

# Broughty Ferry Community Council

**Minute of Ordinary Meeting held in Broughty Ferry Library on Tuesday 6th June 2023.**

Meeting opened at 7.00pm  
Neil Cooney in the chair welcomed all to the meeting,

**1. Community Councillors Present**

Neil Cooney (Chair), James Doig (Secretary), John Watson (Planning Secretary), David Easson (Treasurer), Stan Nutt (Licensing), Chris Johnson, Fiona Potton, Isabel McLean, Kenny Matheson, Norma McGovern.

**In Attendance**

Nil

**Ex-Officio**

Bailie Derek Scott.

**Apologies**

Charlie Delaney, Doug McLaren, Tara Javed, Christine Rea, Joanne Kelly, Cllr Craig Duncan, Cllr Pete Shears, Cllr Kevin Cordell, PC Steven Wallace, PC Stewart Merchant.

**Members of the Public Present**

Two.

**2. Minute of Previous Meeting (2nd May 2023)**

The draft minute of 2nd May 2023 was agreed as a true minute, following an amendment to AOCB; Broughty Ferry Churches group (as a pilot scheme they hope to have something additional, easter eggs ? for children). Proposed by Kenny Matheson seconded by Neil Cooney and agreed by the members present.

**3. Matters Arising from Previous Minute**

DCC Festive fund for living (Christmas) tree for Community Council Areas.  
The following update was received from Christine (At this point they are looking for communities who are interested in progressing with the option. No decision has been made until all expressions of interest are received and the cost implications reviewed). An update will be forwarded in due course.  
Lack of toilet facilities in central Broughty Ferry as the one in the Queen Street car park has now been removed. Discussions ongoing with Scotrail (Broughty Ferry

Station) regarding toilet facilities. Awaiting a reply from Christine with regarding request of toiletry supply to pubs from DCC.

Although the library toilet has been repainted by staff, it has not yet been upgraded and is still presently unsuitable to be used as a general public toilet.

Electric cycle charging points (Queen Street & Windmill car parks).

As they are taking up several parking spaces, we await an update.

Street signs in Bath Street, info from Bailie Scott; as signs may have some age to them, it was asked if they could be cleaned rather than replaced, if not, they will use signs which have a heritage look to them. Awaiting confirmation of programme date.

Carriageway surfaces, Montague Street at Strathmore Street and Brook Street, near M&S, update from Bailie Scott; There is currently no room in this year's programme and will be looked at for inclusion in next financial years programme (update in Cllr. Duncan's Report), item closed.

Correspondence / email from Prof. Hugh Begg, discussed at previous meeting, no further action, item closed.

#### **4. Chairs Report**

Chair Neil highlighted the clean-up's carried out at Broughty beach (Keep Scotland Beautiful) over recent weeks and months, thanks to all concerned in picking up litter, including private companies, DCC, Broughty Beach Management, Eastern Primary school Eco group, and many others who carry out this task on a regular basis.

Thanks also to the majority of dog walkers who respect the animal exclusion zone and the RNLi who advise dog walkers who are unaware of the exclusion zone.

It was noted that Broughty Rotary Club have donated litter picking equipment to the three Primary schools in the Broughty Ferry area.

#### **5. Matters raised by Members of the Public (Previously intimated)**

Nil

#### **6. Police Report**

**Crime:** Local councillors kindly made us aware of vandalism occurring at the pier and in the general vicinity of Beach Crescent. Plant pots were spray painted and damaged. Can I ask that if anybody has any information regarding this, can they please make contact with Police.

Despite the attention drawn to bus shelters being damaged in and around Broughty Ferry, this issue is persisting. PC Stewart Merchant and I will carry out further initiatives and continue to engage with the local schools to trace those responsible. Can I please ask that the Police are called on 101 to report any sightings of vandalism.

**Anti-social Behaviour:** There has also been a rise in reports of anti-social behaviour emanating from Ceres Crescent, Gillies Park, and Abernethy Road. It appears that

youths are congregating at the parks in large groups where they are drinking alcohol, smoking cannabis and causing general unrest to the locals living nearby. Can any sightings be reported to Police via 101 please.

Police Scotland are meeting with Councillor Shears very soon regarding these issues.

**Schools:** PC Scott Menmuir, PC Stewart Merchant and I attended at Grove Academy for their Safety in the Community initiative. The day was a great success. We delivered nine inputs throughout the day educating pupils on what constitutes abuse of social media and staying safe whilst using social media.

**Future Events:** On 8th June 2023, both PC Stewart Merchant and I will be attending Barnhill Blethers at the Barnhill Community Centre.

Coffee with a cop will be taking place at Broughty Ferry Library on Monday 19th June 2023. This will be advertised on our Police Scotland social media pages and within Broughty Ferry Library itself. This will give local residents an opportunity to speak with myself about any issues they may be having in the community.

PS Kate Forbes and PC Lynsey Jackson attended at the Broughty Ferry Open Day at RNLI on Sunday 4th June. This was a great success where local children were able to chat with Officers and try on uniforms.

We attended at Broughty Ferry beach on 7th May 2023 and spoke with the Plastic Free – Broughty Ferry. They meet on the first Sunday of every month after their morning swim and lift all the litter from the beach. They do a fantastic job and I'm sure would be grateful for any additional help.

## 7. **Secretary's Report (Previously Distributed)**

Beach Clean-up; On 30<sup>th</sup> May, members of Amey along with pupils from the Eco group of Eastern Primary School completed a litter pick up from the Rock Gardens to the Castle. Thanks to all who took part.

### **Correspondence**

15/5 From DCC, reduction in speed limit from 40mph to 30mph, Dundee Road West (Christian Road to Margaret Crescent).

15/5 From DCC, proposed 20mph restrictions on roads in the Linlathan Road area (Balgillo Heights).

15/5 Gillies Park meeting notes from Councillors and other agencies regarding Anti-the Broughty Ferry area, (note forwarded to Community Councillors).

22/5 From DCC, proposed 20mph restrictions on roads in the Law, The Willows & Ormiston areas of Dundee.

24/5 From Amey; Reminder, beach clean-up 30/5 commencing at 10am.

25/5 Joint Forum of Community Councils (West Lothian) Scottish Conference Online, Saturday 10<sup>th</sup> June, information forwarded to BFCC members.

26/5 Web request, date/time of next BFCC meeting from member of the public. Reply sent.

31/5 Broughty Ferry Flood Protection, Beach Crescent beach front steps – safety improvements (forwarded to members).

01/6 From DCC, proposed 20mph restrictions. (Kirkton, St Marys, Ardler).

01/6 From DCC, variation of waiting restrictions order.

01/6 From DCC, variation of waiting restrictions (Esplanade, Broughty Ferry).

**8. Planning Report from week beginning 1st May to week beginning 22nd May 2023**

22 planning and 4 tree applications were validated and examined during the above period, these included 4 Street Record Poles established in sites near Caenlochan Road, Grove Road, Clifton Terrace, and Long Lane.

One application validated recently on 22nd May required attention, in so far as consideration within the Community Council planning mandate, this application requires a wider remit. However, acting as a member of this CC with experience in water dynamics it was possible to provide a reasoned response to the planning authority as follows: (Jemma Tasker, Planning Officer, Dundee City Council)

**23/00226/FULL – Land South to Sewage Pumping Station, Panmurefield Road, Broughty Ferry, Dundee.**

**Construction of a waterwheel to produce hydroelectricity with associated works.**

The attraction of this planning application is that it promotes green energy, however, the documents attached in its support provide little in the way of detail, except that of the immediate waterwheel construction.

The whole of the first paragraph of the Flood Risk Assessment (FRA) tells that the FRA is an important consideration and the whole wording is lifted from the planning guidelines. The second and ultimate paragraphs provide opinions without supporting evidence.

From the supporting drawings attached it is impossible to assess the detail of the structure accurately. It stretches approximately 14 metres upstream of the apex of the weir and a further 6 metres downstream. There is no information about where the electricity generated will be stored, nor how the structure and working parts will be maintained. Where is the access to the proposed structure, is it from the north or south of the Dighty Water?

There is plenty of evidence downstream of the weir of the size and amount of flotsam that is generated in the Dighty during periods of spate. The risk of the proposed structure being damaged during these times must be assessed as high since there is no attempt shown as to how it is to be protected in that regard.

The present water flow dynamics upstream of the apex of the weir will be altered by the proposed construction. These alterations will vary according to the amount of water flow in the Dighty at any given time. The effect of the structure upstream of the weir will, during periods of high-water volume, tend to accelerate the flow to the north and to the south of the inlet structure. This in turn could create a scouring effect, particularly along the south bank. Computer modelling of the different conditions anticipated during the lifetime of the proposal is essential to ensure that the final design before construction is adequate. The volume of water running in this location in high spate conditions is substantial and will pose a severe threat to the integrity of the proposed structure since it is to be located mid-stream, an unusual setting since

such hydro equipment is historically located for stability and operational purposes on either bank and the water flow directed to a wheel.

A picture taken on 30th May for illustrative purposes, shows the top of the weir will have to be breached to accommodate the proposed structure if water flow to the wheel is to be maintained at all times. This is not clear in the application.

Site security also has not been addressed.

**Broughty Ferry Community Council's view is that it objects to the application. Proposed by Kenny Matheson, seconded by Fiona Potton and agreed by members present.**

**23/00303/CON and 23/00333/FULL – Complete demolition in a conservation area and erection of a dwelling house.**

**421 King Street, Broughty Ferry, Dundee DD5 2HA**

This site lies within the Broughty Ferry Conservation Area (2024) and the building subject to the demolition application is not listed.

The extreme eastern area of King Street in the vicinity of this site has been the subject of both successful and unsuccessful planning applications over the past years and while it lies within the conservation area it is among the least attractive areas of The Ferry. Initial considerations must be to determine whether the building has merit, does it lend a positive contribution to the conservation area and can it be repaired economically.

The Building Survey Report and Design Statements attached to the application are of a highly professional character and examination of their content confirms that the building does not hold any architectural significance and since it was constructed in the early 1950s has no historical importance. It is reported to be in a dilapidated state and an external walk around the site by the Planning Secretary confirmed that. The internal conditions detailed in the Building Survey Report lead to the conclusion that the whole building is beyond economical repair.

The proposed new-build would provide a satisfactory replacement and given that the recently erected residences at 437 King Street have introduced a fresh architectural feel to the area, this proposal would assist in regenerating that part of The Ferry.

Above letter sent to Craig Swankie, Planning Officer, DCC on 5th June 2023.

**Broughty Ferry Community Council's view is that it supports the application. Proposed by Norma McGovern, seconded by Neil Cooney and agreed by members present.**

**9. Licensing Report.**

Application for Premises Licence; Greens of Broughty Ferry (38-40 Claypotts Road – Off sales 10.00am – 10.00pm – 7 days a week).

Application for Premises Licence; Family Shopper (130 Gray Street – Off sales 10.00am – 10.00pm – 7 days a week).

Application for variation; Aldi Stores (Tom Johnstone Road – increase of sales

Capacity – Off sales 10.00am – 10.00pm).

**10. Public Relations Report**

There has been no request for comment from the media.

**11. LCPP Report**

No Report

**12. Matters Raised by Community Councillors**

Beach Management meeting had been delayed due to BBC Radio 1's Big Weekend at Camperdown Park.

It was noted that bins situated in Broughty Ferry will be supplied with lids.

Animal exclusion signage (removed for the Active Travel project) are to be reinstated.

It was noted that the new concrete steps at Beach Crescent which become slippery due to it being a tidal area, Specialists have been appointed to survey the steps and they have proposed works to improve the slip resistance of the steps. The area and footpath require to be closed and work is scheduled for Monday 12th June for 10 working days.

The above problem has previously been raised by BFCC, Beach Management and Sandy Boyd of DCC. Hopefully the work will help reduce slips and falls.

**13. Contributions from Elected Members**

**Bailie Derek Scott's Report (Previously distributed)**

**Castle Green Improvements:** In respect of the slide tower the council has confirmed that part of the main structure is subsiding and therefore deemed unusable and has been fenced off. The service manager is awaiting further information from the playground maintenance team about whether an interim solution can be found to allow it to be reopened for the summer holidays.

Council officers are considering various options for improvements to the play area, but it is likely that the majority of available funds will be required for the replacement of the main climbing/slide structure.

With regards to the water feature, a temporary repair has been carried out and it is ready for the summer. A wider technical assessment is being carried out this month. It is anticipated that a tender will be ready for the approval in the autumn with a view to having works completed by the end of the calendar year.

**Beach animal exclusion zone:** In addition to the fixed information points near the east slipway and a fixed sign on the beach at the eastern end of the AEZ, a-boards are being displayed daily at the Castle end of the beach during operational hours. Signage, that was removed from access points during the active travel construction works will be reinstated.

Information is being posted on the council's social media channels as a reminder that dogs are not permitted on part of the beach from May to September. Staff continue to remind dog walkers entering the AEZ that an exclusion is in place, as are the RNLI Lifeguard team when they are on site and not engaged in their primary role of water and beach safety.

Regarding the exercising of dogs within the Castle Green play area, the council is currently reviewing the signage which advises that dogs are not permitted, to make sure they are prominent.

**Vandalism Esplanade Trees:** Funding for replacement planting is being looked at, in addition, they are investigating the possibility of a system to make tree's more secure and less susceptible to damage.

**Dropped Kerbs:** I have asked for dropped kerbs to be installed in a number of locations. However, the council has advised that there is a backlog, so unfortunately it will be 2024 before any additions to the dropped kerbs programme of works are attended to.

#### **Cllr Craig Duncan's Report (Previously distributed)**

**Castle Green Play Park:** I continue to urge the council to provide the best possible offering at what must be the most frequented play area in Broughty Ferry, popular with residents and visitors alike but much of the equipment, benches etc have seen better days and although officers are currently looking to do the best they can with reduced resources, there is obviously a limit to what can be achieved and I feel it is imperative that such a prime attraction be prioritised as it undoubtedly attracts tourists who support the local economy and I will continue to discuss / suggest ways forward with officers.

**Fisher Street – Missing Outfall Cover:** I have flagged up to the council that a grate which had previously prevented access to an outfall pipe at the beach on Fisher Street is missing and may tempt curious children, dogs etc to venture up the pipe and come to grief and I am assured this will be replaced.

**CCTV Van:** As the van which did serve this area has been taken out of service I and my party group leader wrote to the Chief Constable of Police Scotland to express dismay and seek an explanation for this decision which will do little to assist local policing capabilities.

**Rossie Avenue Resurfacing Delays:** Residents have been enquiring why work on this otherwise welcome scheme has come to a halt and I am advised that asbestos was discovered around manhole covers and this will need to be dealt with by specialist contractors before works can recommence and of as last week there was no timescale firmed up but will proceed as soon as it is safe to do so.

**Bus Stops – Issues with Travel Information:** I have received complaints and experienced myself several instances of missing /illegible or inaccurate service information which makes it more or less impossible for a would be passenger to plan their journey with any degree of ease or confidence and I have raised these issues with the council.

**Police Meeting:** I and ward colleagues attended an online meeting to discuss ongoing issues around anti-social behaviour and other undesirable activity in and around Gillies Park and indeed other locations in Broughty Ferry and we were advised that the police are of course doing their best with available resources although I commented that the lack of a dedicated locally available CCTV van cannot help matters.

**Montague Street / Strathmore Street Junction:** Over recent months and many complaints from residents I have been pressing for action to improve the poor carriageway surface at this location and I have been advised that structural inlay works are to be carried out.

#### **Cllr Pete Shears Report (Previously distributed)**

**Castle Green Playpark:** The condition of the playpark in Castle Green has been an issue for a long time and one I have spoken to officers several times about, as I believe other ward colleagues have as well. Please see the latest update from officers.

*“In relation to the play area, our Engineers have confirmed that part of the main structure is subsiding and therefore deemed unsafe, leading to removal of the bridge and that section being fenced to allow the other part to remain accessible.”*

We currently have a limited budget available to upgrade elements of the play area and officers are preparing a tender document with Procurement colleagues. We are considering various options, but it is likely that the majority of available funds will require to be spent on replacement of the main climbing/slide structure (as this has the highest play value for a wide range). I am awaiting further information from the Playground Maintenance and Landscape Design teams to advise on whether a low-cost interim solution can be found to ensure the fenced area can be reopened for the Summer holidays. We will obviously do our best to upgrade as much as possible with the available budget, but until tenders are returned I cannot confirm any detail. Details will be available within the tender report which I intend to take to an Autumn NS Committee with a view to having works completed by the end of the calendar year.

With regards to the play area water feature, a temporary repair has been carried out to ensure this is now operational and ready for the Summer. A wider technical assessment is being carried out in June to consider longevity of the feature and will put forward options for consideration.”

**Gillies Park ASB;** Myself and other councillors met with the city’s community safety and environmental teams to discuss the ongoing issues within Gillies Park and surrounding areas. Gillies Park is currently the second highest call rate into the ASB team, with only Kirkton higher. Common offences are vandalism, arson, abusive behaviour, and drug consumption. Identifying the culprits is difficult thanks to the clothing they wear, however the footage on CSO bodycams has been passed to local schools to try and identify the individuals involved. Patrols are regular, and since the



meeting locks have been provided to bin sheds which were being used for drug consumption and wheelie bins were frequent targets for arson. A further meeting is being held on 5/6 to discuss the issues with Police Scotland.

**Esplanade Damaged Trees:** It was brought to my attention that several trees along the Esplanade were damaged or destroyed. The city's environment team have confirmed that they will be replaced.

**Postal Delays:** Several constituents have raised issues with the frequency of their post. Having spoken to Royal Mail & the CWU, the issue is down to high levels of staff absence due to sickness and stress. This is expected to be resolved within the next few weeks. There is also belief amongst the CWU that Royal Mail have been prioritising parcels over letter which breaches their Universal Service Obligation, however I have been assured by Royal Mail this is not the case in the Dundee East sorting and delivery offices.

**Animal Exclusion Zone Signage:** Beachgoers and animal walkers contacted me regarding the signage around the animal exclusion zone – some walkers weren't aware and beachgoers felt there wasn't enough. A-Boards will be placed around busy beach areas to ensure all are aware. DCC staff and RNLI lifeguards (when not on their primary duty of care) will remind residents should they bring an animal into the exclusion zone.

#### **Cllr Kevin Cordell Report**

No Report

#### **14 AOCB**

The Planning Secretary, in discussion with the Active Travel Project Manager, indicated the works up to Bridge Street are due to be completed by the end of August 2023.

Broughty Rotary Club donated £250 to the "Mens Shed" for the supply and fitting of seating in the Esplanade pavilion shelter, due for completion in July / August. BFCC had donated £100 from its own funds to the "Mens Shed" for the renovations.

Vandalism of Broughty bus shelters; DCC looking at alternatives to glass, but these are not easily cleaned. It is hoped to eventually replace with glass.

The order notice, for the painting of double yellow lines on the south side of the Esplanade is just a formalisation.

Parking / driving restrictions order at starting and finishing times, adjacent to schools will be enforced.

Library toilet, is to be cleaned more often during 'Gala Week', it is noted a higher number of people are using it as a public toilet, following the removal of the toilet block in the Queen Street car park. The council are responsible for cleaning and

maintenance of the Library toilet, but due to the more frequent use DCC are requested if cleaning can be carried out on a more regular basis. It was highlighted Castle Green toilet block has recently been painted due to the and opening of the new café.

Friends of Broughty Ferry Library are having a “Family Fun Day” – 10am to 3pm on Friday 11<sup>th</sup> August 2023. Donated items for the ‘Tombola’ stall would be appreciated.

**Date of next meeting;**

**The next Ordinary Meeting will be held on Tuesday 4th July 2023 at 7.00pm in Broughty Ferry Library**