

Report

Report to:	Community and Enterprise Resources Committee
Date of Meeting:	4 February 2020
Report by:	Executive Director (Community and Enterprise Resources)

Subject:	Petitions Committee of 27 August 2019 – Gilbertfield Road, Cambuslang
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ♦ advise the Committee on matters relating to Gilbertfield Road, Cambuslang which were referred to this Committee by the Petitions Committee at their meeting of 27 August 2019.

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that the contents of this report be noted.

3. Background

- 3.1. A signed petition was lodged with the Council in relation to flooding and associated damage to the road surface at Gilbertfield Road, Cambuslang. The petition was assessed and deemed to meet the criteria for consideration by the Petitions Committee.
- 3.2. The Petitions Committee met on 27 August 2019 to hear initially from Roads and Transportation Services and then the Lead Petitioner. A written submission from the Roads Service was provided in the committee report as well as additional comments from the Lead Petitioner.
- 3.3. While the contents of the original petition related to concerns about flooding and associated road damage at a specific location on Gilbertfield Road, subsequent correspondence and discussion expanded into other areas. Specifically, these areas of further discussion related to issues associated with ongoing housing development in the area, which primarily fall within the remit of the Planning Service, and concerns around operational issues relating to routine road maintenance activities which would usually be dealt with as operational matters at a Service level.
- 3.4. Following discussion, the outcome from the meeting of the Petitions Committee was that a detailed report on the overall plan for the road, including the updated position, in terms of the planning process for future developments, be submitted to a future Community and Enterprise Resources Committee. Other matters were raised and noted by the Petitions Committee. These matters which relate to flooding and routine road maintenance operations are also outlined in this report. Updates are, therefore, provided to Committee in the sections below under the headings of:-

- ◆ Flooding
- ◆ Planning – Development Management
- ◆ Routine Maintenance Operations

4. Flooding

- 4.1. The severity of flooding on Gilbertfield Road has increased significantly since construction of an adjacent housing development. This is likely to be due to a historical and uncharted drainage outfall being severed during construction of the housing development.
- 4.2. While an existing road drain currently exists on Gilbertfield Road, it is clear that this arrangement is insufficient given the volume of water reaching the location including significant run-off from adjacent land.
- 4.3. The Petitions Committee was advised that a short to medium term solution to manage this flooding is being developed. This involves the installation of a mechanical pump to convey the water gathering on the road through land owned by the Ministry of Defence before being discharged into an existing watercourse further along Gilbertfield Road.
- 4.4. Specialist consultants have been engaged to provide design services supporting this solution and it is expected the improvement works will be completed in March 2020.
- 4.5. It is intended that, in the longer term, a permanent drainage solution will be implemented through the development site shown on Appendix 1 (2 of 2) (marked as “Planning Approved Site”) progressed by the developer (Dundas).

5. Planning – Development Management

- 5.1. The major developers in the area are Persimmon Homes and Dundas Homes. The locations of their sites are identified at Appendix 1. The key improvements within each site are set out below.
- 5.2. Persimmon Homes
The Persimmon development is currently under construction and, as part of the development, Gilbertfield Road along the frontage of the site will be widened, together with provision of a 3 metre wide footway/cycleway and associated street lighting. Traffic calming will also be installed from East Greenlees Road to Castle Chimmins Road and the speed limit will be reduced to 30mph along this same length of road. Finally, a pedestrian connection will be provided from the Persimmon site to Cambuslang Park.
- 5.3. Officers are continuing to monitor and manage this development as the development and the associated improvements set out above are being delivered in phases.
- 5.4. Dundas Homes
The completed phase of the Dundas Homes development has introduced a footway on Gilbertfield Road between the development entrance and the existing junction at Gilbertfield Road/Letterickhills Crescent.

- 5.5. There are two additional proposed vehicular access points from Gilbertfield Road associated with a future phase. The first, which is north west of the gas pumping station, has planning approval. The second proposed access point is located midway between the gas pumping station and Flemington Road.
- 5.6. There are two planning applications associated with the second access point which will be considered by a future Planning Committee. Future development at this location will be subject to agreement between the land owner and developer. The timescales for construction are, therefore, developer led.
- 5.7. The layout of the overall development includes two pedestrian connections onto Lightburn Road which will enable pupils/parents walking from the site at St Cadoc's and/or Cairns Primary Schools to use Lightburn Road. This is the same route available to pupils/parents from the adjacent areas such as Quarry Avenue, Campsie View and Waterside Gardens.
- 5.8. Officers continue to work with developers to progress the next phase of development to ensure the road and drainage layouts take cognisance of the existing flooding issues.

6. Routine Maintenance operations

- 6.1. Gilbertfield Road is subject to a routine safety inspection once per year and any potentially hazardous defects found are scheduled for repair. Ad-hoc inspections are also undertaken, usually initiated by defect reports received from members of the public or elected members.
- 6.2. Road drainage gullies on Gilbertfield Road are routinely emptied and cleaned on an annual basis. However, given recent flooding events, the specific gullies at the flood location have been subject to an enhanced level of service and emptied on a monthly basis to mitigate the risk of flooding.
- 6.3. The grass verges are cut on an annual basis and hedges, which are owned and maintained by the adjacent landowners, are cut as and when necessary by their owners.

7. Summary

- 7.1. While the subject of the original petition was regarding concerns in relation to flooding and associated road damage at a specific location on Gilbertfield Road, subsequent discussion expanded into other areas. These other areas include Planning issues which fall within the remit of the Planning Service and day to day operational issues which would usually be dealt with at Service level. The contents of this report reflect the Service's response on the specific topics referenced above, all of which reflect routine, responsive, service delivery. It is noted that none of the actions set out above have been generated specifically as a consequence of either the Petition itself or the considerations of the Petitions Committee.

8. Employee Implications

- 8.1. There are no employee implications associated with this report.

9. Financial Implications

- 9.1. There are no financial implications associated with this report.

10. Climate Change, Sustainability and Environmental Implications

10.1. There are no climate change, sustainability or environmental implications associated with this report.

11. Other Implications

11.1. There are no other implications in terms of the information contained within this report.

12. Equality Impact Assessment and Consultation Arrangements

12.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and therefore, no impact assessment is required.

12.2. All necessary consultation arrangements have taken place.

Michael McGlynn

Executive Director (Community and Enterprise Resources)

3 January 2020

Link(s) to Council Values/Ambitions/Objectives

- ♦ Accountable, effective, efficient and transparent
- ♦ Improve the availability, quality and access of housing

Previous References

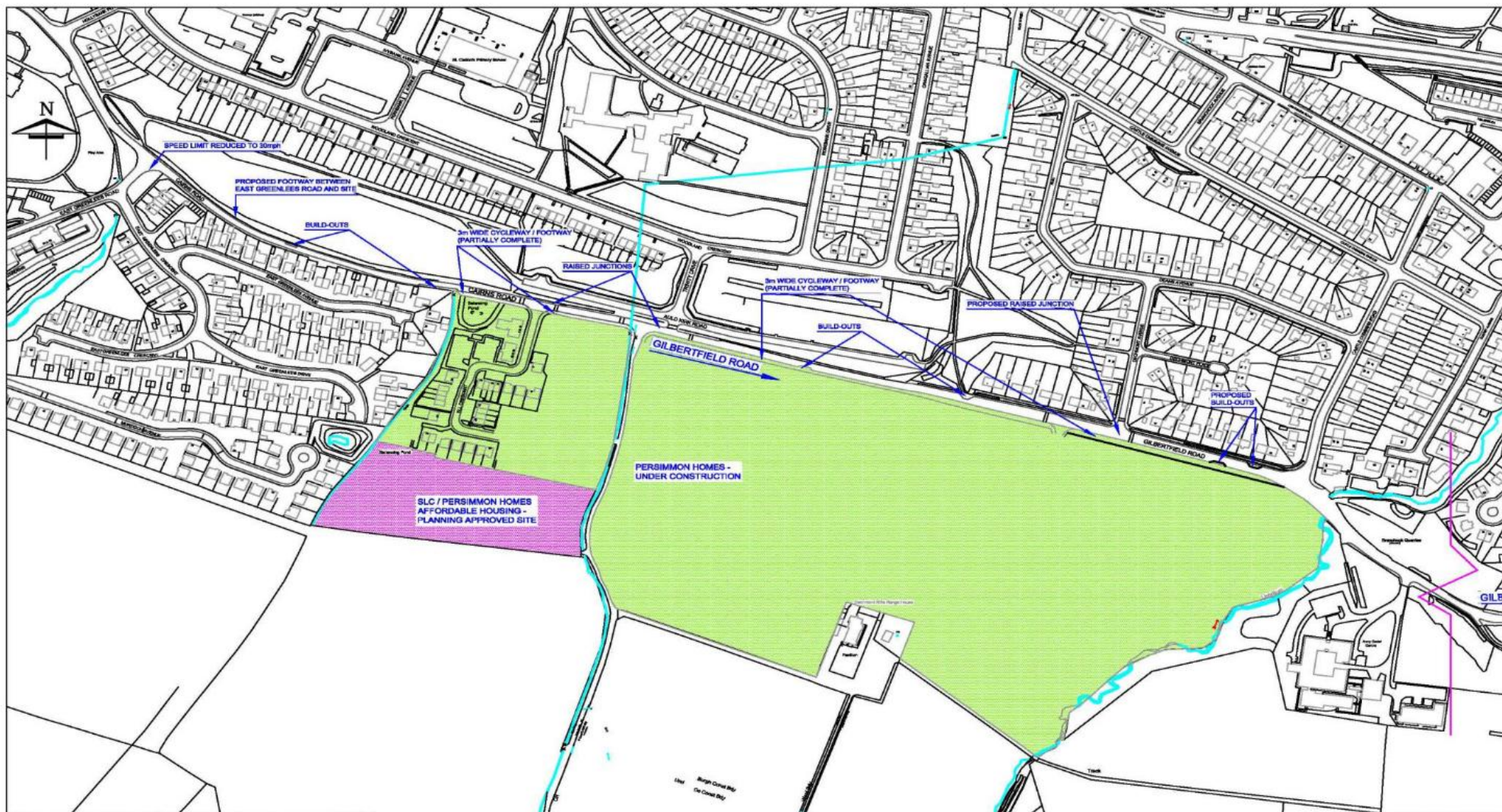
- ♦ Petitions Committee – 27 August 2019

List of Background Papers

- ♦ None

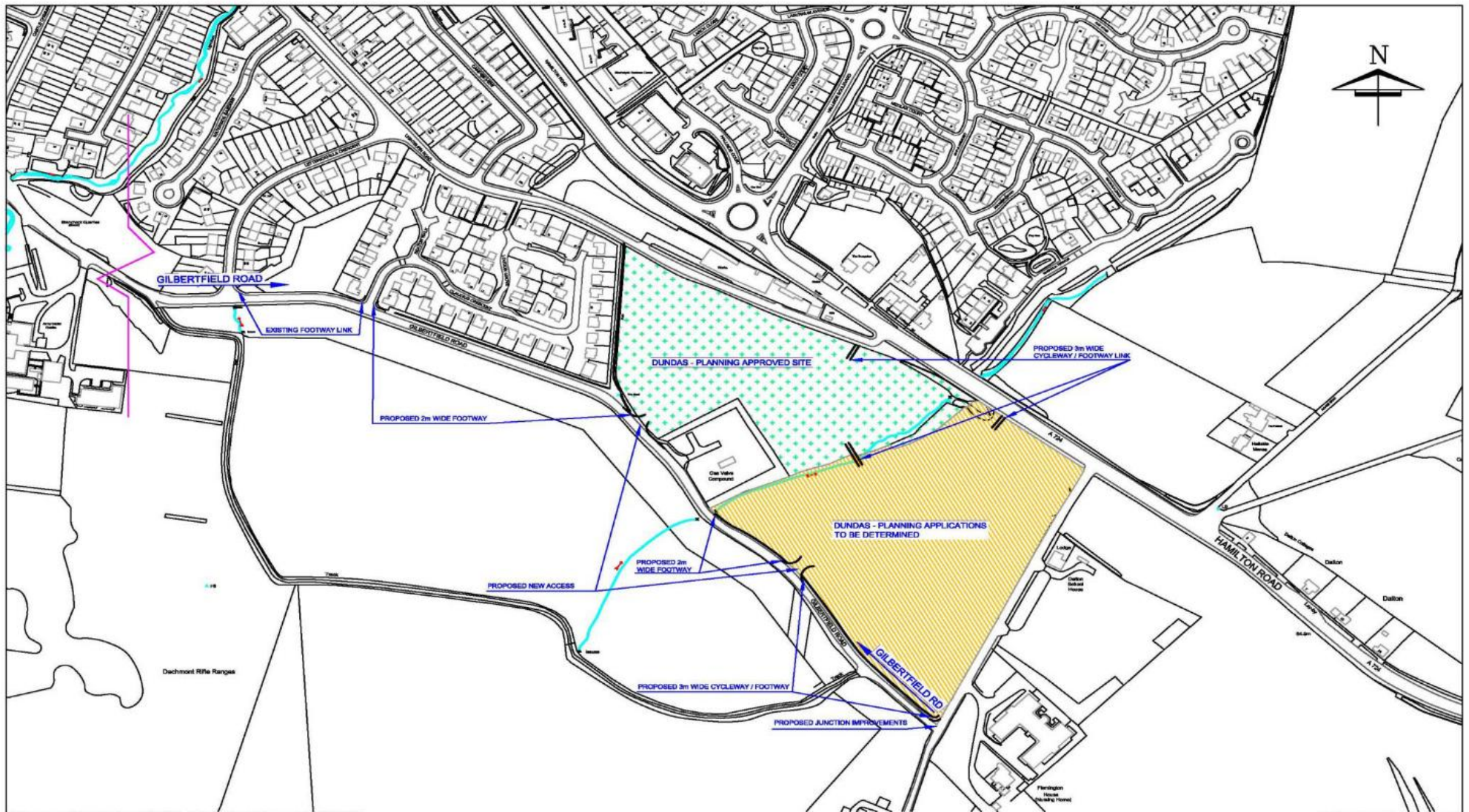
Contact for Further Information

If you would like to inspect the background papers or want further information, please contact: - Martin Muir, Roads Area Manager
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COMMUNITY AND ENTERPRISE RESOURCES						Drawn By: JMW		PRELIM	FILE No		
						Chk'd By: FJ		TENDER	DATE PREPARED		
						App'd By:		CONT	OCTOBER 2019		
Head of Roads and Transportation Gordon Mackay BSc., C.Eng., M.I.C.E.						SCALES	APPENDIX 1 (1 OF 2) CAIRNS ROAD / GILBERTFIELD ROAD CAMBUSLANG PROPOSED ROAD IMPROVEMENTS	RECORD	DATE ISSUED		
						1 : 3000			OCTOBER 2019		



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COMMUNITY AND ENTERPRISE RESOURCES Head of Roads and Transportation Gordon Mackay BSc., C.Eng., M.I.C.E.						Drawn By: JMW		STATUS	FILE No
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