

Broughty Ferry Community Council

Minute of Ordinary Meeting held in Broughty Ferry Library on 3rd September 2019

Meeting opened 7:00 pm

1. Community Councillors Present:

Stan Nutt (Chair), David Easson (Treasurer), Neil Cooney (Communications Secretary), John Watson (Planning Secretary), Fiona M Potton., Adele McGrath, Hugh Begg, Charlie Delaney, Isabel McLean, James Doig

In Attendance:

Natalie Mackland

Ex Officio:

Baillie Derek Scott;

Members of Public Present:

Norma McGovern, Fiona Lund, Doug McLaren

Apologies:

Carolyn Forrester, Councillor Craig Duncan, Councillor Philip Scott,

Stan Nutt, chair, welcomed all to the meeting and apologies were noted.

2. Minutes of Previous Meeting

Typos noted, David Easson spelt incorrectly, trial not trail at section 11 and Ferry LCPP at section 13.

Subject to the above changes, proposed for approval David Easson, seconded Fiona Potton.

3. Matters Arising

Item 3, overgrown vegetation and hedges obstructing footways previously reported, some improvements were noted but further action is needed and Councillors present noted the position and will continue to pressure those responsible.

4. Chair's Report

As the first of the new session, Stan thanked Adele McGrath, outgoing chair, who had committed so much to the work of the community council over the previous 4 years.

With elections due later this year it's hoped that a new energy can be engendered.

Stan shared information about correspondence received from Natalie including: NHS Child Healthy Weight Plan (Natalie had a copy available to view/take), availability of Hogmanay

Grants and an email seeking ideas for spend on Broughty Ferry District Shopping Centre. This specifically related to a capital allocation that City Development has for spend within the 5 District shopping centres across the city, as identified in the local Development Plan, including the main shopping area around Brook Street. No ideas were put forward by the Community Council however the Traders Association did respond with a number of suggestions which Natalie sent forward to City Development colleagues.

Nomination period for new Community Councillors will run from Monday 30th September until Friday 25th October. Relevant paperwork will be available in the library and online

5. Police Report

No Report.

6. Secretary's Report

No Report.

7. Treasurer's Report

Currently £793.09 in the account available for administration purposes.
Total of £1407.50 including other specific funds.

8. Planning Report

Planning Report July 1st to August 30th 2019

Of the 30 planning and 12 tree applications validated and examined over the above period none deserved BFCC's actual attention. However, the possibility of murals being painted at various sites around Dundee including Broughty Ferry was raised and minuted at the last meeting. This has led to planning application **19/00568/FULL – Castle Green Hall, St Vincent Street, Broughty Ferry, Dundee. DD5 2HA – Proposed Painting on Wall** being validated on the 13th August 2019. The application has been made by Robertsign of Happyhillock Road, Dundee and seeks permission to paint a sign on the wall of Castle Green Hall. It will add interest to the area and it is considered that BFCC remain silent and allow the planning department to decide, since such paintings have appeared elsewhere in the city. A photo of the proposed painting on Castle Green Hall will be made available at the September meeting.

Anton House. Immediately after the July meeting a resident of The Old Dairy off Fort Street contacted BFCC complaining that the sites of a bike store and recycling area were being erected in sites opposite to those originally agreed and now constituted an overlooking obstacle as the open topped recycling area was now directly under those residents of the West Old Dairy complex's windows creating a potential eyesore. On behalf of BFCC the following letter was sent to the planning department:

17/00158/FULL – Anton House

You will be aware from past correspondence relating to the above that this Community Council spent a great deal of time and effort in consulting, considering and debating this development before lending its support in its letter dated 3rd April 2017. It was therefore most satisfied when the application was approved according to the Decision Notice dated 15th August 2017. This decision was supported by a Committee Report (Approval) dated 14th August 2017.

Page 24 of the papers presented to the Dundee City Council Development Management Committee meeting on 14th August clearly shows the site plan agreed and noted plan 04 in the Decision Notice. The applicant's reference to this plan is Project Number 15-413; Drawing Number (PL) 02; Revision L. The location of secure bike store 2 to the north of the recycling area was sympathetic to the overlooking effect of those living in the Old Dairy development in Forthill Road, a matter this Council at the time considered extremely important.

It has been brought to our attention by a resident living in the Old Dairy that the originally agreed locations of these units have been reversed and as a result those living to the north east of the site suffer overlooking an open-topped recycling area. Investigations reveal that on the 13th October 2017, under Condition 3 of the Decision Notice a Revised Layout of Bike Store 2 was presented, which shows that the original locations of the Bike and Recycling units had indeed been reversed.

This Community Council does not have the resources to monitor the progress or otherwise of the approved developments in its area and relies upon the Development Department of DCC to control during the build process what had been approved and impose the conditions, if any, under which such approval was granted. It recognises that during the build process adjustments to the design of what has been approved may be required and that, generally, such adjustments are considered by way of a revision application and decided by powers delegated to the Planning Department of DCC.

In the case of the Revised Layout – Bike Store No. 2 submitted on the 13th October 2017 by the developer, it would appear that this was approved on the nod through the use of delegated powers.

The reason Broughty Ferry Community Council supported Planning Application 17/00158/FULL was that it was persuaded, after two years of changes to the developer's initial application, that the site plan submitted as part of the successful application along with the other supporting documents presented to the Development Committee on the 14th August 2017, satisfied the majority of the Community's concerns.

To seek a revision of the site plan two months after the application was approved must have been for good reason, however, in seeking such revision the developer, and indeed the Planning Authority in its acceptance of the review, failed to consider the overlooking effect on the Old Dairy due to such revision. Plan 4 referred to in the

Decision Notice of 15th August 2017 reasonably mitigated the overlooking aspect from the north east of the site and was accepted by the residents there.

No attempt was made by the developer or the planners to seek the views of the residents to the north east of the change – it was imposed.

Broughty Ferry Community Council calls upon the DCC Planning Department to urgently review its support of the Revised Layout submitted by the developer dated 13th October 2017 and revert back to the content of the site plan forming part of the documentation of the application approved on the 14th August 2017.

The matter was resolved sensibly on 24th July when Gregor Hamilton, Head of Planning, informed Baillie Scott of a compromise that had been reached, which although not to the complainant's entire satisfaction, was sufficient to allow the development to continue without hinderance to completion.

The residents of The Old Dairy have recorded their thanks for the support of BFCC in assisting to resolve the problem.

John J Watson
Planning Secretary
30th August 2019

9. Licensing Report

Nothing to report.

10. Matters Raised by Community Councillors

Fiona Potton shared information about the need for individuals to be aware of some advertisement/flyers for home and gardening/maintenance works. Some firms do not deliver an acceptable service.

Hugh Begg informed the meeting that as part of the flood prevention works proposed at the Esplanade, an ecology plan is to be prepared for the dune areas. He will circulate further information in due course.

James Doig enquired about progress with suggested engineering works required at the junction of Balgillo Road and East Balgillo Road which is worsening. Baillie Scott to pursue.

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

Report from Baillie Derek Scott

In response to a question about school capacity Derek said that the council's Children and Families Committee was due to consider a report on the informal consultation regarding the school estate. One of the items included in the consultation was the reintroduction of the option for pupils residing in the Barnhill Primary School catchment area to attend

Monifieth High School. There had been a positive response to this proposal from the Barnhill school community however it couldn't now be taken forward as it was predicated on a tri-council school being built at the western gateway and both Perth & Kinross and Angus have stated they don't intend to proceed. It might well be that Angus Council will now look to extend or rebuild Monifieth High School and perhaps the option for Barnhill pupils could be pursued again at that time, but it would require the support of Angus Council

The annual review of polling places has recommended moving a few houses in Gairloch Road, Gauldry Terrace and Sunart Street from the Forthill Primary School polling district to the Barnhill Community Lounge polling district.

The refurbishment works at the timber parapet on the pilot pier are currently being designed and following procurement it is envisaged works will commence in October.

Derek circulated a plan for phase 2 of the Forthill play park upgrade. These are due to go before the council's Neighbourhood Services Committee in September for financial approval.

The City Development Committee is consulting on proposed street names for the residential development at Balgillo Heights. Derek said he is minded to suggest a historical theme with ties to Broughty Ferry. The community council indicated its support for this.

He has contacted both Scotrail and TACTRAN to request additional shelter provision at the new raised platform at Broughty Ferry Railway Station.

He had been contacted by Stan about a parked vehicle advertising a motobility scheme near the over bridge at Dundee Road/West Queen Street, which was closer to the bridge than the Harridge vans located there. He raised the matter with the local police officers and the council's roads team. The car has since been moved and hasn't so far reappeared.

Derek reported giant hogweed growing along the railway line between Margaret Crescent and Ralston Road which was treated, but at the same time he noticed that the height of the council maintained hedge, if not cut back, would soon start to impact on the view from the road of the Fife coastline and Broughty Castle. To ensure that this vista is retained for pedestrian and vehicle passengers he asked the council's environment section if it could be cut back a bit. He has since been advised that work has been scheduled for later this autumn /early winter.

He had been contacted by residents about traffic movement through the low and narrow bridge at St. Vincent Street. Vehicles sometimes drive under without checking that they can pass completely through. If a vehicle has so stop part way through due to a queue of vehicles at the lights it can cause a blockage. He raised the matter with the council's roads team and it has been arranged for engineers to inspect the location to see if additional signage or road markings would be appropriate.

Derek mentioned the recent heavy rain and the seemingly inability of Broughty Ferry's storm water sewers to deal with it. He said that the Road Maintenance Partnership is liaising with Scottish Water about the sewer capacity and its plans to mitigate against these occurrences. One particular hotspot is at Dundee Road near to the former West Ferry Post Office. Some additional gullies were installed there a few years back and consideration is being given to installing a further larger drain.

Derek raised with the council the possibility of providing beach wheelchairs at Broughty Beach similar to the beach wheelchair scheme in operation at the West Sands, St. Andrews. He was advised that inclusive access to the beach is being investigated, including the

feasibility of a beach wheelchair scheme and an overview would be provided in the coming weeks.

12. Matters Raised by Members of the Public (previously intimated)

No items raised.

13. AOCB

Information shared about the proposed removal of 3 public telephone boxes in the Ferry Ward, at Nursery Road, Strathmore Street and Dalhousie Road. Those present felt this would have a negative impact in communities, especially where there are concentrations of elderly residents.

It was agreed that the Community Council would object to the removal of all 3.

The next meeting of Broughty Ferry Community Council will be held on Tuesday 1st October at 7 pm in Broughty Ferry Library.