

DRAFT  
Broughty Ferry Community Council

**Minute of meeting held at Broughty Ferry Library on 7<sup>th</sup> May 2019**

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

**Apologies:** Hugh Begg (Vice-Chair), Councillor Craig Duncan, Councillor Philip Scott, Pat and Sean Moore

**Ex-officio:** Baillie Derek Scott

**In attendance:** Natalie Mackland (DCC Communities Officer)

**Members of the Public Present:** 6

- 2. Minutes of previous meeting 2nd April 2019:** Proposed as a true record by Stan Nutt, seconded Isabel McLean.
- 3. Matters Arising: Item 4** Stan referenced previous issue of overgrown vegetation on footways along Claypotts Road. Email update from Cllr Duncan confirmed that he had been assured that the households in question had been letter dropped requesting they take action.
- 4. Chair's Report:** Natalie forwarded an email regarding the charge at the ATM machine in Barnhill. Following a letter of complaint about the new charge from the LCPP, a reply from the Payment Systems Regulator had been received and was available to read. Correspondence was also received from the Scottish Government about Unconventional Oil and Gas addendum consultation, again available to read for those interested.
- 5. Police Report:** No report.
- 6. Secretary's Report:** No report.
- 7. Treasurer's Report:** £318.09 available for administrative purposes, £932.50 across all funds. Independently examined accounts presented and approved at AGM immediately prior to the meeting.
- 8. Planning Report: 1<sup>st</sup> April to 3<sup>rd</sup> May 2019**

17 Planning and 2 Tree applications were examined during the above period and 3 deserved attention.

The first **19/00200/FULL** refers to an application from the agents of Forfans, Brook Street, Broughty Ferry. It seeks to amend Condition 4 attached to Planning Permission **09/00697/FULL** to allow the premises to open on a Friday and Saturday until 2 am. A similar application was presented in 2018 **18/00791/FULL** but was withdrawn on 5<sup>th</sup> December 2018. An application to extend opening hours was made under **18/00617/FULL** for premises at 297 Brook Street, Broughty Ferry, was granted on the 16<sup>th</sup> November 2018, subject to conditions. In the absence of evidence of public upset in whatever manner should this application be granted, Broughty Ferry Community Council should be content to rely upon the offices of the Police and Planning Department to carefully consider and decide this application.

Next is application **19/00266/PAN**. This is a Proposal of Application Notice for a residential development with associated infrastructure, access roads and footpaths, drainage and SUDS, landscaping and open space. The site is 18.86 hectares and lies to the west of Balmossie Terrace and Balmossie Meadow, Broughty Ferry.. It gives notice of a public consultation event on the 11<sup>th</sup> July 2019, 3pm to 6pm at Panmurefield Baptist Centre, Lawers Drive. The application was made by John Hadley Associates Ltd on behalf of Balmossie Developments Ltd.

This land is designated *Open Countryside* in the Dundee City Council Local Development Plan (LDP) adopted in February 2019. Policy 31 of the LDP is very clear in regards to Development within the Open Countryside and this application ignores the fact that the land has been so designated and chooses to completely dismiss the content of Policy 31. In reply to an enquiry by Baillie Derek Scott in reference to this application Gregor Hamilton, Head of Planning and Economic Development, Dundee City Council, confirmed that the site was not allocated for housing development in the Dundee Local Plan 2019. He also informed that during the LDP preparation process the same planning consultant sought a housing allocation on the site. BFCC records its appreciation of Baillie Scott's attention to this matter.

It is recommended that Broughty Ferry Community Council closely monitor this application and declare publicly that it will strongly oppose any attempt to develop housing that invades sites designated as open countryside within its boundary.

Finally, application **19/00288/PAN**. This gives notice of a public exhibition to take place on 6<sup>th</sup> June 2018 at Panmurefield Baptist Centre of a proposed residential development with associated infrastructure, access, landscaping, drainage, SUDS and open space. The application is made by Emac Planning on behalf of Kirkwood Homes Limited. The opening time(s) of the exhibition is/are not included.

The proposed development is at Linlathen, Broughty Ferry in land designated for housing development in the LDP (site H46) adopted in February 2019. While the detail of this will not be made known until the exhibition is held and the results incorporated in a

future full planning application, it is a continuation of the Kirkwood Homes recently approved application **18/00115/FULM** for a 150 dwelling house development immediately to the west of this proposed site.

After due consideration it is recommended that BFCC should remain silent on this application by reason that, although it objected to **18/00115/FULM** which was initially refused by DCC but later approved on appeal, its reasons for objection on this occasion would be broadly the same as before, except, one of its reasons then was that that application was outwith the 2014 LDP H46 allocation timescale. The current proposal is within the 2019 LDP timescale.

John J Watson  
 Planning Secretary  
 3<sup>rd</sup> May 2019

9. **Licensing Report:** Stan Nutt reported an extension to licensed hours at Forgangs, variation to license at Forthill Sports Club to allow off license and major variation to license at Sol Y Sombra to increase hours of on and off sales.
10. **Matters raised by Community Councillors:** David Easson reported satisfaction in seeing the improved play park at Forthill underway.

Concern raised about overgrown hedge at corner of Abercromby St and Strathmore St, at a veterans home, which needs to be actioned. Stan to discuss with contact he has for the management of the Veterans Homes.

#### 11. **Contributions from Elected Members (ex-officio members):**

##### **Baillie Scott**

Following on from John's mention of the Beach Crescent phone box during his planning update, Baillie Scott provided further information about its future use. He had contacted the planning department to ask what was to be done with the box to ensure its retention. In response the senior engineer advised him that moving the box while owned by BT would cause an added level of complication to the flood defence project. Previously Broughty Ferry Traders Association had asked the community council to facilitate its adoption so it has been proposed that the council will purchase/adopted it (£1), move it, refurbish it then pass it onto the traders to use as they wish. The suggested location is opposite the middle of the Gray Street junction within the new footpath. Derek had told the department that he doesn't necessarily agree with the proposed location and was advised that this is up for discussion.

Derek is to be joined by the community police officers again at his surgery on Saturday 13th May at 10am. Anyone who would like to discuss community safety and crime prevention issues is welcome to come along for a chat and advice.

Everything is ready to go with repairs to the wall at the railway bridge on Dundee Road. It just requires the green light from Network Rail. Joan Chalmers asked if, given the vans

currently parked there will have to be moved for the repair to be carried out, the area could be tidied up. Derek said he would raise this with the environment department. A number of Broughty Ferry roads and pavements feature in this year's roads maintenance partnership programme of works including Ceres Crescent (which has been done), King Street (work starting this month), Ferndale Drive, Maule Street, Dundee Road (bridge to Westfield Road) top end of Claypotts Road, Tircarra Place, Bath Street and Yewbank Avenue. Other locations will have temporary patching and different surface works during the course of the year.

Derek wrote to Royal Mail about the number of poorly maintained grey pouch boxes in the area. In response he was advised those storage boxes that are no longer required will be removed however most are to be retained for contingency purposes. These are to be earmarked for painting.

Cllr Philip Scott has been in contact with Post Office Ltd and the latest response received about the post office in Barnhill is that expressions of interest have been received to provide a PO counter and these are currently being progressed.

Derek contacted the environment department about the unsightly boulders that have been located around Broughty Ferry harbour. These have been placed there as a consequence of a car driving over the edge last year. They will be replaced with a permanent barrier when the flood defence works reach the harbour area, but as this could be some time away a more suitable alternative to the rocks is to be investigated. Grove Academy is unveiling its restored war memorials on the evening of 12 June 2019. The school is keen to get in touch with relatives whose names appear on the Grove Academy Roll of Honour to encourage their presence at the ceremony. Members of the public are also welcome to attend and should email the school to reserve a place. ddjanderson201@glow.sch.uk.

Broughty Castle Museum is 50 this year. To celebrate the anniversary P5 from Forthill Primary School are to be involved in an event at the castle at 10am on 30 May.

**12. Matters raised by members of the public:** No matters intimated.

**13. AOCB:** Natalie provided an update on the survey which has been undertaken in Barnhill. All 595 households in the datazone have been contacted with 85 returns to date. Massive thanks expressed to those who gave up time to help with the door knocking exercise, special thanks to David Easson and his Broughty Ferry Churches colleagues. The Health and Wellbeing group, when it next meets, will consider the returns and establish themes for improvement.

Community councilors met in April to discuss how best to strengthen the organization moving towards elections at the end of this calendar year. One decision made was to resurrect a poster advertising meetings. These will be available at future meetings for those present to take copies and display them in appropriate venues.

**Next meeting of this Council will be held on Tuesday 4<sup>th</sup> June 2019 at 7:00pm.**

