

[Broughty Ferry Community Council](#)

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

1. Community Councillors Present: Adele McGrath (Chair); Hugh M Begg (Vice Chair) Joan Chalmers (Minute Secretary); John Watson (Planning Secretary); David Easson (Treasurer); Stan Nutt (Licensing Secretary); Fiona Margaret Potton; Carolyn Forrester; Charlie Delaney; Isobel McLean.

In Attendance: Natalie Mackland (DCC Communities Officer); PC Scott McEwan (Police Scotland); Sarah Williamson (Evening Telegraph).

Ex Officio: Bailie Derek Scott.

Members of the Public Present: JC Forrester; Jack Greenway; Doug McLaren; Sheila Beddows; Graham Beddows.

Apologies: Cllr Philip Scott; Cllr Craig Duncan; Pat & Sean Moore; Neil Cooney.

2. Minutes of the last meeting of the Community Council

These were agreed to be a true record, with the spelling of Panmurefield corrected.

Proposed by: Fiona Margaret Potton

Seconded by: Carolyn Forrester

3. Matters arising from the approved Minutes:

David had hoped to query Cllr Duncan on the website availability of the Dundee Trust he had told us about last month. It did not appear to work but perhaps it was because the time for applications had passed.

4. Chair's Report

Good evening and thanks to everyone for coming along tonight. I received an email from Graham Haig. He represents the Rotary Club of Broughty Ferry and was asking if I knew of the availability of defibrillators in our area as they are considering the financing of one for public use, but need to know if one is already available 24/7 and if you think it would be of any use. I replied, informing him of the new one in Brook Street, but do we feel one is enough, or would one at the opposite end be an idea? Discuss
Tayside Buses are offering children journeys for 20p again over the summer months.

Natalie has sent out an Update from the Mental Health and Learning Disability Service Redesign Transformation Programme. If anyone wishes to read this, I can forward it on to them.

Congratulations to all involved for what appears to have been a very successful Gala Day. Fingers crossed for a successful week ahead. It is wonderful to see the Maggie's Penguins all over Dundee, including the Ferry and congratulations once again to Neil Cooney as this looks to be

another success. It is lovely to see the Barnhill Primary School penguin here in the Library.

Have a lovely summer and stay safe!

5. Police Report

PC McEwan managed to pop in towards the end of our meeting during what is a very busy shift for him. Police Officers have been involved in several very serious incidents across Tayside as well as working in Broughty Ferry during Gala Week. Members asked if it would be possible to support the efforts to keep dogs and litter off the beach and PC McEwan agreed, that whilst the enforcement is by local Council Officers, anything that can be done to discourage unsociable behaviour will be supported.

6. Secretary's Report

The question of the reports from Elected Members was raised again and Joan confirmed that, following consultation with the Members, it had been decided that the reports would be sent to her in the days following the meeting. This gives the Elected Members the freedom to amend their report on the evening of the meeting dependant on circumstances and on the reports given by each Member. It also makes it easier for Joan to simply 'cut & paste'. The reports make mention of queries arising right up to the day of the Community Council meeting. If reports were to be circulated prior to the meeting, they would first have to be sent to Joan for onward circulation thus causing extra work.

Elected Members do not have access to the email/addresses of Community Councillors at present and with the introduction of GDPR, it is unlikely that the access to such information would be desirable.

Hugh M Begg asked that his dissension be noted as he feels that if the reports were to be circulated prior to the meeting (as the Planning and Finance reports are circulated), our members would have an opportunity to question Elected Members.

7. Treasurer's Report

The report had been circulated and shows a total balance in the bank at 2/7/18 of £1,149.05. The DCC Admin Grant of £570.00 has been received and this is a small increase on what had been expected due to an increase in population. The total in the Admin Fund is now £854.64. Payment to the Minute Secretary for ink has been made this evening. The payment to Marine Conservation has also been made.

8. Planning Report

Planning Secretary's Report 1^{4th} – 29th June 2018

During the above period 7 planning and 1 tree applications were examined and none merited further comment.

18/00115/FULM – Proposed Linlathen Housing Development.

Members will be aware of the decision of the Development Committee on the 18th June 2018 to refuse this application although it was recommended for approval by the planning department. BFCC's decision at its June meeting was to maintain its objection to the development already ratified and submitted. It saw no further purpose in making a verbal representation to the Committee but relied upon the democratic process to prevail.

This Community Council's thanks must be recorded for the efforts of its local elected members in gathering sufficient support to have the application refused by a majority vote at the meeting. The decision notice is attached for information.

Land to the North of Colliston Drive, Broughty Ferry.

After visiting this site last week, I found it necessary to draw elected members' attention to its state in an email copied to members. I would ask the meeting to ratify my approach on its behalf.

The Planning Secretary wishes to record his thanks to the Elected Members for their help in achieving the preferred outcome in the matter of the proposed development at Linlathen.

Hugh M Begg proposed acceptance of the Report, David Easson seconded and the members present agreed.

David asked about how future developments may be handled and Hugh advised that these would be subject to the same considerations, i.e. the current Local Development Plan followed by LDP2 once it has been finalised.



Ewan Maclean
Emac Planning LLP
Ballinard House
3 Davidson Street
Broughty Ferry
Dundee
DD5 3AS

Town and Country Planning (Scotland) Act 1997 as amended

With reference to the application received on 28 February 2018

Application Reference: 18/00115/FULM

Particulars of Development: Proposed Residential development comprising of 150 dwelling houses with associated infrastructure, access, landscaping,, drainage, SUDS and open space

Site Location: Linlathen, Linlathen Road, Broughty Ferry, Dundee, ,

Notice is hereby given that Dundee City Council has REFUSED planning permission for the above development as described in the application and the plans accompanying the application.

The reasons for refusal are:

1. The application is contrary to Policy 8 and Appendix 2 of the Dundee Local Development Plan 2014 which states that the site is for release in the second 5 year period 2020-2024 of the Plan. The proposed development is premature and could prejudice the delivery of the Western Gateway Strategic Development Area. There are no material planning considerations of sufficient weight that would justify approval of the application contrary to the Development Plan.
2. The proposed development is premature to the completion of The Scottish Government Planning and Environmental Appeals Division's examination of the Proposed Dundee Local Development Plan 2 and could prejudice the Reporters' decision on housing land supply and allocation.
3. The application is contrary to Policy 9 and Appendix 3 of the Dundee Local Development Plan 2014 as the development would fail to provide two parking spaces within the curtilage of all three bedroom houses to the detriment of residential and visual amenity of the area. There are no material planning considerations of sufficient weight that would justify approval of the application contrary to the Development Plan.
4. The proposed Surface Water Drainage System (SUDS) would develop an area of open countryside to the detriment of the visual amenity of the area and would be contrary to Policy 32 of the Dundee Local Development Plan 2014 where there is a presumption against all development. There are no material planning

Craig Swankie Planning Officer City Development
E-mail: craig.swankie@dundeecity.gov.uk
Tel: (01382) 433204
Dundee House , Floor 6, 50 North Lindsay Street, Dundee, DD1 7LS
REFULZ

considerations of sufficient weight to justify approval of the application contrary to the Development Plan

5. The application proposes 150 houses on only part of the allocated site H71(2) in Appendix 2 of the Dundee Local Development Plan 2014 and would result in over-development of the site to the detriment of the visual amenity of the surrounding area and the residential amenity of the surrounding houses. There are no material considerations that would justify approval of the application contrary to the Development Plan.
6. The proposed development would exacerbate existing capacity issues within local infrastructure and community facilities such as health care and education where the existing Primary School is close to capacity and the local General Practitioner Surgery is at capacity. The applicant has also failed to provide adequate public transport provision and community shops and services in the immediate area for use by the residents of the proposed houses.
7. The increase in vehicle movements to and from the site as a result of the development would have an adverse impact on the capacity of the local road network, would result in additional congestion and would be to the detriment of road, cyclist and pedestrian safety

Date of Notice: 25 June 2018

Gregor Hamilton
Head of Planning

Craig Swankie Planning Officer City Development
E-mail: craig.swankie@dundee.gov.uk
Tel: (01382) 433204
Dundee House, Floor 6, 50 North Lindsay Street, Dundee, DD1 7LS
REFULZ

9. Licensing Report

No requests for Licenses or for variations have been received.

10. Matters raised by Community Councillors

Joan spoke about the recent vandalism of the planters in Brook Street and how the local community has rallied around to offer help with watering, plants to replace those lost and new volunteers such as the children from a local nursery. It is hoped that everyone will try to ensure that everything is looking as good as possible for the visit of the Keep Scotland Beautiful judges on 3rd August. The jet washing of the pavements has been held up due to the need to clean City Square but will be carried out in the next couple of weeks.

Fiona asked about the toilets at Windmill Car Park as she had found these to have broken locks on the doors and a lack of toilet rolls as well as hand towels.

Baillie Scott offered to take this as an action point.

David and Carolyn both raised the problems with dogs on the beach at several points. Fiona confirmed that Peter Sandwell was looking at new signage following the last Beach Management Committee.

11. Contributions from Elected Members (ex officio members)

Baillie Scott said the issue raised at an earlier meeting regarding the glass recycling bin at the wide Dundee Road railway bridge junction had still to be resolved. In response to soundings he had taken, including the view of the community council, he had asked the council not to proceed with relocating the recycling container to Douglas Terrace, as it had intended to do, but instead replace the glass bin in its current location with an NRP unit and to have another look at the possibility of waiting restrictions at the location. The officer in the Neighbourhood Services Department dealing with the issue has advised that he would return to the area to see if it is suitable for an NRP unit and waiting restrictions. Baillie Scott will ask for a progress report in due course.

He also provided an update on the on-going works at the railway station. In a response from Network Rail's project manager he was advised that in addressing the historical stepping distance issue, consideration had to be given to how this could be achieved without affecting the stations listed building status. The platform in front of the station buildings, which is lower, will be used as a walkway through the station canopy up a new ramp onto the operational platform. The spaces between the canopy columns will be finished with ornate fencing to match that already there between the building and first column and will extend through to the ramp.

The pavements in Camperdown Street are to be resurfaced this year. Baillie Scott has asked the Roads Maintenance Partnership manager whether Harley Street, which is due to have a small section of unadopted pavement brought up to standard in the next financial year, could be attended to at the same time given that there would be staff, materials and equipment on site. He was advised that due to the section of Harley Street footway not having been included in the current year's unadopted footway programme the council

hasn't served notice on the relevant frontagers. The owners are to be contacted to see if it is possible to obtain their written agreement to undertake the pavement work in Harley Street this year.

Bailie Scott also welcomed the work being done to improve the condition of the concrete pavements in the area. A number are receiving a slurry seal treatment this year, including some he has received a lot of complaints about recently such as a section of King Street, the pavements over the Claypotts Road railway bridge, which have been completed, and Home Street, which is currently being done.

Cllr Craig Duncan

I regret that something has arisen this afternoon which prevents my attending tonight but I wanted to share a few updates on matters I have been involved with recently and in order not to take up too much of the valuable time of the volunteers who run BFCC, I have limited myself to three topics only:

1. I am very pleased to report that the rail bridge in Church Street which although structurally sound was in a poor rusty visual condition has now been repainted where easily visible from the street. The bridge was not scheduled for painting for another two years or so and I am therefore very grateful for the assistance of officers at Dundee City Council in helping me convince Network Rail to act sooner as in my opinion appearances do matter.
2. On the basis that appearances do indeed matter, particularly when trying to attract tourist business, I have been asking the council since the beginning of June to jet wash the frankly filthy pavements in Brook Street and Gray Street (and arguably elsewhere too) but although promised, the work has been continually delayed to broken down equipment awaiting spares parts and this together with the need to clean the City Square after graduation, Slessor Gardens after music events has been the repeated response. Accordingly, I contacted the Head of Environment direct who agrees that none of this is good enough for a city that is trying to establish itself as a serious tourist destination on the world scene and he has agreed to prioritise the Ferry, as well as accepting my contention that all of this reveals a lack of the necessary resources for officers to carry out this essential work and I intend to pursue this.
3. Given that local government is increasingly being asked to do more with less, I think we have to get creative if we want to maintain / improve facilities and accordingly I have been in touch with the Council and Broughty Ferry Traders to see if some form of sponsorship by traders of the Crazy Golf and / or Kiddie Karts might be arranged and both parties have agreed that they are interested and I am hopeful of at least some progress this year and more next year, perhaps such a deal would represent a "win – win" situation whereby local business gets a chance to advertise appropriately and council tax paying residents get

better facilities but without paying extra tax.....certainly worth exploring at least.

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

None raised prior to the meeting.

13. AOCB

Jack Greenway pointed out that the recycling bins at Windmill Car Park need to be emptied far more often as they always seem to be overflowing. He asked about litter picks on the sand dunes and if the litter pickers which can sometimes be seen on the beach could extend their picks to the dunes. Doug McLaren asked if the Community Payback teams are still doing work on the beach.

Natalie Mackland agreed it would be a good idea to ask for extra clean ups during this period of good weather.

David Easson asked Bailie Scott if there was still a problem with the brown bin uplifts and Bailie Scott replied that as far as he is aware, there is still a short delay. He will update members on this matter.

Stan Nutt asked if an FOI request could be of use in finding out how often enforcement is carried out on dog fouling and on littering. Stan also asked that members of the public take note that if they wish to participate in the meeting they must let the Minute Secretary know in advance of matters to be raised (under Item 12).

Natalie Mackland gave us an update on the Dundee Decides event, confirming a report is being prepared and it is hoped that a similar vote will be held every two years.

The successful projects this year are;

1. Reres Hill and Grassy Beach Nature Trails:
2. Orchar Park, Dawson Park and Grassy Beach Outdoor Exercise Equipment (Trim Trail):

3. Inclusive Play Equipment:

Timescale for Design for these 3 Projects is July 2018 with Timescale for Construction = September 2018

4. Gillies Park Footpath Lighting: - Timescale for Design = January 2019 with Timescale for Construction = March 2019

There is an underspend on the projects of £35,000 and it is proposed to give all of this to Play Equipment.

Natalie hopes it may be possible to bring forward the installation of the lighting at Gillies Park as it would be helpful to have new lighting earlier in the winter.

The meeting closed at 8.00pm

The next Ordinary meeting will be on Tuesday 4th September at 7.00pm in Broughty Ferry Library.

JC