

Broughty Ferry Community Council

Minutes of meeting held at Broughty Ferry Library on 2nd February 2016

Community Councillors Present: Adele McGrath (Chair),
Ian M Gray (Vice Chair & Secretary), 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, John Watson, Ron Findlay, Sean Moore, Isobel McLean,
Gill Bloomer

In Attendance: Carole Jenkins (Communities Officer DCC)
Nicola Mitchell (Celebrate Age Network Development Officer)
Dennis Young (Ferryfields Residents Association)

Ex Officio: Bailie Derek Scott, Cllr Kevin Cordell, Cllr Laurie Bidwell

Members of the Public Present: Frances Morgan, Liz Goss, M Clarke,
Patricia D Gray, Andy Grieve, Elspeth Johnson, James Forrester, Joe Coleiro,
Kris Stuart, D McLaren, Jon Derry, Hannah Dolman, Roger Garbett, J Begg,
Shirley King

Apologies: Cllr Ken Guild, Pat Moore, Hugh M Begg

Minutes of the last meeting:

The minutes were accepted as read and proposed by Fiona M Potton,
seconded by Ian M Gray

- Presentation by Peter Sandwell, Environment Dept DCC
Peter began by saying that as we may all be aware, last December the Council identified monies that could be used for Environmental Projects across the city. Mainly, they looked at lowering the costs of maintaining the environment but also looked at biodiversity and at sustainable developments. One of these projects is improving the Queen Street Car Park by removing the large leylandii hedge and replacing it with a fence with planters on the top. Photographs were passed out so that those present could see what may be put forward to Committee in the future. Concerns had been raised not just about the cost of maintaining the hedge but also regarding possible safety issues as the hedge is dense as well as high. Concerns also were raised about litter being caught in the hedge and about the damage it had sustained over the years. Broughty Ferry in Bloom had been consulted about the possibility of them taking over the maintenance of planters. Removal of the hedge as well as the erection of a fence would require planning permission. Peter and his colleagues were also looking at the issue of grass maintenance and whether some areas would benefit from different approaches. Last year, the grassed areas at Riverside Drive were planted in places with wildflowers and also had areas of longer grasses. There is potential for some of this type of planting in various areas in Broughty Ferry. Peter would like to hear the views of the whole community – email or write.

Questions:

1. What height would the proposed fence be? - It would be approximately 1.2 metres high and would mean that the view of the Car Park would be opened up. Possibly, more screening of some kind would be put to the rear of the Car Park and the recycling bins would be relocated and screened off.
2. Many people would prefer the Car Park to be screened so why take away the hedge? – Yes, but this is still at the discussion stage and the Council will look at the costs and overall savings.
3. Could Community Groups take 'ownership' of the hedge and fundraise to pay for its maintenance? – Perhaps so, but who would organise this?
4. Is the Car Park in itself ugly? Is it unsafe? Do people feel vulnerable in it at night especially? – All of this will be considered by the Council in light of peoples views. Additional lighting has been put in and we are not aware of any incidents reported to the Police. No Police were in attendance this evening but Carole will try to find out about incidents.
5. A suggestion – Abertay University has a Department of experts who specialise in the development of open spaces.
6. Could the hedge be cut? – It is one of the things being considered but it is likely that the 'dead wood' in the centre of the hedge would mean it would be very ugly and would not solve the problem/cost of ongoing maintenance.
7. Doug McLaren queried the costings of the Capital Spend and asked whether maintenance of the open spaces etc could be put out to tender. How many years of maintenance spend would be saved? – Peter advised that again this was one of the considerations but any savings would likely be marginal in the compounded total.
8. Stan Nutt advised that Broughty Ferry in Bloom's budget for plants had already been set for the forthcoming year so that if they were required to supply plants they may need more funding. – Peter confirmed that as the time for nesting birds was almost upon us, no action would be taken until later in the year.
9. Remarks – Riverside Drive was very pretty last year with the areas of wildflowers – Peter, yes it has been good to be able to see some alternative ways of planting. Carole asked if we could get clarification on the areas of grass, shrubberies, permanent & annual planting and hedges and if a map could be provided showing the different areas so that people could perhaps suggest what changes could be made & where?
10. Is there perhaps an issue on road safety here as well with the hedge may be obscuring the sight lines at the exit to the Car Park? – Peter will check on this.
11. Are the recycling bins used? Do they need to be there at all? – Peter agreed to find out about this.

Adele thanked Peter very much for coming to speak to us this evening.

- Presentation by Alistair Hilton, Senior Planning Officer, DCC on the Dundee Local Development Plan 2 – Main Issues

Local Development Plans require to be updated every 5 years. The Plan in use at present was put in place in December 2013 so a new Plan will need to be in place by the end of 2018. Main Issues Report and consultations are ongoing and everyone is encouraged to visit the website before 29th February in order to have a say.

www.dundee.gov.uk/localdevplan2

It is not envisaged that there will be any change to the strategy and 12 Main Issues have been identified. Alistair had some slides showing the issues for everyone to view.

Question: What is Employment Land? – It is land identified to be used for industrial purposes.

Housing: Brownfield sites are preferred over Greenfield sites but 2024-2029 may see the release of further Greenfield sites both to the East and in the Western Gateway areas as the population of Dundee is projected to rise from 128,000 to 170,000 in the next 5 years. It is further expected that there will be an increase in 'older' households (over 75's) of 39% by 2037.

There is no demand for an increase in 'out of town' retail parks.

There are a couple of 'drop in' consultations – check the website for details.

Question: Site H71, north of the Arbroath Road at Linlathen. This site was not supposed to be released before 2020 but there has been a pre-application put in for 150 houses. David Hewick has spoke to Paul Macari about this but can it be confirmed that nothing will go ahead before 2020? – Yes.

Question: what about schools, health centres, local shops, buses, traffic, loss of Greenfield re the flooding issues? Is the balance right between this and the Brownfield sites?

A discussion followed on the sites north of the Arbroath Road.

Where will the houses needed by the city be built in the next 10-15 years? We will need in the region of 5,000 extra homes, 5760 units have been planned and there will need to be a choice of house types as well as prices.

Developers should be required to put in facilities at the same time as the houses are being built, not afterwards. We need sustainable communities where we look to reduce the use of private cars and improve the air quality.

Site H72 – this has been established as a site for housing by the Scottish Government Reporter, against the wishes of Dundee City Council.

Question: What about coastal protection? Has the Council looked at closing the airport & using the site as a flood plain?

Alistair advised that SEPA is the key consultee on this as well as on the housing proposals.

Question: Is the preferred option for future development to be made in the Western Gateway rather than in the East? – Yes, it is proposed in the new Plan that no further developments be made in the East.

There followed a discussion on the costings for schools and whether the cots could be paid entirely by developers or split with the Council. Also, questions were raised about the catchment areas for schools and whether they would need to be revised. It was agreed this was always a consideration. A lack of public transport in new areas leads to lack of parking in central Broughty Ferry as more people use cars.

Question: The sewer system in central Broughty Ferry dates back to Victorian times and the storm tank under the bathing shelter on the Esplanade can be emptied directly into the estuary if it fills up entirely. This has prevented Broughty Ferry beach from gaining Blue Flag status. What can be done about this? – Scottish Water is responsible for this and has been attempting to be more proactive in this regard. Cedar Road was mentioned!

Question: Will people get to see the responses to the Consultation? – Yes, once it goes to Committee at the end of the year.

Alistair asked that as many people as possible put in responses to the consultation either by completing the simple online form, printing it off & completing it or by writing to the Council.

Nicola Mitchell from Celebrate Age Network invited anyone in the age group over 50 to attend a meeting of the Group in 14 City Square on 12th February at 10.30am. The meeting will finish at 12.30pm

Adele expressed the thanks of those present to Alistair for coming to speak to us all this evening.

AOCB

Interim statement of funds was given to Community Councillors. The balance in the account at 1/2/16 is £1,233.47

Stan Nutt advised that a proposal had been received from Subway in Brook Street requesting permission to open until 2am on Friday and Saturday. The response from the Community Council needs to be in by Thursday. A discussion took place and on a show of hands with 14 for and 1 against, it was agreed that the Community Council would support the application with the proviso that the litter generated by this would need to be cleaned up as quickly as possible, particularly on Sundays.

Date of next meeting: The next meeting will be on Tuesday 1st March, 7pm