

Broughty Ferry Community Council

Minutes of the meeting held at Broughty Ferry Library on 3rd April 2018

1. Community Councillors Present: Joan Chalmers (Minute Secretary); John Watson (Planning Secretary); David Easson (Treasurer); Neil Cooney (Communications Secretary); Isobel MacLean; Hugh M Begg; Fiona M Potton; Carolyn Forrester

In Attendance: Sarah Williamson (Evening Telegraph)

Ex Officio: Bailie Derek Scott; Cllr Craig Duncan; Cllr Philip Scott

Members of the Public Present: JC Forrester; D McLaren

Apologies: Adele McGrath; Stan Nutt; Charlie Delaney; Natalie Mackland; Cllr Kevin Cordell

Professor Hugh M Begg agreed to Chair this evening's meeting

2. Minutes of the last meeting of the Community Council

These were agreed to be a true record

Proposed by: John Watson

Seconded by: David Easson

3. Matters arising from the approved Minutes:

Nothing which won't be covered elsewhere

4. Glass Bring Sites

Following the meeting last month, a map had been circulated showing both the existing sites and the proposed new sites. Joan has already advised Jim Byrne that the preferred option was for NRP to be used and for wrap-arounds to be supplied for the Euro bins already in use. In addition, comment had been made that the proposed sites on or near the Esplanade/Castle Green would be used more heavily in the coming months and it was hoped that these would be emptied more frequently. Bailie Scott confirmed that these sites were indeed emptied more frequently. Joan will confirm the views of Community Councillors and others to Jim Byrne.

5. Chair's Report

As Adele is unable to attend, the Report was read out by Joan.

Thanks to everyone for coming along tonight and contributing to our discussion on the proposed new glass bring sites.

The Ferry LCPP was held on Thursday 22nd March and David Easson, who attended, will very kindly give a brief update.

David advised that the Chair of the LCPP wrote to Stagecoach about the no.75 bus. We heard earlier today that the bus has been saved, albeit it with an amended timetable.

A fund of £20,000 will be spent in The Ferry to help those in our community who are marginalised or in poverty. Various criteria for the spend have been established and the LCPP has confirmed the maximum spend for any one group will be £4,000.

Neil Cooney advised that Community Regeneration Funds are available in every Ward with West End and The Ferry having £20,000 each.

Neil also advised that he has been successful in obtaining a grant of £25,000 for the Maggie's Penguin Parade.

Anyone who would like to find out more about the funds available should contact Natalie Mackland for information and help with completing the application. Email natalie.mackland@dundeecity.gov.uk

- (1) Natalie emailed on 29th March to inform us of the results of Dundee Decides. Winners are... lighting on footpath in Gillies Park, equipment in existing playparks for those with disabilities, outdoor exercise equipment at Orchar Park, Reres Hill and Grassy Beach and nature and play trails at Orchar Park and Grassy Beach. These are great results for the Ferry. Joan advised that £30,000 was left over from the funds allocated to each project and that this will be used to enhance the projects – with the play equipment at Gillies Park not having been successful in winning, perhaps the Park would benefit from the winning entry for play equipment for children with disabilities.
- (2) The first LCPP walkabout will take place on Wednesday 18th April, meeting at 10am by the playpark in Gillies Park, for anyone who is interested in attending.
- (3) The group which has been set up, called Broughty Ferry Rocks continues to grow and be a huge success. There are now over 2,200 members. The Easter project is now well under way, where 10 of us have taken a theme and painted 10 rocks. This Little Piggy, Little Piñata and The Cake Guru are storing entry forms and there are prizes that children can win. The rocks for this Easter project should be left behind. It seems to be a great way of encouraging children and their families into the Ferry.
- (4) Re the Flood Risk Management (Scotland) Act 2009 - Broughty Ferry Flood Protection Scheme. A Notice is to be published on 4th April 2018 advising of the proposed scheme. The full scheme documents can be inspected from 30 March – 2 May inclusive in Dundee House and in Broughty Ferry Library, and will be published on the website.
- (5) The AGM will be held on Tuesday 1st May 2018 at 7pm, followed by the Ordinary meeting at 7.30pm.

6. Police Report

None.

7. Secretary's Report

None

8. Treasurer's Report

The Report has been circulated to Community Councillors.

The total in the bank is £1,245.72. This amount includes BFCC's own funds £481.23, BFCC Beach fund £54.16 and the special project fund £79.02

Lesley Duncan of Thistle Software has submitted an invoice for the website which will be paid before the end of the current tax year, a cheque for the total of £311.67 having been completed this evening.

David confirmed that we will again qualify for the Grant from DCC and that the communications which we subscribe to from Marine Conservation Society and from Scotways have been received.

9. Planning Report

Planning Secretary's Report 5th – 30th March 2018

Of the ten planning and four tree applications considered over the above period for The Ferry Ward, one deserved attention and another mention at the meeting of the Community Council scheduled to take place on the 3rd April 2018.

18/00119/Full – 36D Seafield Road, Broughty Ferry, Dundee.

This application was validated on the 6th March 2018, after which date email correspondence was received by the Planning Secretary from two neighbouring residents who both indicated that they intended to object to the application and wished to have the views of the Community Council on the application. Each was informed that their views would be taken into consideration during the planning process but the Community Council would come to its independent view in due course. The attached letter to the Planning Department provides the Community Council's preliminary view and is self-explanatory.

18/00169/FULL – 89 Queen Street, Broughty Ferry, Dundee.

I simply mention this application because it concerns a listed C building within the Grove Conservation Area. The building was previously utilized as a care home and has been empty for some time. It is proposed to make internal alterations to the building to provide four separate flatted units. The form of the building to the south, east and west will remain intact as is, except for the provision of new compatible doors and windows and roof work. It is fortunate that the developer intends to secure this listed building for the longer term. No reaction from the Community Council is considered necessary.

John J Watson
31st March 2018

Interim Report Regarding Planning Application 18/00119/FULL
Proposed contemporary two-storey extension with a double height internal courtyard -36D
Seafield Road, Broughty Ferry, Dundee. DD5 3AN

Since the above application was validated on 6th March 2018 I have received emails from the occupants of 36B and 36E, each informs me that they intend to object to the application. 36B's objection will allege that the proposed development would be inappropriate to a Conservation Area and that it is on a scale which would overshadow neighbouring properties. It goes on to express the opinion that the design and style is poor in contrast to the stone content of neighbouring and surrounding properties. It also raises concerns of structural damage resulting from proposed demolition of current associated structures. 36E's view is that the development is not in keeping with the character of the surrounding area. This dwelling's west gable wall has no windows so overlooking should not be an issue with the proposed development.

Since the application is in the public domain it would not be appropriate for the Community Council to provide support or otherwise to the two correspondents since it must maintain its independence and seek to provide a view that reflects that of the whole community.

I have visited the site which includes properties 36A, 36B, 36C and 36D. 36E lies separately to the east of the site and 34A to the south-east. First impressions allow comment that of all the properties 36D is the only one that has been well maintained to a standard where original features, including the front garden space have been preserved. It overlooks the garden space of 36E to the east which houses what appears to be a collection of original stonework gathered from local sources when walls have been taken down, lying in an untidy state over much of the garden. The existing extensions on the north side of the main building attached to 36A, 36B and 36D are not original and that serving 36A and 36B would have been to facilitate the conversion of the original semi-detached eastern portion of the building into two residences. Outwardly these extensions appear to require attention.

The proposal would satisfy the current Development Plan (1014) in that it introduces good quality, modern design and, depending on the eye of the beholder, enhances the character of the surrounding area. However, the application form reveals that the applicant has not taken the opportunity to discuss its proposals with the Planning Department before making the application, which weakens the application somewhat since the site lies within the Forthill Conservation Area.

It is my opinion that the Community Council could stand back from this application since grounds for its objection or support are not evident, except, perhaps, since prior consultation has not taken place between the applicant and the Planning Department, the application may be regarded as premature.

Broughty Ferry Community Council is, on this occasion, content to allow the planning process to continue without making further comment.

The Planning Report was proposed by Carolyn Forrester and seconded by Neil Cooney.

10. Licensing Report

None

11. Matters raised by Community Councillors

David Easson asked if Neil Cooney could contact Broughty Spotlight to amend the wording in the item on the Community Council to show that we welcome members of the public to our meetings. Neil confirmed he will do so. A Steering Group has been set up to oversee the public art. Neil, along with Liz Taylor of Broughty Ferry in Bloom are taking part. Neil queried whether his position would compromise BFCC prior to the planning application but Hugh confirmed that as Neil had no delegated powers, this should not be a problem. John asked what provision was to be made for maintenance of the public art. This is not clear at present but should become so in the coming weeks. Fiona Potton queried why her suggestion last year that a competition for all the children of Broughty Ferry to design something had not been taken up. Whilst children who are part of groups allied to Broughty Ferry in Bloom can be said to be taking part, children who are not schooled in Broughty ferry are not able to participate. Neil will take these matters to the steering group.

12. Contributions from Elected Members (ex officio members)

Cllr Philip Scott: It is good that the interventions from all the community have managed to save the no.75 bus.

The A92 (Arbroath Road) will be closed at night in various locations from 7pm until 6am over a period of 5 weeks for resurfacing works. Diversions will be in place.

Cllr Scott was very happy to see that 20% of the total number of votes cast in Dundee Decides were from The Ferry. Hopefully the process next year will be for projects submitted by the public rather than by council officials.

Cllr Scott met with Cllr Duncan, Traders and DCC Officers about cleaning up the Harbour and looking at the possibility of fixing the Pilot Pier. The clean-up at the harbour has been done and on 28th April, Broughty Ferry in Bloom are leading a clean-up on the beach, meeting at the Bridge Street Car Park at 10am. Joan advised this event has been registered with Keep Scotland Beautiful and is therefore eligible for goodies from Greggs.

Bailie Derek Scott: Although the refurbishment of the cars and crazy golf at Castle Green was unsuccessful in Dundee Decides, approximately £14,500 has been spent on painting the crazy golf and for new surfaces. The toilet block has been painted and repaired in readiness for the new season.

Hog weed removal is ongoing.

Please look at the fly-through on the Flood Risk Scheme – especially the part at 1.36 minutes where the glass panel wall can be seen

<https://www.dundecity.gov.uk/service-area/city-development/broughty-ferry-flood-protection-scheme>

Objections to the Scheme can be lodged within 28 days of today's date.

Works to plant shrubs and tidy up the central reservations at Claypotts junction are ongoing.

Where localized flooding had been reported, these areas have now been cleared.

Bailie Scott serves on the School Parking and Pupil Safety Group. Conflict between the Puffin Crossing lights and the Crossing Patrollers has been raised. There is currently no school crossing patrol at the light controlled crossing in Queen Street. A count of pupils at lunchtimes shows that a total of 743 crossings were made to go to and from the schools and Brook Street. A sub group is to be formed to look at this issue and to consider whether a school crossing patrol is required here.

Both John Watson and David Easson asked Bailie Scott and Cllr Duncan if the school lunchtimes could be staggered to help alleviate the problem. The school pupils spend in the shops in Broughty Ferry generates a substantial income for the Traders and needs to be maintained.

Many potholes have been reported and some repaired and Bailie Scott advised that the Roads Maintenance Partnership will shortly be publishing the list of repairs for the forthcoming year.

Cllr Craig Duncan: Cllr Duncan is also pleased about the retention of the no.75 bus but warned, after meeting with Stagecoach Management to voice his own, his colleagues and residents opposition to the proposed withdrawal that the Company is a commercial operator and people must use the bus for it to be retained.

It is extremely disappointing to see that vandalism is blighting our community. Wheelie bins have been set on fire and planters destroyed. Cllr Duncan has spoken to the Police and they are keen to nip this in the bud as soon as possible.

The sand which had encroached on the Windmill Car Park has been cleared. Railway works are ongoing and Cllr Duncan has spoken to the contractor to ask that car park spaces are freed up as soon as possible. The new rolling stock and services have been held up by problems in the Central Belt but everything should still be in place by May 2019.

The persistent flooding at the Occidental has been resolved.

13. Matters raised by members of the public (previously intimated)

None.

14. AOCB

Hugh Begg reminded members that the notice of the Annual General Meeting will be issued two weeks prior to the meeting. The AGM will be held on 1st May at 7pm. Nominations are required for all posts and nomination forms will be circulated to members.

The meeting closed at 7.45pm

The next Ordinary meeting will be on Tuesday 1st May at 7.30pm in Broughty Ferry Library.

JC