

MINUTE OF BROUGHTY FERRY COMMUNITY COUNCIL

HELD ON 6th JANUARY 2015 IN BROUGHTY FERRY LIBRARY

PRESENT: George Ferguson, Chair; Hugh Begg, Vice Chair; David Hewick, Planning Secretary; David Easson, Treasurer; Stan Nutt, Licensing Secretary; Jimmy Adams; Councillor Laurie Bidwell; Councillor Ken Guild; Councillor Derek Scott

APOLOGIES: Ken Anderson; Janice Bell; Fiona Potton; Councillor Kevin Cordell

VISITORS: There were 17 Members of the Public present for the presentation by Ross Speirs of the City Engineers Division, Dundee City Council.

PRESENTATION BY ROSS SPEIRS

Mr Speirs spoke about the recently submitted application for planning permission to reshape, increase the height and form access points on the existing dune system to the south of The Esplanade. The works would include “screened defence works at the base of the dunes at the seaward side”. With the aid of some revised drawings Mr Speirs provided further information to that which had been provided in the statutory neighbour notification received by residents on The Esplanade. It was emphasised that the application was a “work in progress” and a central objective was to have a worked up proposal “on the shelf” should funds, as yet unallocated, become available from the Scottish Government in the near future. Mr Speirs emphasised that his objective was to provide protection from a 1 in 200 year flood while incurring no damage to the appearance and other amenity of the Blue Flag Beach. There followed a lively question and answer session in which the 17 members of the public present played an active part.

The following, in summary, were amongst the concerns raised:

- It was disappointing that there had been insufficient pre-application discussion with residents
- The neighbour notification and the associated plans and diagrams then available were insufficient to provide a clear indication of what is proposed.
- The proposal, as made known to the public, gave every indication of being “a rush job” without adequate consideration of priorities and alternatives.
- The modelling undertaken by the Council’s consultants was at a scale which could not take into account the particulars of erosion and deposition on this stretch of the littoral.
- Related to that, the priority for works was eastwards beyond the Glass Pavilion where the ground created by landfill is eroding rapidly with the resultant debris being moved by tidal action as far as the Blue Flag beach to the west.
- Of particular concern was the inevitable disturbance to the existing vegetation and the length of time necessary for the proposed marram and lyme grass to root and flourish. In the meantime onshore winds from the east could simply remove that protection leaving the works exposed all to the detriment of the Blue Flag Beach.
- Attention was drawn to the as yet unrepaired damage to the footpath to the south of The Esplanade caused when the sewer now within the dunes was being put in place. Categorical

assurances were sought that any damage caused by the heavy machinery involved in the completion of the proposed works would be rectified and the footpath made good.

- Likewise there was a requirement that any cosmetic as well as structural damage would be assessed by way of a photographic survey of all the relevant properties -internal and external- and compensation paid for damage attributable to the Council's works at a level decided by an independent arbiter. It was emphasised that the properties concerned were all around 150 years old and the likelihood of damage was so great that it would be necessary for residents to take pre-emptive legal action should adequate reassurances not be forthcoming from the Council.
- Residents of some ground floor properties were concerned that raising the height of the dunes towards the east of the proposed works would impair the views looking south across the Tay.

Mr Speirs undertook to give careful consideration to all of the points raised. It was agreed that a public meeting should be arranged at which he and colleagues would provide further information and be available to respond to further requests for information. The Chair thanked Mr Speirs for his attendance.

MINUTES

The Minutes of the previous meeting were accepted as a full and fair record of the proceedings. Their adoption was proposed by David Hewick and seconded by Jimmy Adam.

MATTERS ARISING

There were no matters arising from the adopted Minutes

PLANNING MATTERS

The Planning Secretary, David Hewick, provided a summary of the matters to which he had given his usual detailed attention. These included the refusal of planning permission for proposals at Jolly's and 182 Brook Street, and the continuing concerns at Craigowan. It was disappointing that the appeal by Sainsbury's had been successful. It was noted in passing that the relevant policy in the Local Development Plan was not sufficiently forceful to be given determinative weight in the decision.

POSTPONEMENT OF BUSINESS

It being 8.30pm the Chair closed the meeting and ruled that business not dealt with should be held over until the next Meeting which was scheduled for 3 February 2015

George Ferguson

Chair, Broughty Ferry Community Council