

**MINUTE OF BROUGHTY FERRY COMMUNITY COUNCIL ANNUAL GENERAL MEETING  
HELD ON TUESDAY 5TH MAY 2015 AT 7.00 PM  
IN BROUGHTY FERRY LIBRARY**

**PRESENT:**

George Ferguson  
Hugh Begg  
Fiona M Potton  
Stan Nutt, Licensing  
David A Easson  
Ken Anderson

**EX OFFICIO MEMBERS**

Councillor Laurie Bidwell  
Bailie Derek Scott

**VISITORS**

PC Darren Banister, Police Scotland  
Carole Jenkins, Communities Officer, Dundee City Council (Minute Recorder)  
Sandro Paladini, Broughty Ferry Traders Association  
Jaclyn Duncan, Broughty Ferry Traders Association  
Steve James, Broughty Ferry Traders Association  
Doug McLaren  
Neil Cooney, Broughty Ferry Business Improvement District  
Frances Morgan  
Jane Begg  
Victoria Scott

**APOLOGIES:**

Jimmy Adams  
Councillor Ken Guild  
Councillor Kevin Cordell  
David Hewick

**1. RECORDING OF MEMBERSHIP PRESENT AND APOLOGIES RECEIVED**

Details as above.

PC Darren Banister from Police Scotland introduced himself as one of the New Community Police Constables in Broughty Ferry. As this was the Annual General Meeting he was not going to give a full update but did remind the Community Council that there had been an increase in cold calling/bogus workmen which people needed to be made aware of. Of the reports that had been discussed with Police Scotland it seems that people are more aware of this issue and are asking for identification.

**2. MINUTES OF THE LAST ANNUAL GENERAL MEETING FOR ADOPTION**

These were agreed as a true copy. Proposed by Fiona M Potton and seconded by Stan Nutt. There were no matters arising.

**3. CHAIRPERSON'S ANNUAL REPORT**

George Ferguson read out his report to the meeting and gave a number of thanks to various people that he had worked with over the many years on the Broughty Ferry Community Council. Copy of the Chairman's Report attached.

**4. VICE CHAIR'S REPORT**

Hugh Begg read out his report to the meeting, a copy of which is attached to the minute.

#### **5. THE SECRETARY'S ANNUAL REPORT**

As there has been no secretary for the last year this has been incorporated into both the Chair and Vice Chair's reports.

#### **6. THE PLANNING SECRETARY'S ANNUAL REPORT**

Apologies were submitted by David Hewick, however had submitted a report entitled Notes on Significant Events and Achievements which was read out by the Chair, George Ferguson. David had also submitted a sheet detailing the Dundee Local Development Plan Number Two which was circulated to all members with the minutes.

#### **7. THE TREASURER'S REPORTS ON THE BALANCE SHEET AND ANNUAL ACCOUNTS**

David Easson gave out copies of the final accounts and gave a detailed explanation of where money had been spent and if necessary transferred into different parts of the account for administration purposes. He handed a signed copy of the Annual Statement for the Year 6th April 2014 to 5th April 2015 to Carole Jenkins who will submit this to John Hosie for consideration.

Fiona Potton queried what the prime function of the administration grant was and it was confirmed that this was for administrative purposes so that the Community Council could pay its administration costs. These costs would include such things as stationery, postage, administration of the website and other functions. Fiona Potton asked for clarification as to whether all members had to have an e-mail account to receive minutes and correspondence. It was confirmed that members of the Community Council could request their minutes in whichever way was best for them ie by e-mail or by hard copy.

Carole Jenkins was asked to find out whether the administration grant for the Community Council would be increased due to increases in population in Broughty Ferry. Carole agreed to check this issue with the Council's Liaison Officer, John Hosie.

The accounts were agreed as a true record proposed by Hugh Begg and seconded by Ken Anderson. Thanks were also passed on to the Auditor of the accounts.

Laurie Bidwell made a comment that he noted the only costs claimed are from the Planning Secretary and would like it noted that he felt that there had been a lot achieved by the Community Council and it was an impressive record.

Finally before handing over to Carole Jenkins to continue with the election of Officers, Hugh Begg made a formal presentation to George Ferguson and gave thanks for all the work he had put into the Community Council over the years and presented a small gift.

#### **8. ELECTION OF OFFICE BEARERS FOR 2015-2016**

Carole Jenkins took the Chair to deal with the nominations for the election of the 2015-2016 Committee. It was noted that formal elections to the Community Council would take place in November 2015 so Office Bearers would be elected until the first meeting after the new Community Council had been established.

All nominations had been submitted to the Secretary previously and the meeting confirmed the following:-

Stann Nutt was nominated as the Chair of the Broughty Ferry Community Council. Proposed by Hugh Begg and seconded by David Hewick.

David Easson was nominated for the post of Treasurer of the Broughty Ferry Community Council. Proposed by Hugh Begg and seconded by David Hewick.

David Hewick was nominated for the post of Planning Secretary for the Broughty Ferry Community Council. Proposed by Hugh Begg and seconded by David Easson.

All of the above were unopposed.

The post of Secretary and Minute Secretary remains vacant.

Carole Jenkins confirmed that she would be working with groups across Broughty Ferry to try and establish new members for the Community Council and highlighted the importance of attracting new members so that the work in Broughty Ferry could continue.

Stan Nutt then took over as Chair and thanked everyone for the work over the previous year. He reiterated the need for new members and confirmed that the City Council would be working with the Community Council to organise a training event in September or October 2015.

**9. DATE OF THE NEXT ANNUAL GENERAL MEETING**

3rd May 2016 but the date of the next Community Council Meeting in Broughty Ferry Library is 2nd June 2015.

## **CHAIRMAN'S REPORT.**

Thanks to all the members of the Community Council for allowing me to serve in the capacity of Secretary and then Chair over the past eleven years in particular The two Davids, ie Hewick and Easson. The planning could not have been in better hands, and the accounts have been impeccable. Stan Nutt for his guidance in the early years as secretary and as chair. Anya Lawrence and Sue England who are no longer on the Council but did sterling work whilst members. I would also like to thank the members of the regeneration team from Neil Gunn, John Hosie, Jim Dunlop, Elaine Pratt, Natalie Mackland, Angie Hastie and Carole Jenkins and anyone else I have omitted for their help and advice over the years. I would also like to pay tribute to the late William Campbell for the work he put in and the advice on the side which was very helpful. I am not giving an annual report as this is covered by the individual reports of the Council executive. My final thanks must go to Professor Hugh Begg for the fantastic amount of work he has done for the Council in the period he has been on board. His work on the publications and web site have been tremendous and I think he has brought new life to the Community Council. My only regret is that the efforts to bring younger blood to the council has not succeeded. We did have the attendance of pupils from Grove Academy but for some reason, whether it was the retiral of David Murdoch, who escorted them here or some other reason has still to be determined. I hope the Council goes on and is strengthened at the election of the new members.

George Ferguson

## Broughty Ferry Community Council: Annual General Meeting 2014/2015

Report by Vice Chair: Hugh M Begg

### Introduction

As Members will recall I was elected as Vice-Chair at the last AGM. However, we were unable to fill the post of Secretary. Accordingly, in order to relieve George Ferguson of the dual burdens of holding the offices of Chair and Secretary I have taken on some of the tasks that he has so willingly undertaken in the past.

Our joint objectives this year have been threefold:

- (1) to ensure that the routine work of the Community Council, including the efficient and effective running of our Ordinary Meetings, has continued;
- (2) to take every opportunity to build a reputation for the Community Council as a worthwhile organisation working in the interests of all the communities in Broughty Ferry; and, related to that
- (3) to attract new members willing and able to contribute to the work of the Community Council.

The following is a report on the main ways in which as Vice chair I have been able to promote these objectives.

### Report

As far as the first objective is concerned, Members will recall that in my Report to you as Acting Secretary last year I set out the numerous changes to our traditional procedures which you kindly approved. These have worked well this year with a considerable array of business dealt with efficiently and effectively by George as Chair.

The issue of relevant correspondence as well as the agenda and any associated papers by electronic means giving 7 days notice of the business has worked well. It has saved a forest of trees and, where a decision was called for, it has enabled members to give mature consideration to the relevant matters.

The amendment to Standing Orders has enabled beneficial application of the Community Councillors' Code of Conduct. As you will recall, the amendment allowed for the Chair, following consultation with the other Members of the Community Council, to have a person removed who is judged to have deliberately violated the Standing Orders of the Community Council. The one case which emerged was appealed to the Dundee City Council. The outcome was that the person making unsubstantiated allegations and vexatious complaints was removed, sine die, from the role of a Community Councillor in Broughty Ferry.

Turning to the second objective, as your representative on the Beach Management and Tourism sub-Groups of the Local Community Partnership I have found that the policy frameworks which we put in place last year have been adequate as guidance to me in making contributions on the Community

Council's behalf to the detailed work of these groups. However, I am bound to note in passing that neither of these groups, in my opinion, is fulfilling its potential. This is disappointing and a matter, no doubt, which the Chair of the LCCP will wish to address in due course.

I have continued, with the help of David Hewick on planning matters, to provide text 4 times per year to the Broughty Ferry Spotlight. That is distributed to each of the 10,000 households once every 3 months and it provides a useful way of reaching the 20,000 or so persons who are the constituents of the Community Council. Each of the submissions has been designed to raise the profile of the Community Council and make residents better aware of our activities. The invitation in each issue for new Members to attend our meetings has had a disappointing response.

The web site continues to perform well thanks to the efforts of our web master Lesley Duncan of *thistlesoftware*. Additional tabs have been added with other minor modifications made to the appearance to make the whole even more user friendly. The mutually beneficial relationship with the Traders web site, which enabled us to save some £1500 or so in the setting up of our site, is now at an end, having served its purpose. We have also terminated the verbal agreement with Paul Ireland of Nanotech entered into some years ago. In short, we are now completely free standing. Looking to the future, now that the site is up and running, there is potential for it to be a potent of means of communication with the 10,000 households in Broughty Ferry.

One highlight of the year for me was the contribution which I was privileged to make on behalf of the Community Council to the Great Neighbourhood submission made to the Academy of Urbanism Award. This is a national competition in which Broughty Ferry was placed second. David Easson attended the award ceremony at his own expense and has subsequently been involved in publicising the achievement.

Moving on to the third objective, the need to attract new members able and willing to contribute to the work of the Community Council has been flagged up on a regular basis over the past year. With that in mind the Chair and I have had a number of meetings with the City Council in an effort to have a training event put in place to refresh the existing members and attract others to join. Following our discussions at the Community Council we have presented a paper setting out our views including the target audiences, structure and content of the event and followed that up with further discussions indicating, amongst other things, our preference for the event to be part of the procedures running up to the forthcoming City wide elections to Community Councils. These are now scheduled, as we understand it, for November 2015.

#### **Post Script**

For domestic reasons I have decided not to stand for office at the AGM. However, following the election in November, I hope to be of some assistance, from time to time, as an ordinary member to David Hewick in his work as our Planning Secretary.

I have enjoyed being involved for the past 8 years or so with community initiatives in Broughty Ferry first as an author of the Vision Document, then with Broughty Ferry Development Trust and, most recently, taking up again some of the challenges facing Broughty Ferry Community Council.

In looking to the future, I agree with those who recognise that Broughty Ferry is fortunate in having an array of talent and organisations able to continue to make this a most desirable place in which to

live, work and play. In pursuing that objective I favour the promotion of a Broughty Ferry Community Council which carries out its statutory function by acting as a vehicle assisting groups to go about their business acting in concert from time to time when their particular concerns coincide with a generally accepted wider community interest. Beyond that, we have a statutory function as contributors to the planning process in Broughty Ferry (ward 8).

Related to that, I believe that close links with the Broughty Ferry Traders Association are to the benefit of all concerned. Furthermore, it seems to me that support should be given to removing any impediment to the revival of the Broughty Ferry Development Trust as the body which can use its charitable status to attract funds not otherwise available to the public, voluntary and business sector. Working together, rather than separately, the Community Council, Traders and Development Trust have obvious potential, as yet largely untapped, to make a beneficial difference for Broughty Ferry and its residents.

The regular attendance of our Ward Councillors, who are ex officio members of the Community Council, is indicative of their personal support for our Community Council. However, as my own term of office comes to a close, I wonder if, even in the current climate of financial stringency, they may find a way to provide rather more in the way of administrative and other support for those who in future will volunteer to give up their time to serve as Office Bearers.

Finally, may I record my thanks to all those in the Community Council who have assisted me in carrying out my duties this year, and to Carole Jenkins who has been unstintingly energetic and unfailingly helpful in acting as our liaison with the Dundee City Council.

**Hugh M Begg**

**Vice-Chair Broughty Ferry Community Council 2014-2015**

## Dundee Local Development Plan 2

### Call for Issues – Questionnaire

The Dundee Local Development Plan, adopted in December 2013, sets out the land use strategy that will guide development across Dundee up to 2024 and beyond. Legislation requires the Council to review the Local Development Plan at least every 5 years to ensure there is always an up to date development plan in place with land allocated to satisfy the requirements of Dundee's housing, employment and retail needs.

The Development Plans & Regeneration Team has started this review process and is working towards preparing a Main Issues Report for publication and a period of representation in December 2015.

To help inform the Main Issues Report we would welcome your comments on what the main issues are in the following topics covered by the approved Local Development Plan 2014.

#### **Sustainable Economic Growth**

*What are the main issues in relation to jobs, employment land and business?*

The future of the Dundee depends on the retention of existing, and attraction of new, opportunities to generate income and employment both now and for the future. However, the focus on economic growth should not be at the expense of the Council's commitment to sustainable economic development. In short, these phrases are not co-terminous. There may be some industrial developments which can provide income and employment in the short and medium term but which run contrary to stewardship of the built and natural environment of Dundee to which the Council is committed for the benefit of this and future generations. These opportunities should be given careful consideration and resisted where they violate other policies and proposals in the plan.

While it is clearly of importance that there be an adequate supply of land in an array of locations identified to meet the various needs of those providing manufacturing, commercial and other business opportunities needs, the temptation should be resisted to move to a position of oversupply, thereby sterilising land which has alternative beneficial uses.

#### **Promoting High Quality Design.**

*What are the main issues relating to high quality design?*

Obviously the design should be appropriate for the location, otherwise it is not of 'high quality'. For instance, with a conservation area designated because of its historic Victorian character, it would be inappropriate to design an infill building out of the identified character. A good quality pastiche would be preferable to a proposal which would be acceptable elsewhere but does not preserve or enhance the existing character of the conservation area.

Standard housing estates, of the type of design that is seen all over the UK, should be avoided. In Dundee an interpretation of the attractive traditional vernacular style should be made that reflects local identity. In the North Balgownie and Balmossie 'Vilages' north of the Arbroath Road, progress was made by stipulating traditional boundary treatments. Now attention needs to be turned to the houses themselves.

For Broughtly Ferry, such principles of design should be applied in the development of the designated greenfield site H71 at Linlathen. In the previously refused application for housing on this site the design quality fell well below the minimum standard to which the policies of the adopted plan very properly aspire.

The currently adopted local plan has made welcome progress in indicating factors contributing to good design. This progress should be reinforced in the evolving plan and, thereafter, taken fully into account in the process of development management.

#### **Quality Housing and Sustainable Communities**

*What are the main issues in relation to housing?*



It is clear that employment centres have tended to move to the west of the city in recent years. This has been recognised by balancing greenfield housing sites on this side of town, and thus reducing potential travel times to work.

Use of the remaining potential greenfield sites to the east (mainly located to the north of the Arbroath Road) should be strongly resisted, to avoid inhibiting development to the west.

North of the Arbroath Road, mistakes have been made with respect to the so-called 'villages' in terms of lack of sustainability (car dependency, lack of school, leisure and retail facilities).

Other negative factors that have to be considered (and which argue against further development east of the city) are propensity to flooding, loss of arable land, and burden on the sewage system. With the latter this has implications for increased bacterial pollution of Dundee's only bathing waters and a negative effect on our image for tourism.

#### **Town Centres and Shopping**

*What are the issues in relation to town centres and shopping?*

The Council should continue to protect town centres. Where possible the ability to access local shops by foot should be maintained.

In locations where shop fronts are/were in a traditional style retention/restoration should be encouraged to maintain local character. This will help to attract new residents and tourists alike.

#### **Sustainable Natural and Built Environment**

*What are the main issues in relation to the natural and built environment?*

Dundee has fine natural location and retains a significant proportion of its distinctive historic built environment. Obviously these assets should be protected.

Traditional stone built buildings and structures should be protected/retained. In economic terms, it is no longer feasible to build in sandstone. This makes the existing stone structures even more precious.

Views across the Estuary should be recognised as an asset to be conserved, and where possible, enhanced in the interests of this and future generations. Likewise, access to the waterfront should not be obscured or blocked by new development.

#### **Sustainable and Accessible Transport**

*What are the main issues in relation to accessibility and transportation?*

With new housing estates it is realised that cul-de-sacs/dead-end streets can confer a degree of safety, but this must be balanced by the need for connectivity/permeability to enable adequate/convenient public transport and pedestrian access. The car dependent "villages" of "North Baigilio" and Balmossie" illustrate this lack of balance.

*The above topics are not exhaustive and we would welcome your views on any issues not covered and in relation to the future development and use of land in Dundee.*

*- Please submit any further comments or information in the following box*

In Appendix 3 of the current local plan under 'House Type' an example of wording is "All flats should have a minimum of 2 bedrooms or a minimum gross internal floor area of 60 sq m." This could interpreted as it being possible to have 2 tiny bedrooms that have a total area of less than 60 sq m.

Since there is no statutory area requirement of bedroom size would "and" be preferable to "or"? This query applies to analogous wording throughout Appendix 3.

Occasionally, one house in a garden may be demolished to make room for a number of houses. This could make interpretation of a "Development of Garden Ground for New Housing" policy difficult to apply, particularly

when considering a 'maintaining prevailing density' clause. Maybe this possibility should be taken into account and measures taken to avoid consequential 'overcrowding' in low density areas.

**Details**

Name: David Hewick

Organisation (If Applicable):

Broughty Ferry Community Council

Address ( Street ): 17 Davidson Street, Broughty Ferry

Address ( Town ): Dundee

Address ( Region ):

Address (Postcode): DD5 3AT

Email Address: davidhewick@talktalk.net

Telephone: 01382 774288

*Your contact details will be added to a register of potentially interested persons and as a result you will receive email notifications related to the preparation of the Local Development Plan.*

## **Broughty Ferry Community Council Planning Report 2014/5**

### **Notes on Significant Events/Achievements**

1. Visit of Panel for Historic Engineering Works (PHEW) a sub-group of the Institution of Civil Engineering. To inspect three A-listed structures (W&E Linlathen Bridges and BF Station) that we were involved in saving..
2. The book 'What's in a Name', a street history of Broughty Ferry, was published. The authors were Callum Webster (an ex-community council member) and Craig Muir.. A number of community council members (with local planning and other knowledge) were involved in proof reading the book and were able to make relevant suggestions.
3. 182 Long Lane  
Particularly inappropriate house in a garden in a conservation area. Refused under delegated powers. However, the application has been appealed under the Local Review procedure. We have responded to reaffirm that it should be refused. Decision awaited.
4. Sainsbury Superstore  
Unsuccessful in preventing an increase in the comparison goods area. There were concerns that there would be an adverse effect on the local retail centre.
5. Jolly's Balustrade  
Successfully opposed an unattractive and obstructive pavement balustrade
6. Craigowan  
Supported successful plans for the conversion of a listed mansion into flats.
7. Proposed work on the Esplanade Sand Dunes  
We were successful in persuading the Council to extend the consultation period and arrange a public exhibition
8. Former Eastern Primary School  
Supported successful plans for a sympathetic conversion of an A-listed building into flats.
9. Broughty Ferry Conservation Areas  
Supported Council's proposals for extension of 3 conservation areas and suggested further extensions. City Development Committee decision on this in June.
10. Glass Pavilion  
On March 21 the permission to add 2 storeys of holiday flats expired, making it less likely that unsympathetic proposals will be successful in future.
10. Broughty Ferry Spotlight  
Submitted two articles relating to planning, to help raise the profile of the community council.