of Clarkston and would see "an historic building" knocked down.

They also had concerns about road safety, as no on-site parking would have been provided.

But the appeal stated permission for "an equivalent development" on the site had been refused in August last year, with only one reason given by planning officers.

Council staff had said the application had failed to demonstrate there would be no "significant impact" on town centre vitality.

Before submitting the second bid, the applicant asked an economic consultant to assess the potential impact.

"There continues to be a requirement for the local area to retain local people in local jobs and to help halt the increase in unemployment rates," the appeal argued.

It added the old house is in "a significant state of dilapidation" and the council's roads team had "not objected to the proposal nor substantiated concerns about car parking and traffic congestion."

Clarkston Community Council objected to the appeal and its submission revealed a "manual count of the retail units in Clarkston" had found 10 voids, with a vacancy rate of 15%.

Ms Kirkwood ruled: “On the basis that Clarkston is not an area where large scale expansion is planned, I am not convinced that there would be a significant increase in the local population to justify additional retail provision.”

Her decision stated that, although Historic Environment Scotland had agreed to assess the property ahead of it potentially becoming a listed building, it was currently not listed.

She also decided there would not be an “adverse impact in terms of increased traffic generation or additional pressure on parking spaces.”

However, Ms Kirkwood said the proposal was “not well designed”.

She added: “I do not consider the proposal would contribute to a more attractive, distinctive and bustling town centre.”

Ms Kirkwood ruled there were “no material considerations which would justify granting planning permission.”

More than 20 residents had objected to the proposals, with 10 submitting letters of support.

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