

Broughty Ferry Community Council

Minute of meeting held at Broughty Ferry Library on 2nd April 2019

- 1. Community Councillors Present:-** Adele McGrath (Chair), David Easson (Treasurer), John Watson (Planning Secretary), Stan Nutt (Licensing Secretary), Neil Cooney, Charlie Delaney, Jack Greenway, Carolyn Forrester, Isabel McLean, Fiona M. Potton, Joan Chalmers, Pat Moore

Apologies:- Hugh Begg (Vice-Chair), Councillor Philip Scott

Ex-officio:- Baillie Derek Scott, Councillor Craig Duncan

In attendance:- Natalie Mackland (DCC Communities Officer)

Members of the Public Present:- 14

2. Broughty Ferry Travel Active Improvements - Caley McDowall

Dundee City Council is moving ahead with designs for the Broughty Ferry Flood Protection Scheme. As part of this, we are developing proposals for how the coastal path can be improved, not only from the Grassy Beach to the Castle stretch alongside the flood defence works, but also from the Castle to Balmossie Rail Station/Dighty Burn. Our aspiration is to create a continuous, off-road walking and cycling route that can be enjoyed by people making longer-distance journeys on the National Cycle Network 1 and many more for local shorter walks and rides.

Proposals to improve the route are currently being prepared but we also want to hear from local people about other improvements that they would like to see made, in particular how to improve links between the residential areas and town centre in Broughty Ferry and the beachfront, to enable more people to make use of the improved route. Following the feedback we receive, during April we intend to publish draft concept designs for infrastructure improvements, and seek feedback on them.

The Council has commissioned SYSTRA Ltd, a specialist transport consultancy, to assist with the project. Over the next few months, their team will be engaging with the local community to gather views. Please get involved and have your say on improving walking and cycling in Broughty Ferry:

- Visit <https://broughtyferryactivetravel.com> to record your comments and ideas on the map, and to complete the short survey on how you travel
- You can also email your comments to broughtyferry@systra.com
- Please encourage people that you know to visit the website

- Come along to the drop in session on 12th April at Castle Approach from 10am until 6pm.
3. **Minutes of previous meeting 5th February 2019:** Proposed as true record Fiona Potton, seconded, Joan Chalmers.
 4. **Matters Arising: Item 10** Stan referenced previous issue of overgrown vegetation footways along Claypotts Road. Approx 50% has now been tended to, Stan asked that the Councillors speak to relevant authorities to have the remainder seen to.
 5. **Chair's Report:** The SSEN (Scottish and Southern Electricity Network) north of Scotland Resilient Communities Fund is now open for applications. We live within an area which has identified resilience need but has not received funding from the fund in the past. The £140,000 fund is available and applications will be accepted until 23rd May. I can pass on the application form and further details to anyone who is interested in applying.

You are warmly invited to come along to the third and final meeting of the Dundee Big Lunch Takeover Task Force – in the Pavilion in Baxter Park from 12.30 – 3pm on Thursday 11th April and enjoy the opportunity to hear about and put further developments to the ideas which have emerged. Lunch is also provided. Natalie has previously attended the meeting and was very inspired by the possibilities. I can forward further information if required.

Natalie has met with Eileen Ure, who is a consultant who is looking to build her portfolio and is keen to offer 1 week of her time to become involved with a community association. This may include support towards a successful AGM, including help to establish a publicity campaign to advertise for new members etc. Is this something that we think would be useful? Natalie can make direct contact with Eileen if we feel that this is beneficial.

I have received an email from Chris Grant, from Abilitynet, which is an organisation that provides free IT Support to help older people and people with disabilities to use technology to achieve their goals as part of their ITCANHELP service. They have a network of friendly volunteers who are PVG checked that can help with most computer systems, laptops, tablet devices etc. If anyone would like to know more, I can provide further information.

Natalie has also asked me to let you know about Committee Skills Training, which can be a refresher course for some, new skills development for others and all experience is welcome and appreciated. Sessions are on 17th April, 24th April and 1st May. Times and venues are different, so if you are interested, I can let you know precise details.

Finally, I would like to announce that as of the AGM next month, I will be stepping down from my role as Chair of the CC. Due to family and work commitments, I do not feel as though I can commit to the role and the work involved. When I came along to a meeting about boundaries over 4 years ago, I never imagined that I would take on the role of Chair, far less stay in the position for 4 years. This would not have been possible without the support of my fellow current and previous Office Bearers, particularly John Watson and Joan Chalmers, whose emails and words of wisdom have helped me through some tough decisions. All Office Bearers (David, Stan) do a power of work, which I feel sometimes goes unnoticed – and I personally feel that it would be hugely positive if the other members were to help share out these roles. We have some challenging times ahead as a CC and if everyone pulls together, I am sure you will continue to thrive. I will attend the AGM and hand over the position of Chair to someone else. I am still undecided as to whether I will remain as a member at this point in time. Final thanks go to Natalie Mackland, who keeps us all in line and her support has also been invaluable.

6. **Police Report:** No report.
7. **Secretary's Report:** No report.
8. **Treasurer's Report:** £318.09 available for administrative purposes. David to request admin grant from DCC following the AGM in May.
9. **Planning Report:**
Planning Report 4th to 29th March 2019

During the above period 15 planning and 1 tree applications were validated, 2 deserved attention and 1 an explanation to the Community Council. A preliminary letter of objection was lodged on each of the following applications, the letters forming part of this report to be ratified or otherwise.

**19/00166/FULL – 19 Navarre Street, Broughty Ferry, Dundee.
Erection of Flag Pole**

This semi-detached two storey dwelling is situated on the south side of Navarre Street and is overlooked by the later dwellings on the north side. It is noted that the proposed flag pole will be 6 metres high taking it to the level of the roof gutter above the upper storey windows. Had the pole been three metres high then it may have been considered to lie within 'Permitted Development' limits and therefore planning permission would not be required.

However, the proposed flag pole is 6 metres high and is in direct conflict with Dundee Local Development Plan – Householder Development – Advice and Best Practice – Paragraph 3.7 – Boundary Treatments. It does nothing to *complement the existing*

character of the area, in fact it creates a sight barrier that interrupts the *consistent feature in the street*.

Its near proximity to 17 and 21 Navarre Street creates an overlooking nuisance and potential noise disturbance, the same applies to the dwellings on the north side of the street opposite No. 19.

The attached photo/illustration demonstrates how the proposed flag pole will interrupt the consistent feature of the street.

Broughty Ferry Community Council's **preliminary view is that it objects to Planning Application 19/00166/FULL**

19/00186/FULL – Erection of a Class 1 foodstore and Class 4, 5 and 6 or sui generis (trade counter) units, with associated car parking, access, landscaping and other works.

Land to the North of Arbroath Road and East of Tom Johnston Road, West Pitkerro Industrial Estate, Dundee.

We thank you for yours of 18th March 2019 and accept it as a formal consultation request for the above planning application.

Before making further comment, we draw your attention to the applicant's Design & Access Statement, page 16 – Sustainable Transport and Accessibility: *the objective is to minimize car usage and to encourage walking, cycling and the use of public transport*. This glib statement attempts to disguise the fact that while the proposed site may well be accessed by a few walkers and cyclists, because of its location within an industrial estate, it is inevitable the great majority of its potential users can only get there by car. The reference here to *'the use of public transport'* should be linked to the statement in page 3, Section 2: ASSESSMENT, which reveals that the nearest public transport is Douglas (Dundee) bus station. There is no such bus station, there was a bus stop at Sainsburys (Douglas) and it was located immediately along the east side of the Sainsburys store, this service has been withdrawn and Sainsbury has arranged, and meets the cost of, providing its own public transport to serve its store. There is no public service stop within 500 metres of the proposed development. The reason given for the withdrawal was because of the uncertain conditions at Claypotts Junction it had become impossible for busses to run to timetable.

To continue. Broughty Ferry Community Council, while mindful that it must approach each planning application in a fair and reasonable manner in order to judge the mood of the whole community, it must also seek to preserve the character of The Ferry and anything that could damage the integrity of that central unit must be avoided. **The Dundee City Council Local Development Plan 2019 (LDP), Section 7, opens by quoting from paragraph 58, of the Scottish Governments Planning Policy 2014: 'Town centres**

are at the heart of their communities and can be hubs for a range of activities. It is important that planning supports the role of town centres to thrive and meet the needs of the residents, businesses and visitors for the 21st century'.

Policy 21: Town Centre First Principle, of the LDP clearly states that all new or expanded uses should be located in a District Centre (Broughty Ferry is a District Centre and identified as such in the LDP). Proposals for such uses in other locations will only be acceptable where it can be established that; 2) *individually or cumulatively the proposal would not have a significant adverse effect on the vitality or viability of the District Centre, and, 3) the proposal would address a deficiency in provision which cannot be met within or on the edge of the centre.*

This Community Council is of the strongest possible view that this proposal is unacceptable and would have a significant detrimental effect on the vitality and viability of Broughty Ferry District Centre that is identified in Appendix 5, page 105 of the LDP. It would not address a deficiency in provision because there isn't one. Should the application be successful there is no doubt that it would lead to an immediate overprovision of foodstore outlets within this Community Council's boundaries and rather than the 35 jobs said to be created within this proposal, the net effect would undoubtedly be overall job losses leading to the opposite effect on Broughty Ferry District Centre to that planned within the LDP and indeed be at odds with the Scottish Government's Planning Policy.

The Design & Access Statement that is attached to the application provides information that 130 car parking spaces are planned to be provided and this provides reason to focus on traffic management issues in the area, particularly at the Claypotts junction on the Arbroath Road. Since there is an Aldi Store near to the Scott Fyffe Roundabout in Arbroath Road it is not unreasonable to suggest that although the Design and Access Statement targets the Douglas, Mid Craigie, Broughty Ferry and West Ferry Communities it makes no mention that currently its nearest rural store to the north is in Forfar, and to the north east Montrose. The catchment area for the proposed Pitkerro Aldi from south west of Montrose to Dundee is substantial and it will be car users that could be attracted to the proposed foodstore. Under the current traffic system at Claypotts Junction any traffic bound to the proposed foodstore from the east would have to use the right hand filter at the junction to enter Baldovie Road before turning right into Tom Johnston Road to pass south of the Sainsbury fuel station where the road narrows considerably before turning right into the spur that meets the east bound lane of the A92 where the entrance to the proposed development is planned a little to the north of the A92.

Traffic from the west through Claypotts junction will filter off the A92 on to the spur before entering the proposed development.

The current roads system that would support this development for traffic from the east on the A92 is unlikely in its present form to be able to cope with the increased volume

of traffic this development would generate. There is nothing in the Design and Access Statement that visits this and **Broughty Ferry Community Council object strongly to any development in this part of Pitkerro Industrial Estate that would add further density to an already difficult and congested traffic management system at Claypotts Junction.**

To conclude. **The preliminary view of Broughty Ferry Community Council is that it objects most strongly to planning application 19/00186/FULL.**

The meeting unanimously agreed both letters of objection.

The following application was validated on the 20th March:

**19/00196/PPPL – Land South of 12 Tom Johnston Road, West Pirkerro Industrial Estate.
Erection of Class 4 business, Class 5 general industrial and Class 6 storage and distribution.**

A statement attached to this Planning Permission in Principle application provides the advice that it is directly linked to application **19/00186/FULL** and will only take place should that application be successful.

No comment by this Community Council is advised on application **19/00196/PPPL**. The meeting unanimously agreed.

John J Watson
Planning Secretary

10. Licensing Report: Nothing to report

11. Matters raised by Community Councillors:

John Watson shared information in relation to a recent meeting he, Hugh Begg, Stan Nutt and David Easson had with John Hosie (Regeneration Manager) and Natalie Mackland. This was in response to concerns raised by long standing members of BFCC about its future given the demographic of existing community councilors and the need to fulfill the statutory remit of a community council. John intimated that it was a useful and interesting meeting, that nothing definite was concluded. Natalie added that what will follow will be, to a large extent, dependent on the energy of existing community councilors and herself in a support role, to get the community council in good shape going forward.

12. Contributions from Elected Members (ex-officio members)

Councillor Duncan

Road Works

a) Arbroath Road currently closed between Fairfield Road and Claypotts Lights to allow installation of pedestrian crossing as voted for by the public in last years "Dundee Decides" exercise

b) Dundee Road on going gas works, have encountered an unexpected problem with water ingress necessitating temporary Traffic Lights.

Clearly two out of the three major routes through Broughty Ferry being compromised (the third is Strathern Road) is unacceptable and I have raised this with the council who advise that the Arbroath Road works have been deliberately timed to be outside busy term time and are expected to conclude by Wednesday 10 April 2019 . I am also advised that two way traffic will be restored to Dundee Road by Wednesday or Thursday this week.

Although it is fair to note that the council did not plan for these works to run simultaneously and that the temporary traffic lights on Dundee Road were therefore unplanned, I have stressed to the council that brevity of simultaneous restrictions must be paramount .

Barnhill Primary Litter Pick, very pleased to have arranged with the Head and Deputy Head and for the third time participated in a litter pick with pupils who are very keen to be good neighbours and for this very reason we picked up two big bags full of litter from immediately outside the school.

Fly Tipping continues to be a growing problem and I have recently met with Police, Council Officials and Landowner at a location off Linlathen Road which has been the scene of repeated incidents of Fly Tipping, with a view to better signage, monitoring and if necessary prosecution of offenders. Dundee City Council and neighbours really must reflect upon the whether or not their current provision / charges for waste disposal are adding or subtracting from this costly blight.

Baillie Scott advised the meeting that he was due to hold another drop in advice surgery on Saturday 13th April in Broughty Ferry Library at 10am with the local community police officers. No appointment is required and he encouraged people to go along to meet the team and raise any issues they might have.

He reported on progress with the repairs to the steps at the seven arches. Work was nearly complete on reinstating the missing steps and the new handrail is likely to be installed w/c 8 April.

In respect of the council's proposals for the school/learning estate in Dundee an informal consultation has been launched. There is a feedback form on line which will be available until 7 June. A number of drop in sessions are planned to take place and there will be two at Barnhill Primary School: 14.5.19 from 3pm to 7pm and 22.5.19 from 3pm to 7pm. The sessions are open to all members of the community and those in Barnhill will hear about the option for pupils who live in the Barnhill Primary School catchment area to attend either Grove Academy or Monifeth High.

He has been liaising with David Hewick, a former member of the community council, about the grass verge at the bottom of Cedar Road. It has been cut up as a result of tradesmen's vehicles parking on it while working on the Anton House Development. David wrote to the developer to ask if, as a gesture of goodwill, they would be willing to reinstate the verge and they have agreed to reseed the area. Derek has also raised the matter with the council's neighbourhood services department and the area manager has indicated that he will redesign the verge to reduce the likelihood of future inappropriate parking but this work isn't likely to be done until September at the earliest as part of the winter capital programme.

Derek also had a site meeting with the area manager regarding the amount of litter discarded on the grass verge along Baldovie Road from Sainsbury's and also in Tom Johnston Road. The council isn't responsible for this land and enquiries are to be made about ownership to see if a plan of action can be devised to tidy the area up. It might be possible to engage with a team of volunteers to do a litter pick.

Temporary barriers have been erected on the pilot pier as some of the guardrail has rotted through. The council's property section will arrange for permanent repairs. The Ferry councillors previously had a meeting about the long term use of the pier and this recent episode might expedite some of the plans.

Derek had received a few complaints about the light controlled junctions on Queen Street at Fort Street and Claypotts Road. Apparently some drivers have not been in the correct lane for the manoeuvre they want to perform. The urban traffic control team are to check both junctions to ensure they are functioning as they should.

Some long called for carriageway repairs are to be carried out. Ceres Crescent is to be resurfaced commencing 8 April. The work will last approximately three weeks. Ferndale Drive is also to be resurfaced. The full list of carriageway and pavement treatments for 2019/20 is due to be published soon and it is hoped that many of the other streets in Broughty Ferry requiring attention will also be included.

13. Matters raised by members of the public

Fiona Lund and Ken Sutherland addressed the room on behalf of neighbours, reiterating concerns regarding the new trees that have been planted on the south side of the Eastern Esplanade and south of the beach pathway from Bridge Street to South Balmossie Street

The project engineer had made contact with the chair asking that she gather public opinion on this matter at this meeting, unfortunately this was never received by the chair. John Watson (Planning Secretary) agreed to give the request for a community council view attention with immediate effect.

To aid the process of gauging the opinion of the wider community, the project engineer intends to meet any members of the community who wish to discuss the introduction of the trees at the Bridge Street Car Park on the Esplanade, Friday 5th April at 9:30am.

14. AOCB

Beach Litter Pick, 7th April meeting at Broughty Ferry Castle at 11am.

Area of work around the dunes which is surrounded by herras fence is containing the lifebelt and litter bins. Natalie to report to engineers.

Next meeting of this Council will be held on Tuesday 7th May 2019 at the revised time of 7:30pm. The AGM will precede this at 7:00pm prompt.