

Broughty Ferry Community Council

Minute of Ordinary Meeting held in Broughty Ferry Library on 7th December 2021

Meeting opened at 7.00pm

Due to the absence of the Chair and Vice-Chair, members present accepted that in the exceptional circumstances, Secretary James Doig should Chair the meeting. It is noted that under the Broughty Ferry Community Council Constitution, section 9 (c) without the express approval of the local authority no one member shall hold more than one of the following offices at any one time: Chairperson, Secretary or Treasurer. However, the Secretary's role would as Temporary Chair for the current meeting only in circumstances not covered by the Constitution or Standing Orders.

1. **Community Councillors Present**

James Doig (Secretary), John Watson (Planning), Stan Nutt (Licensing), Charlie Delaney, Chris Johnson, Gavin Mackenzie, Isabel McLean.

In Attendance

Sarah Barham.

Ex-Officio

Bailie Derek Scott.

Apologies

Neil Cooney (Chair), Anna Robb (Vice Chair), David Easson (Treasurer), Doreen Phillips, Brian Stewart, Fiona Potton, Tara Javed, Natalie Mackland, Cllr Craig Duncan, Cllr Philip Scott. PC Steven Wallace, PC Fiona Hall.

Members of the Public Present

Nil members of the public were in attendance.

2. **Minute of Previous Meeting (2nd November 2021)**

The Draft Minute previously distributed to all members was agreed in its entirety and proposed by John Watson seconded by Gavin Mackenzie.

3. **Matters Arising from Previous Minute**

There were no matters arising from the previous minute.

4. Chairs Report

Nil

5. Matters Raised by Members of the Public (Previously intimated)

Extended licence for temporary enclosed outside seating area occupying public space for the Ship Inn and possibility of making a permanent structure.

To be discussed under (9) Planning Secretarys report.

Possible closure of Ferry House Care Home.

There was a short discussion as the closure of the home was not imminent (possibly 2024).

Upgrading of the home is not a viable proposition due to the layout and size of the rooms.

6. Action Plan & Public Engagement Ideas

Nil

7. Police Report

Nil

8. Secretary's Report (Previously distributed)

Update on Broughty Ferry Flood Protection Scheme (Previously distributed)

We have progressed with works up Fisher Street from James Place, reinstating the pavements and sections and resurfacing the new road. Outside the RNLI lifeboat house we have paved the new carpark for RNLI, pavement and road. We are currently working at the top of Fisher Street / Gray Street where we continue to install the new flood defence wall and active walkway, also redoing the pavements and road. We have also made a substantial start to Beach Crescent where the road is now closed while we progress further up Beach Crescent. The new precast concrete steps have also been installed and work has begun on continuing the wall, road and pavements. We still remain on schedule, hoping to complete by March / April next year.

Correspondence

The following correspondence has been received since our last meeting of 2nd November 2021.

4/11 Emails from Graham McKee regarding WRBF Presentation.

5/11 Ferry Community Collective Event, Thursday 25th November at 6.00pm.

10/11 West End Blethers Café info, (Dundee Voluntary Action).

12/11 Gillies Park play area plans (To DCC for approval 22/11/21).

17/11 Explore Dundee – Zero emission bus introduction.

17/11 Covid & Flu Vaccinations available for unpaid face to face carers.

18/11 Ferry unpaid carers café, St. James church (Monday 10 – 12am).

19/11 Web form; query regarding extended licence for area outside the Ship Inn.
22/11 Mental Health & Community Wellbeing Fund.
22/11 Funding Information (12 days of giving & Warburtons Community Fund).
24/11 "Tombola" Friends of Broughty Library; 10th & 11th December.
26/11 Ferry House Care Home closure.
2/12 Public view consultation on period poverty within Dundee.
Following email contact with Mr McKee regarding WRBF Presentation.
He is unable to attend the 7th December meeting but has been slotted in for the meeting on 1st February 2022.

In 2020 we were offered an old Broughty Ferry butchers ledger and wooden till which the Community Council agreed to accept and I collected from a family member. As I have had it since before lockdown, are there any suggestions what should be done with it ?.
Suggestion were the 'Fleshers' – Incorporated trades of Dundee, City Archives or the McManus Gallery.

9. Planning Report for the period 1st – 30th November 2021 (Previously distributed)

Local Development Plan;

The Town & Country Planning (Scotland) Act 1997 as amended, requires each Planning Authority to prepare a development scheme, and review it annually. Legislation requires the Council to undertake a review of its Local Development Plan regularly to ensure that an up-to-date plan is always in place. A major change is that Local Development Plans will be prepared and adopted every ten years, rather than every five. The Planning Secretary will seek a meeting to explore the role of local Community Councils regarding the changes that will be brought about in 2022 when New regulations and guidance will be published as a result of the Planning (Scotland) Act 2019.

21/00504/FULL; Proposed extension to east elevation, proposed double garage and alteration of existing boundary wall – 26 Westfield Road, Broughty Ferry.

BFCC have been informed that this application has provisionally been placed on the draft agenda for consideration by the Planning Committee at its meeting on Monday 13th December 2021. BFCC made representations regarding the detail of this application and took a neutral view on its outcome.

20/00823/FULL – Former walled garden, Linlathen Grove, Broughty Ferry – Erection of 16 dwellings and associated infrastructure.

BFCC objected to this application which was subsequently refused by notice dated 20th May 2021. The decision was appealed. A letter from the Scottish Government's Planning and Environmental Appeals Division sent to BFCC and dated 25th November 2021 contains the Reporters decision, which dismisses the appeal and refuses planning permission.

The decision notice extends to 66 paragraphs and content too long to be recorded here. The full text is available on request to the Planning Secretary.

**21/00048/FULL – Garden ground to rear of 182 Long Lane, Broughty Ferry –
Erection of one and a half story building.**

BFCC objected to this application which was subsequently refused. A review of the decision was requested by the applicant. It was considered by the Local Review Body that issued its decision dated 26th October 2021

[Dundee City Council's Local Review Body upheld the determination of the appointed officer and refused the application under review].

21/00689/FULL – Change of use from public footway to outside dining and drinking area, including the erection of a shelter (Retrospective) Temporary 2-year permission).

This application was examined when first validated on 6th October 2021 and seemed to be a simple retrospective application to confirm the Temporary 2-year permission, BFCC remained silent. However, circumstances have since changed and as a result BFCC's preliminary view has been sent to the Case Officer dated 29th November 2021. The following stands to be validated, amended or otherwise.

BFCC examined this application after it had been validated and concluded that it had been made to formalise the erection of a shelter which as built did not conform to Covid guidelines and therefore should have required planning permission before it was erected. It was also mindful that the application was retrospective and subject to the temporary 2-year permission provided by DCC, probably sometime during mid-2020. It followed that this permission would end mid 2022 when the temporary structure would be removed, depending on the state of Covid advice then. BFCC was content to allow the application in these circumstances to follow normal planning procedures to decision and remained silent.

The Scottish Government's current planning advice in regard to such temporary Covid structures may be sympathetic to their longer-term retention providing they meet local planning criteria. This being the case BFCC wish to make its position clear in that regard. It regards the shelter as a temporary structure at variance with the character of the Broughty Ferry Conservation Area (2014) and also that the current temporary permission relates to the use of a public space.

The whole area is currently being redeveloped to a high standard with the provision of improved road and pedestrian access linked to the Flood Protection Scheme. BFCC is anxious that nothing should mar the ultimate attraction of this particular historic area of Broughty Ferry when the current works are completed. It views the temporary shelter as a potential eyesore in that regard should it remain for the longer term. The increase in width of the pavement was **not** to provide space for external eating and drinking for the Ship Inn but for the benefit and enjoyment of the whole community and the temporary shelter will inhibit such advantages and must be removed when the temporary permission period expires.

Additional photographs and further information with regard to this application is available from The Planning Secretary.

BFCC while content to support temporary permissions to provide local hospitality businesses with external facilities to reduce the impact of Covid, **it objects strongly to this Planning Application** which now sees as being detrimental to the character of the Broughty Ferry Conservation Area (2014) and to the super improvements provided by the Broughty Ferry Active Travel Project coupled with the Flood Prevention Scheme should the application be approved for the long term. It further

provides its strong view that the temporary shelter structure should be removed immediately upon the date of expiry of the current temporary permission period. Report proposed by James Doig, seconded by Stan Nutt and agreed by members.

Other businesses have conformed to Covid guidelines with regard to temporary outside structures. The temporary period could be extended by Government depending on the Covid situation and will be reviewed by Dundee City Council.

Broughty Ferry Active Travel Project.

Very little to report, progress still being made although the Mill Street stopping-up order has gone to Government for decision which could take up to a year, will delay the project.

10. Licensing Report

Dundee Gin Company, Tom Johnston Road. Outlet / distribution centre has applied for a licence.

11. Public Relations Report

Nil

12. LCPP Report

Nil

13. Matters Raised by Community Councillors

Grove school buses; The Fishers buses still wait in Claypotts Road with engines running (which they have been doing for a number of years). Parking is also causing a problem, when local buses stop other vehicles pass on the wrong side of the bollards in Claypotts Road.

Loading bays in Brook Street; car's getting parking tickets in bay's when delivering boxes of items to charity shops.

There was to be a review of these loading bays but was on hold due to Covid.

Derek Scott to request an update from the council.

14. Contributions from Elected Members

Bailie Derek Scott's Report (Previously distributed).

Storm Arwen; In the last week I received dozens of enquiries regarding fallen trees and property damage as a result of the storm. The council's forestry team is continuing to deal with high priority works ensuring roads, buildings and paths are cleared and areas of health & safety are attended to. It will likely be the end of the coming week before these fallen trees classed as lower priority will be dealt with.

Update; Due to storm Barra it may be into next week before a clean-up is completed.

EV charging points Camperdown Street; At the last meeting I was asked about these points. On enquiry, I was advised the council is still waiting for meters to be installed at all new locations in Dundee. There is major backlog installation across the UK caused by Covid. The council officer responsible has confirmed the funding provided for those in Camperdown Street is for use by council vehicles only. However, it might be possible at a future date to make them available in the evening for public use. Traffic orders would need to be in place if that were to happen.

Upcoming council items; The city development committee this Monday will be asked to agree tenders to demolish the often-vandalised pavilion at the Rugby Terrace/Esplanade tennis courts. It will also consider a tender for the replacement of the vandalised balusters at Linlathen East bridge.

Traffic issues Monifieth Road/Dalhousie Road; Controlled pedestrian/cycling crossings on Monifieth Road near to Panmure Street and Dalhousie Road near Guthrie Terrace/Bridge Street are included in the Broughty Ferry to Monifieth active travel project. I have been advised that design work has been completed and subject to financial approval, these schemes should be going ahead this financial year. The "children playground" warning traffic signs I asked to be provided near Orchar Park/Reres Park are being programmed for installation. There will be one on the eastbound approach to Orchar Park and the other on the westbound approach to Reres Park.

I have also asked if children warning signs could be provided on Dalhousie Road, one to the west of Abercromby Street (the petrol station) and another to the east of Bridge Street. I have been advised that this will be done as part of planned works in the area subject to budget availability.

Traffic issues at Balgillo Road/Forthill Road junction; I have received a number of concerns from residents about the increased footfall since the opening of the Post Office in the corner shop and subsequent conflict with vehicles at this busy junction. I have asked if it would be possible for traffic officers to investigate whether any provision is required to assist pedestrians at the location. The last traffic survey carried out here was in 2017 so another one will be undertaken, which will help determine what measures may be required.

Gillies Park; I have been chasing improvements to the play area for some time. This has now been progressed, the existing play area will be removed and a brand new one installed near to the multi-use games area. It is estimated that the work will be completed before the end of the financial year.

Commemorative Street names update; The commemoration to the Mona has now been added to the street nameplate at Mona Crescent "To commemorate RNLI boat Mona and crew" The other boat nameplates in Balgillo Heights will include a similar commemoration.

There have been a number of complaints with regard to Explore Dundee No. 5 & 10 Routes, running late or not turning up. Due to Covid there was a temporary change to timetables, there has also been sickness and shortage of drivers, it was highlighted that some drivers had resigned due to changes in conditions.

Services should be back to normal in January when a new timetable is due out.

Cllr Craig Duncan's Report (Previously distributed)

Forthill Primary Traffic Concerns; The previously postponed site visit took place on 16th November at 3.00pm (school pick-up time). A multi-agency visit included police, parking enforcement, council officers, the Head Teacher & other elected members. As ever, there was no magic solutions to the ongoing instances of congestion, careless / selfish and potentially hazardous behaviour by a minority but issues were raised and possible solutions suggested. Some of these will be considered more fully by the parents parking sub-group and progressed further depending what they feel would realistically help alleviate some of these problems.

Eastern Primary; There has been a recent public consultation inviting views of parents and carers about the potential removal of the school crossing patroller long established in Church Street at the junction of Seafield Road and Camperdown Street. I attended a site visit and signature gathering petition of objection created by a member of the parent council and joined by a member of Grove Parent Council who also wish to see the retention of the SCP post.

I am advised by the council that although this SCP site allegedly does not meet the criteria for retention, this SCP point will be retained until May 2022 before being looked at again.

Grove Academy; There have been complaints around the small number of disabled parking bays in the school car park off Claypotts Road, furthermore there are complaints about persistent abuse of those desperately needed spaces by persons not entitled to them. I have personally witnessed apparent examples as well as parking on double yellow lines in the car park and have raised these issues with the appropriate officers to determine responsibilities to hopefully get better enforcement.

Virgin Money; I met online with representatives of Virgin Money to argue the case for the retention of their facility in Gray Street or at least to postpone closure for perhaps a year to allow for a truer picture of footfall to emerge as we hopefully continue to progress to business as usual which was unarguably impacted by restrictions arising from the pandemic. Unfortunately, the decision to close in January still stands and I would therefore urge Broughty Ferry customers of this facility who have concerns about future arrangements to use the remaining time to visit the facility as I am assured staff will do their utmost to help.

Harbour Railings; I have raised the rust-streaked condition of several of the white painted railings at the harbour and have received assurances that these will be inspected for structural integrity and repainted.

Storm Arwen; The recent storm with very strong winds which gusted from an unusual direction played havoc with many roofs, sheds, trampolines but most sadly of all trees, many of which were blown down. I have attended several site meetings with distraught residents and passed details of their particular concerns to the council and have specifically requested certain sites be carefully inspected to assess the integrity of remaining trees.

It was agreed the next Ordinary Meeting of the Community Council would be held on Tuesday 1st February 2022 at 7.00pm.