

Hand delivered 14/12/2023

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

To whom it may concern,

I believe there are two separate issues in this application, both of which I would like to address separately.

- 1. The expansion of Erskine Allotments into the cross hatched area shown on the map E2645B**
- 2. The Community Asset Transfer of the allotments.**

Background

To allow a better understanding for my representation I should first give a brief history.

I have lived [REDACTED]
[REDACTED]
[REDACTED]

When Lamont farm and gardens (I will refer to this as the farm) were started in 1977 they were given the ground [REDACTED]
[REDACTED] The council informed us that the side area was to be developed as 20 allotments with one communal hut and one communal greenhouse and the back and front would be used for grazing (see figure 1.) It remained as such until around 1986. We were supportive of this as it did not interfere with utilities and drainage. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Millfield houses were built during the 1980s.

Over the years the number of allotments gradually increased to 40+ but no consideration was given to the resulting increase in traffic which exacerbated the existing parking problems. Around 1987 individual huts, greenhouses and other structures started being erected. This had not been the plan and there was no consultation with us regarding this change. A garden centre was established in the back area in 1989 by the farm without planning permission. The following year the venture was abandoned and the area quickly became dilapidated and overgrown. The front area had also become unkempt and overgrown (see figure 2) and the allotment area began to resemble a shanty town.

Complaints were made to the council regarding the condition of the land and the council reminded the farm of their obligation to maintain the property in a sound and tidy condition and state of repair. In response to this the farm started dumping and spreading road scalplings in the front area (see figure 3) to make a carpark for which they had no planning permission. Then after further complaints to the council the farm was required to apply for planning permission. This was given with conditions in May 1995. However, they continued spreading tarmac and road scalplings without adhering to the conditions or the approved plan. This was contested and consent eventually expired in 2000.

At this time [REDACTED]
[REDACTED]

[REDACTED] Subsequently requests to the council to have the road scalplings etc. removed were denied and the area then became overgrown with mares tail (a highly invasive weed see figure 4). Again numerous complaints were made to the council and eventually the farm was reminded of their obligations. They began dumping and spreading loads of woodchips over the next few years which only exacerbated the problem. Further complaints achieved no results and there is currently about a 2ft depth of road scalplings and woodchips in this now overgrown area. I was informed by council officer in 2013 that the farm had given up the areas [REDACTED]
[REDACTED] was to be excluded from their lease. The old stable area was to be leased for car parking. The farm was told they had to park beyond the farm gates and in the old stables ground, and although a few cars did eventually use this area, the majority of farm traffic continued to use the resident access road and park on the road outside the houses, often blocking access for the residents and causing driving difficulties at the junction of Craighend Drive and Barrhill Rd. Parking can still remain an issue.

The allotments became independent from the farm in 2016 and some improvements have been made.

The BBC were given permission to film in the allotments, their vans, buses, toilets etc, to be parked [REDACTED]
[REDACTED]

When I the approached the council about this I was told that it would create income for [REDACTED]

both farm and allotments and as the land was still on the farm's lease they had no objections. This was in contradiction to what I had been told in 2013. No consideration was given to residents and according to an allotment board member this was to be a single occurrence. However, this was not the case and again on further occasions no consideration was given to residents.

In 2017 the area at the back was given over to the allotments without planning or consultation with neighbours.

When I queried this with the council officer I was told [REDACTED]

During the last 30-40 years the continual ongoing issues in this area caused a great deal of stress and anxiety [REDACTED]

Since 2000 [REDACTED]

The lack of enforceable regulation has allowed the allotment holders (and farm) free rein to do whatever they like much to the detriment of immediate residents.

I hope from the brief history above it is clear why I would be concerned with any other developments in this area.

1. The expansion of Erskine Allotments into the cross hatched area shown on the map E2645B

I **strongly object** to the allotments extending into this area.

The allotment's proposal would increase the amount of traffic in the area causing yet more parking and access problems for residents. Although in the application the allotment board have stated that they would use the road beyond the farm gates and old stable area for parking, past experience would suggest that this will not be the case.

As the entrance to the area under consideration is right at the junction to resident access road, Barrhill Rd and Craigend drive it would be unsafe to use as a drop off/pick up point as well as it causing nuisance to close residents.

There are five houses that are close neighbours to the allotments, four of which look onto this area and would be directly impacted by this proposal. [REDACTED]

Although I can see the requirement for additional allotments, I think they have to look at other areas away from houses for these. The field at the opposite side of the allotments that is being turned into a third dung midden by the farm (see figure 5) could easily be used for additional raised beds **and** car parking.

It has been stated that the allotments cover the areas of Erskine, Inchinnan, Bishopton (and further). Having to travel from outwith Erskine only increases the amount of traffic coming into Barrhill Road. I believe it would be more appropriate to designate other land in these areas for the expansion of the allotments to meet growing demands locally and reduce the need for car travel.

As stated in the background above, the ground level is approximately two feet above my property level due to the road scalplings and woodchips which have been dumped. This means that people in this area impinge on my privacy. Adding more hardcore and surface finishing would increase the ground level difference and further impinge on my privacy. There is no mention in the application concerning the removal of this material to return the ground level to the original in line with my property.

2. The Community Asset Transfer of the allotments.

I would have no objections to Erskine allotments getting ownership of the **existing** allotment site **on three conditions**

1. that parking issues are addressed to ensure resident's access is kept clear at all times for access, safety and emergency services.
2. A fence erected along the boundary of the back area to ensure permanent resident access for hedge maintenance.
3. Planning permission be required for any significant changes to the allotments that may impact immediate residents.

This would help ensure good relations with local residents going forward.

Regards

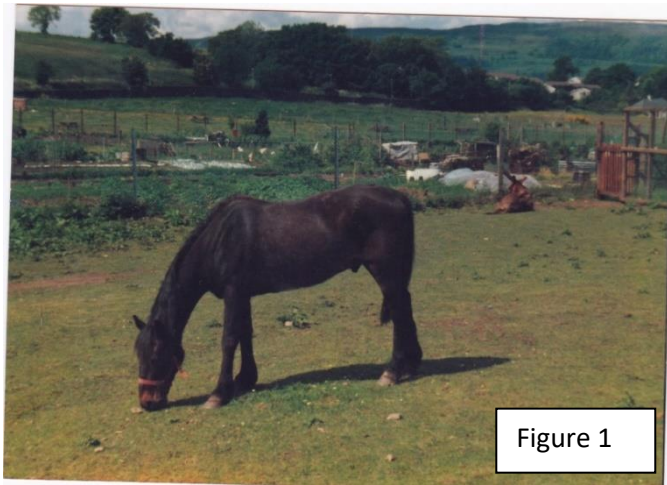


Figure 1



Figure 2



Figure 3



Figure 4



Figure 5



The Asset Manager
Property Services
Renfrewshire Council
Cotton Street
Paisley
PA1 1TT

Hand delivered 14/12/2023

14th December 2023

Dear Members of Renfrewshire Council,

Subject: Urgent Disapproval and Lack of Consultation Regarding Asset Transfer of Vacant Land (Site Plan E2645b) Opposite 9 Barrhill Road, PA8 6BX

I am writing to express my strong disapproval and concern regarding the “asset transfer” of the vacant land opposite [REDACTED] 9 Barrhill Road, PA8 6BX. According to the information I have gathered, this land is under negotiation to be transferred to Erskine Allotments without any prior consultation with the local residents, [REDACTED].

While I understand there is intention to create raised beds, the lack of consultation on this matter is deeply troubling. The division of the land into 20 raised beds raises several practical and community-oriented concerns that should be addressed before any further steps are taken. This situation has blindsided [REDACTED] residents. I would like to emphasize that I do not consent to the division and allocation of this land without proper consultation and consideration for the impact on the local community.

Furthermore, there are practical concerns that need to be addressed. The allocation of the land to multiple individuals raises questions about parking and storage for tools. I believe it is crucial for the council to consider the potential inconvenience and disruption this may cause to the surrounding area.

What is particularly disconcerting is the absence of communication from the council throughout this entire process. No attempts were made to approach us in person, by post, or by phone to inform us about the proposal for an asset transfer to happen or seek our input. This lack of transparency is disappointing and does not align with the principles of community engagement.

I kindly request that Renfrewshire Council reconsider this decision and initiate a proper consultation process with the residents affected by the asset transfer of the land. It is essential for the council to take into account the concerns and preferences of the local community before proceeding with any further actions.

I appreciate your attention to this matter and look forward to a prompt response outlining the steps the council plans to take to address the issues raised.

Thank you for your understanding and cooperation.
Yours sincerely,

[REDACTED]

Previous concerns raised with Councillor Iain Nicolson, 24th July 2020

1. Parking concerns
2. Animal Waste Storage

These issues and concerns regarding parking and animal waste were never addressed and therefore the problems have continued. If anything, they have only escalated to being greater concerns for health and safety over the years. Now with the proposed expansion of the allotments, our concerns are significantly more urgent and there must be resolve.

↖ IMPORTANT!

1. PARKING

Dear Mr. Nicolson,

Subject: Formal Complaint - Lamont Farm Vehicle Parking Issue on Barrhill Road

I am writing to bring to your attention a matter of pressing concern regarding the parking situation along Barrhill Road in the Millfield Park housing estate, specifically in relation to access to Lamont Farm and the Allotments.

The frequency of vehicles, including small cars, large cars, SUVs, minibuses, and vans, parking on Barrhill Road has become a significant safety hazard. I have attached a PDF containing photographic evidence illustrating instances where vehicles obstruct pedestrian access on the pavements. The present scenario poses serious risks to vulnerable road users, such as mothers with babies in strollers and toddlers navigating around parked cars.

The current conditions along Barrhill Road, characterized by uneven terrain and potholes, exacerbate the hazards posed by indiscriminate parking. This situation not only inconveniences pedestrians but also presents an imminent risk of accidents involving children, cyclists, and dog walkers.

Of particular concern is the overspill of vehicles onto Craighends Drive, creating an additional safety issue at the crossing point. The curvature of Craighends Drive, compounded by parked vehicles obstructing sightlines, hinders the safe passage of pedestrians. This poses a direct threat to those attempting to cross the road in this vicinity.

I am aware that previous complaints have been made regarding this issue, with discussions about directing drivers to an alternative parking area. Regrettably, no tangible solutions have materialized from these discussions. Consequently, I am reaching out to you in the hope of initiating a constructive dialogue to urgently address and resolve the parking issues around Lamont Farm.

If, for any reason, you are unable to facilitate a resolution to this matter, I kindly request guidance on the appropriate department or individual within your organization who can expedite the necessary actions. The safety of residents and pedestrians in the Millfield Park housing estate is paramount, and I believe swift action is crucial to prevent potential accidents.

I appreciate your attention to this matter and anticipate your prompt response.

Yours Sincerely,
[REDACTED]

Yours Sincerely,
[Redacted]

To: Mr. Iain Nicolson

E. cllr.iain.nicolson@renfrewshire.gov.uk

From: [Redacted]

E. [Redacted]

Date: 24/07/20

RE: CAR PARKING COMPLAINT - LAMONT FARM, BARRHILL ROAD, ERSKINE, PA8 6EZ

1.



2.





3.



3a.

11-0192-01 (1) of 2

07/20/20



4.

2. ANIMAL WASTE STORAGE

Dear Mr. Nicolson,

Subject: Urgent Health and Safety Concerns - Animal Waste Storage at Lamont Farm & Allotments

I am writing to express ongoing concerns regarding the distressing accumulation and storage of animal waste at Lamont Farm, Erskine (PA8 6EZ). This matter was previously brought to your attention in my email on Friday, 24th July but I have had no reply.

The sheer volume of animal waste at the farm poses an escalating risk that, unfortunately, may not be apparent to the numerous unsuspecting visitors who unwittingly expose themselves and their families to potential health and safety hazards. Enclosed with this correspondence is a PDF presentation, providing visual evidence of the concerning conditions. Regrettably, the photos cannot capture the alarming emission of steam rising from this accumulation. It is important to note that this steam consists of methane, a flammable gas that may form explosive mixtures with air and poses a significant safety risk.

Upon inquiry, I was informed that water is poured on the waste to maintain dampness, purportedly as a safety measure. I find this explanation disconcerting and question the adequacy of such an approach to ensure the safety of visitors, particularly small children, and the residents in the surrounding housing estate. Can we be assured of the safety standards adhered to in the management of this facility?

The magnitude of the animal waste collection demands immediate attention, necessitating its safe removal and proper disposal. Furthermore, a comprehensive clean-up of the entire area, including the roadside where hay accumulates, blocking drains (as depicted in the attached photos on page 1 - photo 1 and 1a), is imperative. Many residents in Millfield Park, myself included, express profound disappointment at the apparent lack of care and disregard for the safety of Lamont Farm visitors and daily commuters passing by this unsafe accumulation on Barrhill Road.

Iain, if it happens that you are not the designated contact person for addressing this urgent health and safety matter, I kindly request your guidance on the appropriate individual or department to direct my concerns.

Thank you in advance for your prompt attention to this pressing matter, and I eagerly await your cooperation and feedback.

Yours sincerely,



To: Mr. Iain Nicolson

E. cllr.iain.nicolson@renfrewshire.gov.uk

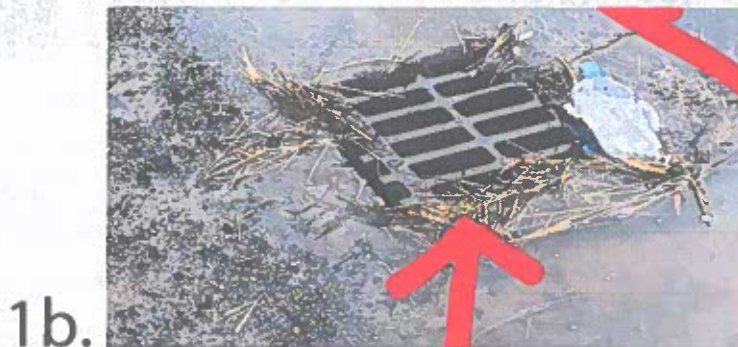
From: [REDACTED]

Date: 28/07/20

RE: COMPLAINT 02 OF ANIMAL WASTE & STORAGE AT LAMONT FARM, BARRHILL ROAD, ERSKINE



HAY FROM THE COLLECTION OF THE MOUNTAIN OF ANIMAL WASTE GATHERED AT LAMONT FARM. THIS IS A HEALTH HAZARD NOT ONLY BLOCKING THE DRAINS AT BARRHILL ROAD BUT CONTAMINATING THE DRAINS, THE ROADSIDE AND THE AIR - IT'S A DISGUSTING MESS AND DETRIMENTAL TO OUR HEALTH AND THE ENVIRONMENT.



27/07/20

ANIMAL WASTE FROM LAMONT FARM

1



2.



2a.



2b.

UNSAFE MOVEMENT OF ANIMAL WASTE TO THE COLLECTION AND STORAGE LOCATION SHOWN ON PAGE 3

3.



ADDING TO THE MOUNTAIN OF ANIMAL WASTE



UNSAFE STORAGE

MOUNTAIN OF HAZARDOUS ANIMAL WASTE COLLECTION

CHILDREN'S PLAY ZONE

3a.

UNSTABLE BARRIER

3b.



ERSKINE COMMUNITY ALLOTMENTS SCIO

is a Registered
Scottish Charity No. SC052678

██████████
Secretary

██████████
**Erskine
PA8 7JB**

Tel ██████████

3 January 2024

Community Asset Transfer of Erskine Community Allotments and adjoining vacant plot, Barrhill Road, Erskine PA8 6EZ by Erskine Community Allotments SCIO

Response to Representations Received

I am writing on behalf of the Trustees of Erskine Community Allotments SCIO to respond to the 2 representations that have been received against our application for Community Asset Transfer of the Allotments and adjoining plot of land and have read these carefully and can respond as indicated below:

Response to: Representation 231214 #1 (undated)

1. Expansion of Erskine Community Allotments into the cross hatched area shown on the map E2654B

(a) The Ground

ECA were asked through the Growing Grounds Forum of Renfrewshire Council to take on this ground to reduce the number of people in the local area waiting for an allotment. We knew the ground was contaminated and the only way was to install raised starter beds to make any use of the ground without disturbing it.

An options appraisal determined this area as the only suitable space available to increase growing spaces as the field referred to in the objection is under lease to Lamont Farm.

(b) Parking

To alleviate potential parking issues, Erskine Community Allotments SCIO have included a clause in our annual Allotment Lease/Missives form that states that

All correspondence should be sent to the Secretary's address above

plot holders, with the exception of wheelchair users, can only drop off at the Extension gates but then must park up beyond the main allotments' gates.

It should be noted that not all plot holders use vehicles or visit the allotments at the same time or on the same day. A lot of them work and call in on an evening to tend their plot. On most occasions there are only 3 or 4 people in the allotments at any given time and some actually walk or cycle there to tend their plots. The only day we have a lot of visitors to the allotments is our open day and again the majority of visitors are within walking distance to the allotments.

2. Community Asset Transfer of the Allotments

It is noted that the objector has no actual objections to Erskine Community Allotments acquiring ownership of the existing site but on 3 conditions. Response to these conditions, as follows:

1. The parking issues by the Allotments have been addressed as mentioned above. However, it should be noted that ECA cannot be held responsible for those visiting Lamont Farm on a daily basis.
2. The Trustees cannot agree to erect a fence along the boundary at the back area of the current allotment ground as this is detrimental to our area. A gate was previously installed and permanent access is permitted to the resident for hedge maintenance. Our offer to the Council will include a condition for permanent access and a written guarantee will be provided to the resident on completion. Access will also be guaranteed for the resident to the rear of the proposed extension to enable them to carry out the maintenance of their front hedge as with the hedge at the rear of the property.
3. We confirm that planning permission will be sought if it is required for the work in the Extension and when we are able to fund an education centre within the main allotments in the future

Response to: Representation 231214 #2 (dated 14/12/2023)

Asset Transfer of Vacant Land (Site Plan E2645B) Opposite 9 Barrhill Road, Erskine

The response below solely addresses issues raised concerning the Asset Transfer of Erskine Community Allotments and the adjoining plot of land.

(a) Transfer of Vacant Land

This has been covered in our response to Representation 231214 No. 1 (undated) above.

All correspondence should be sent to the Secretary's address above

