

# Broughty Ferry Community Council

## Minute of Ordinary Meeting held in Broughty Ferry Library on Tuesday 4th July 2023.

Meeting opened at 7.00pm  
Doreen Phillips in the chair 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), Chris Johnson, Charlie Delaney, Fiona Potton, Isabel McLean, Kenny Matheson, Norma McGovern.

### In Attendance

Nil

### Ex-Officio

Bailie Derek Scott.

### Apologies

Neil Cooney (Chair), Doug McLaren, Tara Javed, Christine Rea, Joanne Kelly, Cllr Pete Shears, Cllr Craig Duncan, Cllr Kevin Cordell, PC Steven Wallace, PC Stewart Merchant.

### Members of the Public Present

Nil

### 2. Minute of Previous Meeting (6th June 2023)

The draft minute of 6th June 2023 was agreed as a true minute, proposed by John Watson seconded by Kenny Matheson 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. The Ferry proposal for a tree has been approved subject to:-

Confirmation we have funding available for tree and installation (circa £3,500 at present but may change once final detail and number of trees sharing installation costs, which includes the cost of the tree).

#### **CLD can help with a CRF application for funds to cover this.**

That the location has been checked and is suitable. Advice can be given if horticultural, but it's up to BFCC to find a suitable location and check with all interested parties that they have been advised and are content with the arrangement.

**It is understood the location (Queen Street car park) was set up for a tree.**

BFCC to confirm they are happy to proceed with confirmation required by **Monday 26th June 2023**.

Final cost will be circulated once contractor's costs and numbers confirmed.

Trees will be planted end of September / October.

Following discussion with some Community Council members, I emailed Christine stating (Due to the timescale and cost involved, unfortunately, we will be unable to proceed at the present time). **Item Closed**.

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).

Both sets of charging points have been removed. **Item Closed**.

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. Reply from Roads Maintenance, they propose fitting replica/matching embossed name plates over the existing plates as removal risks damage to the harling and thick layers of paint on the cottages.

I emailed Derek stating the Roads Engineers proposal was the best option.

[It was asked if they could be cleaned, rather than replaced ?. Bailie Scott will enquire and if not, agree with Roads Engineers proposal].

**Item Closed**.

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

All members and Bailie Scott welcomed by Doreen who stated there was a good turnout at the Community Day held in the YMCA. She highlighted the Community Fridge project which now has charitable status and constitution, they also have a facebook page. They are presently in negotiations with local shops and supermarkets with regard to supplies.

There is an interim board in place with the AGM due to be held on 13th July 2023 at 7.00pm in Broughty Ferry Library, and it is hoped to get at least 20 committee members to run the project.

They hope to get Dundee Lord Provost who was at the Community Day, to open the Community Fridge. There was also discussion with regard to alternatives for young people in the Ferry.

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

As stated in Secretary's Correspondence and Planning Report.

27/6 - Geography Research Project, request for interview from Sander Main, a student from Gordonstoun School, (How deprivation affects the perception of place for geography independent research project).

Vice-Chair Doreen to respond.

## 6. Police Report

Nil

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

### Correspondence

10/6 Note to Chair; Ref 421 King Street from neighbour of subject property. Forward to Planning Secretary to reply (see Planning Report).

12/6 From DCC; Mid Craigie / Gotterstone Areas (20mph Zones).

13/6 From Christine; Reminder admin grants can be applied for, copy of accounts to be forwarded to DCC indicating claim for admin grant. Forwarded to Treasurer.

13/6 From DCC; Community Council Consultation, Notice of proposed amendments (Recommendations for Boundary Changes – Ardler & Camperdown, Charleston & Denhead of Gray, West End & Blackness/Ancrum. Recommendations for Changes to Electorate Calculation; in any community council area is the number of registered electors.

The number of registered electors is regularly updated by DCC, only registered electors may stand for election to community council or vote in any community council elections.

The number of registered electors will be lower than the population, consequently, the number of community councillors in some areas will be lower than the current entitlement.

Recommendations for changes to Funding Formula for Administration Grant; This is calculated according to the electorate (Funding Formula for the grant is raised from £330 + 1.2p per elector to £330 + 2p per electorate).

Powers of Suspension or Dissolution; Where there are concerns community councils/councillors are not adhering to the established scheme, DCC have the authority to investigate.

The ultimate sanction would be for DCC to move to suspend or dissolve a community council established under the scheme, this would require the approval of the Neighbourhood Services Committee.

15/6 DCC; Dundee Road West (Variation of speed Restrictions). Order 2023.

15/6 DCC; Linlathen Road Area (Extension to 20mph Zone). Order 2023.

22/6 Scottish Conference of Community Councils (Conference Notes).

22/6 DCC; The Law, Willows & Ormiston Areas (20mph Zone). Order 2023.

27/6 Web; Geography Independent Research Project (Interview request).

29/6 DCC; Climate change event (19/7/2023) – Workshop in Dundee, Steeple Church – 6-9pm.

## 8. Planning Report from week beginning 1st to 30th June 2023

Of the 18 planning and 6 tree applications validated during this period one was dealt with in the report to the June Meeting and will be referred to later in this report.

Another, **23/00326/PNE**, was prior notification of the erection of a telecoms pole and associated panels in the vicinity of 8 Bughties Road, Broughty Ferry. This notification has attracted media attention due to nearby residents voicing objections and complaining of lack of prior consultation. The site lies within the Reres Hill Conservation Area and the mast forms an integral part of the continued development

of digital communications systems in the city. This Community Council has objected to notifications in past times where it considered the erection of such equipment to be detrimental to the local environment. Such objections have failed due in the main to Scottish Government policy and evidence that alternative sites investigated were deemed unsuitable, although a decision of one in Queen Street that is subject to an objection by BFCC remains outstanding.

The prior notification of the works in Bughties Road is part of the process and this site was first brought to the attention of this Community Council and Elected Members in January and February of this year. Evidence provided in the supporting documents attached to this prior notification shows that alternative sites have been investigated and discounted for technical reasons leaving this Bughties Road site the preferred location. No action by BFCC is considered necessary and it should await the planner's decision in due course.

**Application 23/00333/FULL;** This is the application referred to above which was approved at the June meeting. Since that meeting contact has been made by nearby residents to BFCC voicing concerns relating to this this application. The Planning Secretary considered that although BFCC had provided its support for the application it should inform the case officer of the resident's concerns and its reaction to those concerns. The following letter had been sent to the Case Officer and requires to be endorsed or otherwise.

Planning Officer Craig Swankie; **23/00333/Full – Erection of dwelling House, 421 King Street, Broughty Ferry DD5 3HA.**

I refer to ours of 5th June to this application and that of **23/00303/CON** in the same letter.

Broughty Ferry Community Council (BFCC) agreed to support the application at its ordinary meeting of 6th June 2023. On 10th June an email was received from Mr Dave Rennie of 423 King Street advising of his objection to **23/00333/Full**. The Planning Secretary replied to Mr Rennie on 12th June informing him of BFCC's decision and noted that his objection was based upon the design and scale of the proposal along with his view that it was an overdevelopment. A reply was received by the Planning Secretary from Mr Rennie on 13th June providing his strong opinions on the proposal and expressing his disappointment at BFCC for its decisions. This was followed by another from Mr Rennie on 23<sup>rd</sup> June containing further remarks on the application and advising he had employed a planning consultant 'to deal with this matter'.

On 26th June the Planning Secretary received an email from Mr Gerry and Mrs Margaret Tosh residing at 415 King Street that is next door to the **23/00333/FULL** site. In it they support Mr Rennie's objection complaining that the proposal will be out of character 'dwarfing 415'. They state that they would seek a more sympathetic design 'similar to the existing ridge line.' In a brief reply to Mr and Mrs Tosh the Planning Secretary advised that they should refer their objections to the Planning Authority.

The lateness of these approaches is unfortunate but does not alter BFCC's decisions and it notes that neither of the correspondent's object to **23/00303/CON**.

BFCC was aware that 215 King Street is a listed 'C' building, known as 'Gailles Cottage' when it considered these applications and, given the response from the residents now known, BFCC would encourage the applicant to explore with Mr and Mrs Tosh how the proposed design could be adjusted to gain their approval. A photograph taken on 26th June by the Planning Secretary of a view of numbers 415

and 421 from the south would indicate that other than a minimal effect of the proposed dwelling on the light from the east on 415 the latter's outlook to the south will remain unhindered.

Planning Secretary John, highlighted points from the above report to the meeting.

**9. Licensing Report.**

No Licence applications received

**10. Public Relations Report**

Nil

**11. Beach Management Report**

Points highlighted from recent meeting included; Castle Green toilet block which closed at 4.30 for cleaning, possibility to keep open until 7.00pm and clean the following morning ?.

The Rock Garden's toilet block also closes early, this is due to insufficient personnel.

New toilet block signs on entrance doors are required, and also in braille if possible.

The water spray area in Castle Green is on for 15 minutes in every hour.

RNLI Lifeguards in situ on beach for the summer season, and RNLI have an open day and a leisure, water sport day to be held on Sunday 16<sup>th</sup> July.

It was noted the water quality is satisfactory and a beach award has been received.

There are still problems with dog fouling on the beach and additional bins are required.

Residents have complained about the newly installed pathway lighting on the Esplanade, stating they are too high. This lighting which is similar to the grassy beach was agreed at the beginning of the project and installed for road use and pedestrian/cycle path, it also dims during the night.

Further feedback will be discussed following Broughty Ferry Gala week.

**12. Scheme for the Establishment of Community Councils (Forwarded to members).**

**[Consultation Document Dundee City Council's Scheme for the Establishment of Community Councils 2024 – Broughty Ferry Community Council's Response].**

Paper written by the Planning Secretary, John Watson:- (The following response is based upon the comparison of the content of the Consultative Document in chronological order and that the content of **Appendix 1** of a report on **Revised Scheme for the Operation of Community Councils** considered and approved by the Leisure, Arts and Communities Committee at its meeting on 25th October 2010.

Any subsequent amendment(s) agreed to that document after 25th October 2010 may or may not have an effect on this response. Where response is 'as read' means same as 2010 or near).

Also attached:- **Community Councillors Complaints Procedure – March 2021.**

Planning Secretary John highlighted the paper and the possible changes proposed. Following discussion members agreed the changes required.

There are two levels of complaints procedure;

Within the Community Council and Out with the Community Council.

Changes / amendments to the final document to be agreed by the Chair, Secretary, Treasurer and Planning Secretary prior to submission to Dundee City Council, which are required to be returned by 8th August 2023.

### **13. Matters Raised by Community Councillors**

Downgrading of Post Boxes; it was noted that a number of post boxes within Broughty Ferry have had the "Priority" stickers removed, what is the rationale behind this ?. Bailie Scott stated it was possibly due to a high level of absences and staffing levels, but would check with Post Office management.

### **14. Contributions from Elected Members**

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

New Path to Bridge Street; I was contacted by residents about the new path near to the toilet block at the Rock Garden. It was put in as it reflected pedestrian desire lines but cyclists have been using it, emerging onto the narrow footpath over the bridge to continue up Bridge Street, which is enclosed by a barrier, so there is conflict there between pedestrians and cyclists. The active travel project manager has confirmed that this is a pedestrian path and it will have appropriate signage put in place to make it clear. If the budget allows he will also paint markings onto the path carrying the same message.

Dalhousie Lane; In 2020, Dundee City Council wrote to residents in this area advising them the council would be taking over the adoption of the lane but due to COVID the works could not be programmed. Aware that the lane is in a poor condition and the liability is with Dundee City Council a budget was allocated this year to carry out the work.

As the surface is effectively being made non-porous, the council has a duty to deal with the surface water. After discussion with Scottish Water, it was agreed to construct a 'rain garden' similar to what has been installed within the Stobswell area. This is a small build out on Collingwood Street with some low-level plants. This will attenuate the water and then discharge into the drainage system.

Dropped Kerbs, Tom Johnston Road; I had a positive site meeting with two engineers from the council's traffic and transportation team. It had been brought to my attention that the dropped kerbs on Tom Johnston Road, used to get to Sainsbury's are very close to the roundabout on Baldovie Road, making it difficult for those in a wheelchair or using a mobility scooter to safely cross. This is a very busy location and it will likely get busier when the new Aldi store is built.

It was agreed that two dropped kerbs would be installed further east, nearer to the KFC entrance, which should improve sight lines, particularly in respect of vehicles driving south on Baldovie Road, turning into Tom Johnston Road. The works will be undertaken in this financial year.

Gray Street Underpass; The council recently approved a tender for improvements to the railway underpass in Gray Street. The works include cleaning out the drainage channels and renewal/refurbishment of the steel deck flooring with similar, but adding a spray applied non-slip floor rather than just the checker plate as existing. The contractor will also endeavour to clean the grime off the listed tiled walls. It's unlikely to be fully successful as a lot of it is ingrained due to the length of time the underpass has been leaking, but it will be as clean as the process can get it. At the meeting I asked if, following completion of the works, a more regular cleaning regime could be put in place to try and limit the build-up of grime/slime.

The Esplanade; At the same meeting a tender was approved for £135,000 of soft landscaping works comprising of grassland and native flower meadows along Broughty Ferry's coastline as part of the active travel project.

Elie Avenue; Each month I deal with a lot of carriageway and pavement enquiries so for the purposes of this report I thought I would focus on some of the issues raised with me about Elie Avenue as an example.

Carriageway at the junction of Elie Avenue / Falkland Crescent – the senior roads engineer has advised me that this location will be included in a structural inlay programme. He is still finalising the costs for this year's programme so he hasn't been able to confirm if it will feature this year or next.

Cleaning of channels – the area manager in the environment section is arranging for the large mechanical sweeper to visit Elie Avenue.

Cleaning of gullies – the council's head of roads has advised me that he will arrange for the gulley sucker to attend. He has also asked his team to give consideration to increased frequency of visits at the low point in the road where pooling occurs.

Junction of Elie Avenue and North Balmossie Street – over the last ten years there has been no reported injury accidents at this junction and therefore it has not been identified through the council's accident investigation and prevention (AIP) annual programme. However, in response to concerns raised by residents the senior engineer responsible for road safety has added the location to her team's speed survey list, to help evaluate the possible introduction of temporary vehicle activated signs. A site survey is also to be programmed to consider the existing signing, lining and junction visibility.

Baillie Scott highlighted a number of points from the above report.

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

Rossie Avenue – Delayed Resurfacing Works; These continue to be delayed due to the discovery of asbestos around some utility covers which required the intervention

of specialists but I am assured that works are at last underway again with an anticipated completion date of Tuesday 4th July 2023.

Brook Street – Jet Wash; As in previous years I am pleased to report that the council power washed the most prominent part of the pavements in Brook Street in advance of Gala Week which is obviously a key date in the life of Broughty Ferry and it is therefore important that appearances are at their best. As also previously agreed with the council I expect a repeat of this cleaning at least after the Christmas Lights Switch On and ideally more frequently.

Harbour Missing Bollard; Concerningly in recent weeks vehicles have been seen congregating on the east side of the harbour below the castle which is a well-known meeting point for younger people and the presence of vehicles added to the usual mix is a real cause for concern raised with me by residents, accordingly I have sought and received assurances from council officers that the missing bollard (previously reported by me) at the castle preventing unauthorised vehicular access will be replaced and meantime access has been denied by the temporary deployment of fencing.

Gray Street Underpass; Recently at committee I welcomed some forthcoming cosmetic improvement works at this key route in central Broughty Ferry by the council which builds upon the trialling of the injection of gel technology by Network Rail to curb the ingress of water from the track bed above which seems to have gone on for decades. Appearances really do matter at such a busy location but so does safety and I have asked council officers to get in touch with Scotrail and or other parties to ensure that the CCTV covering of this route is in fact live and fit for purpose.

Grove Academy – New Head; Due to the retirement of Graham Hutton as Rector of Grove Academy, I am pleased to advise that I have been informed by the Council's Chief Education Officer that, "I can confirm that we now have a preferred candidate for the Head Teacher post at Grove Academy. Mr Tim Woodcock – currently an experienced Depute Head Teacher in Perth & Kinross Council is the successful candidate. Mr Woodcock should take up post at the start of the new school year." Happily, I can now confirm that all is well and Mr Woodcock will indeed be taking up this key role and I wish him every success.

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

Xplore Bus Strikes; Passengers and drivers contacted me throughout the strike asking if there was any council intervention taking place. While no official political response from the council was moved at any point, I was in contact with Unite and Xplore throughout the dispute urging a resolution. I'm glad to hear that a new offer is on the table and likely to be accepted, ending this damaging strike. I've also written to finance officers in the council to ask that any payment to Xplore is withheld from school routes that did not run during the action.

Barnhill Cemetery Roads; The condition of roads leading into Barnhill Cemetery was raised to me, and when speaking to City Development officers they informed me they are not on the workload for this financial year. I asked that they be prioritised should



any projects fall through or there is an underspend and they confirmed this will be the case.

Beach Littering; As beach usage increased during the hot weather, so did the amount of littering. When reporting this was swiftly cleaned up by Environment teams. I've again requested that additional bins be put on the beachfront. As always littering is a matter of personal responsibility and its incredibly disappointing when people don't clean up after themselves.

Samaritans – Broughty Ferry Station; Following an incident on 5<sup>th</sup> June, I've spoken to the Samaritans about the station who confirmed it is in an area of concern for potential self-harm. I'll be meeting with them, British Transport Police, Network Rail, and Scotrail to discuss the station and what can be done in terms of harm reduction / prevention.

Brook Street – Speeding; Residents of Brook Street have been in touch regarding the amount of speeding cars ignoring the 20mph limit. I've requested that 20's plenty signs be put up and also flagged the concerns to the police.

Braw Tea; I was delighted to attend the opening on the Ferry's newest social enterprise on Castle Green, and Jackie has done an incredible job getting the café open so quickly and it'll be a lifeline to women in need of support and skills.

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

Nil

#### **15. AOCB**

Baillie Scott was thanked by Community Council members for his regular attendance and continued support.

All Community Councillors have now had ID photographs taken and forwarded to Christine / Joanne for supply of ID badges.

It was requested if members are unable to attend meetings, more notice be given , if possible to allow stand-in to prepare report/notes.

The next LCPP meeting will be held in Balmossie Fire Station at 6.00pm on Thursday 10th August 2023.

Baillie Scott highlighted the Castle Green is to be developed in a more appropriate way for younger children. The kiddies' cars and crazy golf require updating. He also intimated the sad passing of Ex-Councillor Rod Wallace.

**Note;** There is no Community Council meeting in August.

**Date of next meeting;**

**The next Ordinary Meeting will be held on Tuesday 5th September 2023 at 7.00pm in Broughty Ferry Library**