

Broughty Ferry Community Council

Minute of Ordinary Meeting held in Broughty Ferry Library on Tuesday 6th December 2022.

Meeting opened at 7.00pm. Doreen Phillips in the chair and welcomed all to the meeting.

1. Community Councillors Present

Doreen Phillips (Vice-Chair), James Doig (Secretary), John Watson (Planning Secretary), David Easson (Treasurer), Stan Nutt (Licensing), Charlie Delaney, Chris Johnson, Doug McLaren, Fiona Potton, Gavin Mackenzie, Isabel McLean.

Ex-Officio

Bailie Derek Scott.

Apologies

Neil Cooney (Chair), Norma McGovern, Tara Javed, Christine Rea, Joanne Kelly, Cllr Craig Duncan, Cllr Pete Shears, Cllr Kevin Cordell, PC Steven Wallace, PC Fiona Hall.

Members of the Public Present

One member of the public was in attendance.

2. Minute of Previous Meeting (1st November & 4th October 2022)

The draft minute of 1st November 2022 was agreed as a true minute, proposed by Isobel McLean seconded by Fiona Potton.

The draft minute of the 4th October 2022 was not complete and therefore could not be agreed at this meeting.

A review process of Community Councils is to take place within the next week. There are presently 4 Community Councils and 6 Neighbourhood Representative Structures currently operating in Dundee.

3. Matters Arising from Previous Minute

Speeding bikes on shared paths; Bailie Scott had provided an update following discussion with DCC which was forwarded to members.

Temporary structures outside The Ship Inn & Gracies ?.

We were informed the structure outside the Ship Inn has now been removed.

The seating area outside Gracies is presently still in situ. As stated previously, new legislation regarding pavement seating areas comes into effect in April 2023.

Attendance of Communities Officers ?.

There was concern regarding their lack of attendance at meetings as it was felt their presence would be a valuable link with the Community, perhaps it is due to meetings being held in the evening ?. If attendance is not possible, a report would be appreciated to maintain a link.

The members agreed to invite Nicky MacCrimmon, Christine Rea & Joanne Kelly to the meeting to be held on Tuesday 7th March 2023 at 7.00pm in Broughty Ferry Library to explain the empowerment team position regarding attendance.

4. Chairs Report

In the absence of the chairman, no report was presented.

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

Email's and web contact as stated and answered in Secretary's Report under correspondence.

Vehicles are still not adhering to the bollards outside Grove Academy on Claypotts Road, and passing on the wrong side when buses are stopped at the bus stops.

It was asked if the police could give this more presence.

Speeding in the Broughty Ferry 20mph zone again raised and will be discussed at the next beach management meeting.

6. Police Report

Although not in attendance, PC Steven Wallace handed in a report, read by the secretary as follows.

Gillies Park, Ceres Crescent – there has been a significant rise in anti-social behaviour emanating from Gillies Park. We have had calls describing how youths are stealing bins from the surrounding streets and setting them on fire within the park. Further calls have been received describing youths drinking alcohol and smoking cannabis within the park too. We are carrying out regular patrols of the area however, can I ask that you please call 101 if you observe this happening and we will have units attend and engage with those responsible. Police Scotland have been in discussion with the Scottish Fire Service regarding the issue of fire-raising the area and they will carry out a leaflet drop at surrounding addresses offering advice and reassurances.

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Shops – thefts and fraud – we often see a rise shoplifting and fraud crime around the festive period, as well as an increase in drunkenness and the violence that can often result from this. We are dispatching Officers to the Brook Street area to engage with the licensed pubs and to be visible in the evenings and particular the weekends in the run up to Christmas.

PC Fiona Hall and I will be attending at the shops throughout the festive period to offer advice regarding security and to discuss any issues they might be encountering with thefts and anti-social behaviour from youths.

Plans – Inspector Lucy Cameron and Chief Inspector Ross Fitzgerald met with Councillor Craig Duncan regarding issues within Broughty Ferry. A rise in vandalism and anti-social behaviour involving youths was discussed and plans have been made for both myself and PC Fiona Hall to target the problematic areas and engage with those responsible. I have asked for the mobile CCTV unit to attend in these areas to capture images. Any images captured will be passed to Grove Academy to try and identify those responsible. Bins have been set on fire and bus stops smashed lately both on the Balgillo Road and streets surrounding Brook Street. Can I please ask that the Police are called on 101 to report any sightings and vandalism.

I am pleased to announce that following Councillor Duncan's meeting with Senior Police Officers, it has been decided that PC Fiona Hall and I will be arranging 'coffee with a cop', a drop in for the local community to attend and have a chat with us to discuss any issues they may have or to be updated on local policing initiatives, Dates for this will be released for this early next year.

There was concern raised by the meeting that youth's residing out with Broughty Ferry were visiting with the sole intent of causing trouble. There seems to be a group of youth's calling themselves "Broughty Boys" writing slogans and causing anti-social behaviour.

The secretary was requested to provide members with police email address.

7. Secretary's Report Correspondence

The following correspondence has been received since our last meeting of

1st November 2022 (distributed to members).

10/11 Web contact; Play park, Balgillo Road. Gleniffer Estates looking to take over the area from Greenbelt and develop the site.

17/11 Update from Derek Scott regarding speeding cyclists on shared walkway & possible bylaws.

23/11 Email from Dundee Civic Trust regarding partial demolition for West End Garage, Queen / Church Street. Update from John Watson.

23/11 Email regarding animal exclusion zone at beach & Castle Green & lack of adherence by owners, answered by Derek Scott & Craig Duncan.

23/11 Older Peoples Network; Research on fuel & transport poverty by Dundee & Strathclyde Universities.

26/11 Animal exclusion zone, Bailie Scott replied to Mr Grant directly.

Although Cllr Pete Shears submitted his apologies for the meeting he will forward his report later this week, it was agreed the secretary will forward to members and insert in the December minute.

8. Planning Report for the period 31st October – 30th November 2022

Of the 15 planning and 4 tree applications validated and examined during the above period one required attention and another to be highlighted for later.

(22/00695/FULL – 49-51 Queen Street, Broughty Ferry Dundee DD5 1AP

Demolition and alterations to existing building to create external car sales area along with erection of walling and formation of hard standing).

Letter sent to Planning Officer on 14th November 2022, forwarded to members. The content Broughty Ferry Community Council's (BFCC) ratified view dated 24th October in support of application **22/00616/LBC** refers.

This new application is linked directly to the LBC one and forms an integral part of the planning process. This statement is provided as advice to Community Council Members when considering this preliminary view.

It is noted that the proposal includes the demolition of the south wall, west wall, partial demolition of the north wall and east elevation. In its view of **22/00616/LBC** BFCC supported that application subject to conditions which included the retention of the east elevation of the building and that applies to this application now being considered.

Drawing 02 attached to the application shows the eastern elevation of the building in Church Street to be partially retained. While BFCC's view provided for application **22/00616/LBC** included that the eastern elevation should be retained, that view was based upon the premise that it would be safe and reasonable to do so. Drawing 02 suggests otherwise and shows partial demolition allowing some of the original fabric to be retained.

BFCC's preliminary view is that it supports the application subject to conditions that it proceeds at the earliest opportunity in a manner agreed between DCC and the applicant to secure public safety and the safety of the applicant's employees.

The above was proposed by Stan Nutt, seconded by Charlie Delaney and agreed.

2200753/PAN – Land at Linlathen Former Neurological Centre Former Walled Garden Broughty Ferry. Residential development with associated infrastructure, access, landscaping, drainage, SUDS and open space.

This application is required for all developments within the national and major categories of development. It is made on behalf of Kirkwood Homes Ltd by EMac Planning and provides for public consultation regarding the proposals to be held at the Balgillo Heights, Broughty Ferry (Sales Office) on Tuesday 6th December 2022 between 3pm and 7pm, and again on Tuesday 17th January 2023 at the same address and between the same times.

The Planning Secretary intends to attend the first event at 3pm on 6th December 2022 along with those of the Planning Sub-Committee who are able to attend. It would be useful if other members could attend also since knowledge of the proposals will be of advantage when the formal application to be made later is considered. Representatives will be able to record BFCC's attendance. However, care must be taken not to provide any opinion that could be construed by the applicant as that of the BFCC as a body. That must be reserved for its consideration after a formal application is presented sometime in the New Year. Attendance by members will allow each to be better informed.

John Watson (Planning) & James Doig (Secretary) attended the public consultation this afternoon (6th December 2022) to gain an insight into the proposals and provide some information to tonight's meeting.

John highlighted that the proposals are out with the current Dundee plan up to 2024. The walled Garden had previously been refused by DCC and an appeal to the Scottish Government refused by the Reporter.

Following discussion, it was agreed the secretary contact EMac Planning and invite them to give a short 15-minute presentation at the meeting on 7th February 2023.

The Active Travel Project Manager, Gerry Conway has invited BFCC to a meeting to discuss a better use and improvement feature of the shelter at the east end of the Esplanade (next to the football pitch) on 12th December 2022.

It is presently being surveyed by DCC and Gerry would welcome support, assistance and contributions on this matter. Forward any contributions to the secretary.

9. Licensing Report.

No information received from Dundee City Licensing Board.

10. Public Relations Report

It was asked if BFCC had their information in the Spotlight magazine. There was a paragraph in every magazine which was recently updated by the secretary.

As a large number of residents do not purchase newspapers, it was highlighted they could be read in the library. The Secretary stated they could be read free online, provided individuals had a library card.

11. LCPP Report

Tara Javed represented BFCC at the last meeting, also in attendance were Fiona Potton, David Easson and Cllr Craig Duncan (items included in his report) among others.

Various items were raised including youths using the free bus pass coming to Broughty Ferry to cause trouble., cosy spaces and open doors.

The 5-year plan is now to be reviewed annually, with grants still available, Christine Rea being the contact.

It was stated that leaves etc are not being cleared / collected from the wheel chair access at the library. Able bodied individuals had cleared the area, but it is the responsibility of DCC to keep clear for infirm and wheel chair users.

12. Matters Raised by Community Councillors

Doug McLaren highlighted a point raised at a previous meeting regarding the use of buildings within Broughty Ferry rail station. There was no information from Network Rail regarding the position.

He highlighted the electric charging points in the Queen Street car park were sometimes difficult to access due to other vehicles parking longer than necessary.

It is possible that parking charges will be introduced for all vehicles (including electric) which may alleviate the problem.

Both above points were noted.

David Easson highlighted the possible problem of an accident due to parked cars on the west side of Fort Street between Camperdown Street and Hill Street where there are no yellow line road markings.

Bailie Scott to investigate.

It was noted the next beach management meeting (which now stands on its own due to lack of communication) will be held next week.

The member of the public present, who has been in attendance at the past few meetings was asked to become a member of the Community Council. As he has just retired he did not wish to accept the offer at the present time.

John Watson stated that great work was being done with regard to food parcels in the Broughty Ferry area by local food bank organisations. The Rotary Club of Broughty Ferry was assisting in the packing and delivery of the goods to those identified as in need. It is the only delivery service in Dundee. Volunteers to assist would be well-formed and those able should contact the Rotary Club for further information.

13. Contributions from Elected Members

Cllr. Pete Shears Information Report (Previously distributed)

Tayside Contracts Community Fund; will be open for applications from 9th January 2023. The three Councils in Tayside aim to support community engagement, to help communities to do things for themselves and play a part in the planning and delivery of services. We are fortunate to have a vibrant community sector in our three council areas; and the contribution of volunteers and local community support is invaluable in helping those most in need.

Tayside Contracts is proud to work alongside local communities, and we have set up a Community Fund (with generous Community Benefit Funding from Brakes Scotland, one of our main suppliers) where we can give free services, for the areas of activity we specialise in.

Tayside Contracts is a shared service owned by Angus Council, Dundee City Council and Perth & Kinross Council.

If you are a charity or a constituted community group, and you think we could provide a service to you, then you may want to consider our Community Fund. We do the work for you, but you don't have to pay – the Community Fund picks up the cost!

Some of the things we could do for local communities include:-

Carrying out roads/footway improvements and repairs to community facilities such as community hall car parks, or a local pathway.

Digging trenches for rural community broadband schemes.

Providing food hygiene training for a local food bank.

Provision of signage via our Sign Shop for a range of community needs.

Provision of Traffic Management for a community event.

If you have an idea about something we could help you with, send a message to;

communityfund@tayside-contracts.co.uk

Bailie Derek Scott's Report (Previously distributed)

Possible bylaws for new shared waterfront path; I was asked to enquire about this at the previous meeting and the response I received has been circulated.

Winkie the Pigeon update; As part of the flood protection works an art piece has been commissioned. It will be positioned on the gate pier at the bottom of Gray Street, near the phone box. I am not sure of timescale though but these things do tend to take a while.

Council Capital Plan; The council recently reprofiled its capital plan and the funds for unadopted assets have now been added to the general roads and pavements budget. It might be restored in the future but it means that the few remaining unadopted pavements in Broughty Ferry will not be attended to for the time being.

Road resurfacing delays; Due to the recent heavy rain some current schemes have had to be rescheduled including Bayfield Road/ Gardens which was due to be done this week. All works have to be registered on the Scottish Roadworks Register with 3 months' notice. So unfortunately, the council couldn't just move all schemes back a week.

Environmental improvement works; At Claypotts Pond the chain-link fence at the Claypotts Road side is damaged so will be removed and replaced with new fencing. This will make it easier to maintain the adjacent mature hedge. The paths on the west and north (which tends to flood) will be improved. New litter bins will be provided and additional tree planting carried out. Sightlines at the south west entrance, which is on a bend in the road, will be improved.

Improvements at Grassy Beach include new, larger bins, an upgrade to the seating near to the parking area, additional benches and improved signage. There will also be some planting and landscaping carried out.

Flooding; The recent extended period of heavy rain resulted in some streets being flooded due to channel silt, leaf fall and other debris being washed down to cover the road gullies. At some locations sewer capacity is also a contributory factor.

I received a number of enquiries about it, particularly in relation to the ponding under the railway bridge at St. Vincent Street. I contacted the council and arrangements were made to sweep the locations and clear any blocked gullies.

Bailie Scott updated the meeting with regard to the recent flooding stating the Scottish Government should be more pro-active, with channels, gullies now only to be cleaned once every two years. Funding is available, with gullies in Claypotts cleaned last week following the recent flooding at the Queen Street Claypotts road junction which again flooded the Occidental public house.

Derek also highlighted that flood prevention has been split into different phases.

Cllr Craig Duncan's Report (Previously distributed)

Torridon Road – Resurfacing Delays; The latest stage of much needed and most welcome carriageway improvement works in Torridon Road and Morlich Gardens has taken longer than originally anticipated, causing inconvenience to residents there. I

have asked about the cause of the delay and have been advised that as part of improved drainage and reinstatement works it is necessary to pour concrete and recent heavy and persistent rainfall has raised the water table at that location thereby preventing such works. However, I am assured that works will proceed as soon as conditions allow.

Play Parks; I have received reports and also personally identified multiple instances of missing and or broken play equipment at several sites such as Castle Green, Dawson Park, Forthill and elsewhere. It is important that youngsters are able to play and do so safely and accordingly I have highlighted these issues with council. A fence around the new play area in Gillies Park to keep dogs out is something I have again raised with the council.

Leaves / Flooding; Last month saw a great deal of rainfall and I highlighted several locations affected by flooding to the council, some of them well known but some new. I have questioned if the current regime for gulley cleaning is adequate / frequent enough and I have been promised exploratory measures to identify the flooding on Dalhousie Road at the foot of Guthrie Terrace, this is a major route and cannot be allowed to habitually flood.

Local Community Planning Partnership (LCPP); I attended this quarters meeting of the Broughty Ferry LCPP and as well as providing an update I found it interesting to hear updates from others pertaining to issues of interest to Broughty Ferry. Little need to expand as BFCC had members there.

Police Meeting 18th November; I met with senior police officers at Broughty Ferry police station to discuss multiple instances of anti-social behaviour and outright vandalism over recent weeks in Broughty Ferry. There is of course always some misbehaviour but some of these events such as the smashing of living room windows in Ceres Crescent and the repeated smashing of bus shelter glass panels are at a level which is most concerning. I impressed this upon the police who agree that out and out vandalism is not to be condoned and law-abiding residents who have a right to peace in their own homes cannot be expected to put up with this.

Accordingly, I received welcome assurances of more police activity as well as confidential details of some of the background and tactics which may be employed but some are obvious such as greater use of mobile CCTV.

Both the police and I agree that more needs to be done in the field of “diversionary activities” so that at least some of those who might stray into misbehaviour are presented with more positive activities and I am keen that the council and various partners progress this.

14. AOCB

Arrangements for the January meeting discussed at December’s meeting and as the library is closed on Tuesday 3rd January 2023, it was agreed by members there would be no January meeting.

Date of next meeting Tuesday 7th February 2023 at 7.00pm.