

MINUTE OF BROUGHTY FERRY COMMUNITY COUNCIL MEETING
HELD ON 5th January 2016
IN BROUGHTY FERRY LIBRARY

Community Councillors Present:

Adele McGrath (Chairman), Ian M Gray (Vice Chairman), David A Easson (Treasurer), David Hewick (Planning Secretary), Neil Cooney (Communications Secretary), Stan Nutt (Licensing Secretary), Joan Chalmers (Minute Secretary), James Adams, Fiona M Potton, Carolyn Forrester, Hugh M Begg, Sean Moore, John Watson

IN ATTENDANCE:

Baillie Derek Scott, Carole Jenkins, Communities Officer, Dundee City Council, NickToner, Dundee City Council Communities, PC Dean Morrison (Police Scotland) PC Mike Brown (Police Scotland)

MEMBERS OF THE PUBLIC PRESENT:

Jane Begg, James Forrester, Hilary Watson and Doug McLaren

APOLOGIES:

Ronnie Findlay and Pat Moore

1. RECORDING OF MEMBERSHIP ETC

As detailed above.

2. POLICY MATTER, Environment

No one was available this evening but Carole Jenkins explained that a consultation on future developments will be taking place for proposals to be put to Dundee City Council Committee in March. The next meeting of the LCPP will be on 25th February, 5.30 – 7pm in Broughty Ferry Library and it is normally expected that the Community Council Chairman attend. Other members are also welcome.

At our next meeting on 2nd February, both a Planning Officer and an Officer from Environment will attend and the Agenda will reflect this.

Carole recommended that someone looks at Council Reports each week before they go to Committee so that anything affecting Broughty Ferry can be dealt with.

3. MATTERS RAISED BY THE PUBLIC

There were no matters raised by the public at this point.

4. MINUTES OF THE LAST MEETING

The minutes of the meeting in June 2015: as it was more than 6 months since this meeting, it was agreed to submit these as read by a show of hands.

The minutes of the meeting in December 2015 were proposed by Ian M Gray and seconded by Adele McGrath. The Treasurer asked that the correction of the total amount in the bank be shown as £1283.47.

5. MATTERS ARISING

Stan Nutt advised that further to the discussion around the size of the Christmas tree that the tree was supplied by the Broughty Ferry Traders, not Dundee City Council.

6. POLICE MATTERS

PC Dean Morrison said that they had been very busy over the festive period with a number of arrests made for drinking and driving as well as a couple for housebreaking. He reminded us to ensure that we look after our property at all times.

The Police Station in Broughty Ferry is still open and there are 4 Officers specifically assigned to Broughty Ferry with Sergeant Elrick as our main contact.

Carole asked PC Morrison about Police attending the LCPP and it was confirmed that they always reported to that and that Community Safety Information is available. We should try to make sure that we improve our communications to the Police so that they understand fully any concerns we may have.

7. PLANNING

David advised that we have been contacted by the Planning Dept about Local Plan 2 (See <http://www.dundee.gov.uk/localdevplan2>)

Plans such as this are about the built environment, a book of rules deciding where things should or should not go.

The last Local Plan (1) was only in 2014. However, there is a requirement for a rolling revision to ensure that Plans never get out of date, as has happened in some parts of England. An offer has been made by the Council Planners to come to speak about the main issues of Local Plan 2 and the associated consultation period (January 11th – February 29th). The target for the adoption of this Plan is 2018.

David will circulate to members the comments both he and Hugh made at an earlier stage of the evolution of the Plan.

Main issues for the developers: where to build houses

Main issues for residents: how to stop inappropriate development and to preserve/improve the natural/built environment.

A major development focus is usually on housing and for BFCC that usually means to the north of the Arbroath Road – the only remaining farmland in Broughty Ferry.

Another area that sometimes occurs is the provision of large 'out of town' retail developments that could damage the viability of Broughty Ferry's traditional shopping centre.

David will respond, with Hugh's help and we look forward to the visit of the Planning Officer on February 2nd.

David had a meeting with the Senior Planner, Paul Macari at which the application (H71) for 150 houses at Linlathen was discussed. This is not due for release until 2020-2024 and is likely to be held back to see what other sites are suggested by other developers. It is clear that they can't just keep adding houses to the farmland without consideration of the associated facilities such as schools, shops, public transport and medical centres. We should discuss this with the Planner to see if we can get a master plan for the area. David will send copies of other areas north of the A92 that developers are targeting to aid our discussions. Ian asked if the plans for the Western Gateway had any impact on our area and it was confirmed that developments here will be held back until the Western Gateway is nearer to completion.

Developers make a contribution to schooling of £4,810 per unit with the cost of a new Primary School being about £9million. This means that 1,871 houses require to be built to cover the cost of a new school.

ANTON HOUSE – From emails received, it appears that the developer wants to demolish the sandstone mansion as well as the associated add-ons. This will require Conservation Area consent. Discussion followed regarding the House and the plans to rebuild. The proposal is for 29 apartments, the same developer as Westbay is involved. It is noted that there are existing problems with the sewers in this area. David has declined the offer to meet with the developer as it seems likely the plans will be submitted soon.

TAYCREGGAN HOTEL – the application to form 6 apartments has been successful. Planning Permission is valid for up to 3 years so we may expect this to be taken up by the property owner sooner rather than later.

A representation has been made re suggestions for tidying up a separated section of a garden at land South of Long Lane.

Stan had a phone call from the Courier and David a call from the Evening Telegraph re the house at the end of Long Lane. It appears to be taking a long time to complete the works as the explanation is that they are using 'Trusted Traders' and they are very slow.

8. SECRETARY'S REPORT

Correspondence had been received from Dundee City Council: a copy of the timetable for Committees; 2 reports on off street parking etc regarding areas in Dundee & outside Harris Academy.

Ian M Grey offered to combine the roles of Vice Chairman and Secretary. Proposed by Carolyn Forrester, seconded by Adele McGrath and accepted by a show of hands. Ian had written to NHS Tayside on our behalf in response to the proposal by Broughty Ferry Health Centre (Brown Street) that they stop accepting new patients from north of the Arbroath Road. NHS Tayside advised that the Health Centre are contracted to the NHS so are just asking for permission to proceed. Patients in search of an alternative GP practice can apply to any of the other practices listed where vacancies exist. There are no plans for a further GP practice in Broughty Ferry at present.

9. TREASURER'S REPORT

David Easson confirmed that he had not yet been able to check the balance held in the bank but did not expect there to have been any change from the figure last reported (£1283.47). A copy of the magazine to which we subscribe, Marine Conservation, has been received as has the Annual Report from Scotways. These will be made available for anyone to see in the Library.

There are normally 4 signatories for the bank account but at present, we only have 3 (2 are required to sign each cheque). David will obtain forms from the bank so that the signatories can be updated.

It was agreed that if Jill Bloomer required a taxi to attend meetings, payment would be made from community Council funds. Postage and stationery/ink payments are also available when needed.

10. Matters raised by Community Councillors and members of the public

- (a) Stan Nutt has been approached by some parents of children attending Eastern Primary School re the use of parking spaces at the school. Some of these spaces were originally designated as a turning circle but it seems that the head teacher parks there on a regular basis. Some days there is less than a metre between the back of her car & the bins. The janitor has parked where the painted 'Keep Clear' sign is. Camperdown Street is crammed with cars on a daily basis. Stan has been keeping an eye on the situation and has requested that the Secretary write to the Education Dept. Carole – is it Education or Transportation that has responsibility for this?

That part of Claypotts Road between Ballinard Road and the Occidental has several hedges which are overgrown and encroaching on the pavements. Dundee City Council should contact the householders and ensure the work is done.

- (b) Doug McLaren asked about the removal of the hedge at Orchar Park. Bailie Scott advised that it had been decided in December as part of the capital spending plan and the programme was to be discussed with the LCPP. He had raised concerns at the time about Orchar Park and asked that people should be consulted about any significant future works. The proposal for the hedge had been just one of ten items at the October Committee so it would have been very easy to miss. This shows the importance of keeping a close eye on Committees. Bailie Scott suspects that a programme of works will appear in the near future.

Carole advised on the procedures and how to check on what is being proposed.

Neil has agreed to take on the role of checking these for the Community Council.

David Easson reminded Community Councillors that the hedge at Campfield Square had been saved following objections to its removal. We have to keep in mind that the programme of works is part of a city-wide proposal for budget reductions and that it is up to us to put in a proposal regarding future maintenance of hedges. The height of the hedge at Queen Street car park was originally to have been around 1.2/1.4 metres. Some members of the Community Council as well as members of the public do not wish to see this hedge removed.

The Committee Reports will need to be checked to see when proposals re this hedge are to be discussed as will the provision of parking spaces, including the disabled spaces outside

Goodfellows.

Although there will be extra disabled spaces made available in the Brook Street car park, these are not always suitable for those without the ability to walk the distance required.

Hugh Begg suggested it might be easier to check correspondence if Dundee City Council would email the Community Council. Adele agreed to be the contact if this can be set up and Carole confirmed she will try to get the links so that this can be put in place.

11. Contributions from Elected Members

Bailie Scott told us he had dealt with many personal cases over the past few weeks as well as reporting many potholes. Flooding on Dundee Road at the old Post Office had been noted and the Council has agreed to clear this. Stan asked about the programme of drain clearance as the drains on Claypotts Road appeared to be blocked. Bailie Scott advised they should be cleared twice a year but he will raise this as well as others matters for us.

Hugh Begg enquired about the Right of Way in Orchar Park as well as the poor state of the wall at Yewbank Avenue. Again, Bailie Scott agreed to look into this matter.

12. AOCB

Adele asked if the new seating arrangement had been liked as it was felt that it provided a less formal setting for the meeting. There were some 'fors' and some 'against'.

Carole asked about the possibility of producing a 'flyer' to advertise next month's meeting as we were to have 2 presentations. A copy of a flyer previously produced will be obtained and updated for use.

It is likely we will suspend normal business at the next meeting in favour of the 2 presentations so as to allow enough time for each.

13. DATE, TIME AND PLACE OF NEXT MEETING

Date of next meeting is 2nd February 2016 in Broughty Ferry Library at 7.00 pm.