

# Broughty Ferry Community Council

## Minute of Ordinary Meeting held in Broughty Ferry Library on Tuesday 3rd October 2023.

Meeting opened at 7.00pm

### 1. Community Councillors Present

Neil Cooney (Chair), Doreen Phillips (Vice-Chair), James Doig (Secretary), John Watson (Planning Secretary), David Easson (Treasurer), Stan Nutt (Licensing), Charlie Delaney, Fiona Potton, Isabel McLean, Norma McGovern, Chris Johnson, Kenny Matheson, Doug McLaren.

### In Attendance

Nil

### Ex-Officio

Bailie Derek Scott.

### Apologies

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

### Members of the Public Present

Four members of the public were present.

### 2. Minute of Previous Meeting (5th September 2023)

Following amendments intimated by the Secretary, the draft minute of 5th September 2023 was agreed as a true minute, proposed by Fiona Potton seconded by Doreen Phillips, and agreed by the members present.

### 3. Matters Arising from Previous Minute

Downgrading of Post Boxes – It was highlighted there were still problems with delivery of letters as Royal Mail seem to be prioritising parcels, which is a breach of legislation. It was noted, some post boxes were missing the silver day tab. Councillors present will raise the concerns with Royal Mail management.

Lack of toilet facilities in central Broughty Ferry; discussions still ongoing ?. The Library toilet is considered unsuitable for general public use.

Use of former Linlathen Neurodisability centre as accommodation for asylum seekers. Reply from Bailie Scott (Home Office) forwarded to members, see secretary's correspondence.

Complaint from Bayfield Road resident; Xplore No 10 buses' still using Albert Road / Bayfield Road (last evening 4/9 at 7.40pm was the latest one) instead of Claypotts Road / Victoria Road.

Fisher school buses' use Albert Road to transport pupils to various locations, are they allowed to use this route as the road surface is degrading due to the heavy traffic. Bailie Scott to contact John Berry regarding the issue. Reply forwarded to members, see secretary's correspondence.

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

Chair Neil welcomed all to this evening's meeting including four members of the public, highlighting the first newsletter from the "Joint Forum of Community Councils" across Scotland who hope Community Councils will support and join the group. It was proposed by Fiona Potton, seconded by Doreen Phillips, and agreed by members that BFCC Chair Neil follow up with a view to completing the necessary forms with a view to joining the group.

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

Members present at the meeting highlighted the fact only the first page of previous meeting minutes were noted on the website and they had emailed the website; [info@broughtyferrycommunitycouncil.org](mailto:info@broughtyferrycommunitycouncil.org), but this had not been received by BFCC members. Chris Johnson to contact the web contact at Thistle Software regarding the problem.

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

**Traffic;** Police Scotland have carried out numerous traffic initiatives with regards to antisocial driving and speeding within the 20mph zone in Broughty Ferry, however this problem persists. We will continue to monitor this and liaise with the Road Policing Units to combat this but can I ask that if anyone observes this speeding and antisocial driving, can they please report this via 101.

**Anti-social behaviour;** Although not as prominent as previous years, Police have still been receiving reports of poor behaviour from people operating jet skis in the water at Broughty Ferry. Reports have been received of jet skiers operating close to swimmers and near the beach. I have arranged for the Police boat to launch over the coming weeks to try and deal robustly with this issue following discussions with Andrew Blake at Forth Ports.

Youths have been targeting the area of Orchar Park in Broughty Ferry of late. They appear to be hanging around the park, leaving large amounts of litter and causing destruction to the fencing, hedges, and the pavilion. Please report any anti-social behaviour observed to 101. Local Community Officers will add this area to their patrol matrix to deal with those responsible.

**Schools;** Officers carried out a traffic and parking initiative at Forthill Primary School on Friday 22nd September with Dundee City Council Traffic Wardens to address growing concerns over misuse of the prohibition road and parking outside the school. This initiative was well received by school staff and parents of attending pupils.

We will be carrying out this initiative sporadically throughout the remainder of this School term.

**Future Events;** PC Stewart Merchant and PC Steven Wallace attended 'Coffee with a Cop' at Broughty Ferry library on 27/9/2023 where they met and spoke with the local public and addressed numerous concerns. We will endeavour to continue Coffee with a Cop and will keep advertising this on posters within the library and on Police Scotland Social Media platforms.

*BFCC members stated there had been confusion regarding the time of this event as the library closes at 7.00pm. It is suggested the time be 6-7.00pm.*

We will also be attending at Barnhill Blethers on 12/10/2023 and 26/10/2023 at Barnhill Community Centre to speak with those attending. Like Coffee with a Cop, we will endeavour to attend this event as often as we can.

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

11/9 Joint Forum of Community Councils Newsletter (issue 1), forwarded to members.

18/9 Bailie Scott; amendment to report (20mph zones, Camphill Road and Lawers Drive, not Camphill Road and Balgillo Park areas). Forwarded to members.

23/9 Bailie Scott; Buses (no.10) using Albert Road as short cut, (Xplore Dundee to issue reminder to drivers to use Claypotts Road, Strathern Road & Victoria Road).

Fishers Tours use Albert Road to transport Grove Academy pupils to Dawson Park, although journey not registered, is the most direct route and is wide enough for coach operations. Service No.88 also use Albert Road. Forwarded to members.

23/9 Bailie Scott; use of former Linlathen Neurodisability centre to accommodate Asylum seekers / refugees. Home Office provider (Mears) looking at options but no decision made at present. Forwarded to members.

25/9 Bailie Scott; Home Office not pursuing the Linlathen care centre as an option to house Asylum seekers.

26/9 Christine Rea; Engage Dundee survey on cost of living, forwarded to members.

28/9 Email from Hugh Begg; Alleged breach of the Code of Conduct of Broughty Ferry Community Council (Planning Application 20/00534/FULL: The Esplanade, Broughty Ferry, Dundee; New shared foot/cycle way and related matters).

30/9 Further email from Hugh Begg regarding BFCC alleged Breach of Code of Conduct.

*Chair Neil to respond to Hugh Begg's mail stating his comments had been discussed in full at previous BFCC meetings and as stated in the May 2023 minute the matter was closed.*

## 8. **Planning Report 4th – 29th September 2023**

Of the 16 planning and 10 tree applications validated and examined during this period 2 require attention.

**23/00640/FULL and 23/641/CON.** Both these applications refer to 421 King Street, Broughty Ferry, Dundee, and were included in the list sent to the Planning Secretary for week ending 30th September 2023. It is considered that each requires attention but because of the late advice before the October BFCC meeting, the Planning Secretary is still in the process of examining the detail of each at the time of writing this report.

Further information; Two letters sent to Planning Officer Craig Swankie, **23/00641/CON and 23/00640/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 (2014) and the dwelling proposed to be demolished is not listed.

Earlier this year applications **23/00303/CON** and **23/00333/FULL** were lodged and validated for this same site, proposing demolition of the current dwelling, and erecting a new build. Broughty Ferry Community Council supported both applications in its response to the Planning Department of 5th June and 22nd June 2023, the latter response noting objections that had been advised by local residents but maintaining its approval agreed at its meeting on 6th June 2023. These applications were withdrawn dated 1st August 2023.

### **23/00641/Con – Complete demolition in a conservation area, 421 King Street, Broughty Ferry, Dundee.**

The Building Survey Report attached to this application is of a highly professional character. It states what is already known, that the building does not hold any architectural significance or historic importance. The external and internal conditions found and detailed in the Report reveal the building to be in a dilapidated state leading to the professional conclusion that it is beyond economical repair.

**Broughty Ferry Community Council's Preliminary view is that it supports the application.**

Proposed by Stan Nutt, seconded by Charlie Delaney and agreed by the members present.

### **23/00640/Full – Erection of Dwelling House, 421 King Street, Broughty Ferry, Dundee DD5 2HA.**

This site lies within the Broughty Ferry Conservation Area (1914) and the success or otherwise of this application depends upon whether demolition of the current building on it is approved. An application **23/00333/FULL** was validated on 30th May 2023 proposing the erection of a dwelling house on the site which, after consideration, BFCC agreed to support on 6th June 2023. Subsequent to that decision the Planning Secretary was made aware of objections to the development by residents living adjacent to the site. These objections were based upon scale, design, overdevelopment, and character. The objectors residing immediately adjacent west of the site commented that they would seek a more sympathetic design 'similar to the existing ridge line.'

With this in mind the Planning Secretary informed the Case Officer of this information in a letter dated 27th June, the content of which was agreed by BFCC at its meeting of 4<sup>th</sup> July.

It stated that although BFCC continued to support the application it encouraged the applicant to explore with the objectors how the proposal could be adjusted to gain their approval.

The application was withdrawn on 1st August 2023.

This new application was validated on 22nd September 2023. The site lies at the extreme eastern end of King Street and, while it is within the Conservation Area, that part of the area is among the least attractive of The Ferry and deserves to be enhanced.

In examining the documents attached to the application it becomes immediately apparent that the applicant has taken heed of the objections and makes mention of the most recent Planning Officer comments. This has resulted in an almost complete re-think of the proposed development. The dwelling has been re-orientated in design and has been reduced in scale and height. It is sited further to the east of the site and the overall result is less overshadowing in particular in regards to the property to the west. The design removes any overlooking to the north, east and west. The total area has been reduced by the removal of the original proposed garage with upper storage area. Energy efficiency too has now been incorporated with solar panels, heat pump and charging point, all contained as part of the proposed development. The elevation drawings attached to the application demonstrate a dwelling of modern design yet suitable to enhance the area, especially when linked to the development now nearing completion at 437 King Street. A fresh architectural feel will be introduced to greatly assist the regeneration of this part of The Ferry.

**Broughty Ferry Community Council's Preliminary view is that it supports the application.**

Proposed by Charlie Delaney, seconded by Jim Doig and agreed by the members present.

**Short Term Lets;** There was some discussion with regard to this new legislation which came into effect on 1st October 2023, where it is illegal to let out property without the necessary licence, which will affect bed and breakfast establishments not just in Broughty Ferry but the whole of Dundee.

The Planning Secretary will seek guidance from DCC on how BFCC should deal with Short Term Lets applications.

**9. Licensing Report.**

No Licence applications received.

**10. Public Relations Report**

No approaches to BFCC for comment.

**11. Beach Management Report**

During the beach walkabout from BF Castle to the Rock Gardens the following was reported; signage throughout requires updating or renewing.

The toilets at Windmill Gardens are considered unfit for purpose.

It was also noted more bins were required.

A meeting was held in Castle Green Pavilion on requirements noted; Lighting (lampposts) in James Place is a cause for concern with residents and may be moved.

The Active Travel Project should be completed by March 2024, it is a year behind schedule.

Clearer signage for animal free zone on BF beach required.

Concern regarding the cycle way going through Castle Green which is a play area for children.

There was also discussion regarding the wild flower meadow on the Esplanade.

At a Friends of Broughty Ferry meeting, a talk was given on the East Haven Project where the problem of bottles and items being washed up on the beach and also at Barry Buddon beach was highlighted as stated in the local media.

There seems to be a misunderstanding as to responsibility with the Active Travel and Flood Defence projects being mentioned.

There was a landfill site on the Esplanade up until 1950 in the area of the present football pitch.

## **12. Matters raised by Community Councillors**

Item raised by David Easson; There are 26 labels (Dream Miley Plant Labels), photos taken (whole or part) that are still in place on the wall along Douglas Terrace / Grassy Beach up to the pedestrian bridge over the railway line, possibly been there about 35 years with many now broken. Who put them there and who if anybody is now responsible for their repair ?.

Bailie Scott to investigate with DCC.

Norma McGovern highlighted the Community garden behind the YMCA is looking beautiful and praise should go to Broughty Ferry in Bloom. Also, the steps and railings in Reres Hill is a positive improvement.

Work done by the 'Men's shed' over the last few months who have been supported by BFCC and the Rotary are also praised for the work carried out.

## **13. Contributions from Elected Members**

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

**Updates from previous meeting;** Responses forwarded to the secretary regarding issues raised with me at the September meeting of the Community Council: Fishers buses use of Albert Road and possible use of Linlathen Neurodisability Centre at Balgillo Heights to house asylum seekers. I was also asked about the continuing issues with Royal Mail deliveries. The most recent response received from Royal Mail's Senior Public Affairs Manager on this issue advised that the deliveries to the DD5 postcode area are now taking place six days a week, when there is mail available to be delivered, and should there be an occasion when a delivery round cannot be completed on a particular day it will become the priority the following working day.

**Pavement Parking;** The council recently approved the preparation of an exemption order in respect of the Transport Act 2019 which will result in a national ban of pavement parking. Only two streets in the Ferry ward, Long Lane at Agnes Square, and New Road, are proposed for an exemption. It anticipated that the secondary legislation required prior to the prohibition commencing will be completed in December.

**Old landfill site at the Esplanade;** I received a lot of enquiries from residents following a newspaper article about waste being washed up on Buddon Beach. Part of the Esplanade is historically reclaimed land, predominantly in the pre-war period, and there are pockets of materials such as glass bottles. The nature of this reclaimed land was understood prior to starting on the formation of wildflower meadows and fully tested as inert. The main landfill is below the current excavations, however it's not unusual to uncover some items nearer to the surface. The items are not considered as being of special archaeological interest.

In response to concerns about waste being washed along the Tay Estuary, the project team met with SEPA and Angus and Dundee environment officers and it has been determined there is no tangible link with the active travel site works; they are distant from the beach, are not disturbing the existing coastal defences or spreading material on the beach.

Material has been getting washed up at Buddon Beach for a period of time before works commenced on the Esplanade.

**Gray Street underpass;** Although this is the responsibility of Network Rail the council took the opportunity to carry out cleaning of the walls while working on site. I understand a great deal of time was spent washing the walls but sadly the efforts were in vain. Council engineers will be meeting with Network Rail to discuss the issue to see if there is a solution.

**Flooding;** It's that time of year again when localised flooding becomes an issue. I have reported a number of locations for attention where blocked gullies appear to have contributed to the problem.

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

**Forthill Primary School on-going Traffic Issues;** I recently attended a joint police / traffic enforcement operation outside Forthill Primary School which had been initiated by the Head Teacher (HT) and I must say that doubtless due to the highly visible presence of several of these officers it was on the whole a display of well-behaved driving, in stark contrast to several other occasions and I am advised that going forward, officers from both organisations will be making unannounced visits as often as possible and I hope this message gets through to problem drivers.

The police suggested that traffic cones might usefully be deployed to highlight the yellow zig zag markings which the HT is keen on and I contacted education officers who will ensure the school gets a supply of cones.

We all felt that if a need for a multi-agency site visit arises, I will be glad to arrange and invite ward colleagues.

**Central Broughty Ferry – Speeding;** Following more complaints as well as personally observing multiple breaches of the 20mph zone in central Broughty Ferry I have again asked police to try their best to enforce this and have previously requested that the council arranges for the roundels (many of which are badly faded) to be refreshed and am assured this will be done.

**Orchar Park;** The previously neglected appearance of many aspects of this park has greatly improved not least to the tireless efforts on the part of at least one nearby resident who pressed the council to trim back hedges, tidy up weeds and improve security at the former bowling green and indeed to at last remove signs referring to the provision of bowls which has not in fact been the case in recent years. I will continue to urge the council to repurpose a new and suitable use for the former bowling green facilities, particularly the pavilion and have received many updates for quite some time but am advised that I am precluded in providing details due to potential commercially sensitive considerations.

**Play Parks – Racist / Obscene Graffiti;** Unfortunately, there has been a recurrence of this kind of graffiti in the Barnhill area but I must commend the Council's Rapid Response Team for living up to their name.

**Overgrown Foliage;** In recent weeks I seem to have received far more complaints than usual from residents about overgrown foliage obstructing pavements or impeding sightlines for traffic, possibly the weather this year is a factor but in any event I have raised these concerns with the Roads Maintenance Partnership to pursue with private owners or for the council to act directly when it is responsible such as the roundabout at the top of Inchkeith Avenue which was recently properly trimmed / pruned at my request.

**Memorial Benches;** I have on several occasions been in touch with the council regarding the sometimes-poor appearance of memorial benches / plaques on the Esplanade and elsewhere such as the end of the harbour and I am glad that several benches have been repainted and am assured that for example those disfigured by sea salt spray will be washed and am grateful for these improvements given the emotional significance of such memorials to many people.

#### 14. **AOCB**

Broughty Ferry Churches Group in celebrating its Golden Jubilee are producing A lovely book "The Churches of Broughty Ferry."  
Churches are taking orders from their own members which will be available from November 2023. It was asked if the library would hold a copy ?.

5th December 2023 and 2nd January 2024 meeting dates ?.

The secretary stated he may now be in attendance at the December meeting.  
The meeting due on 2nd January 2024 is a public holiday, therefore this meeting is cancelled. The first meeting in 2024 will be 6th February.

Secretary's email; Following problems with his email A/C, new email address is [secy.bfcc@outlook.com](mailto:secy.bfcc@outlook.com).

Broughty Ferry 'Hot Spot' starts again next week in St. James Church.

Residents in Clearwater Park held a meeting last week where there was discussion with regard to the path between Clearwater estate, Linlathen Lane and Tom Johnston Road which is not yet complete.



A tree has been planted close to the wall, this pathway is a planning requirement prior to the building of a new Aldi store in the area.

'One member of the public present, (Lorna Murray), who had attended a number of recent regular meetings of BFCC expressed an interest in becoming a member. It was proposed by John Watson, seconded by Doreen Phillips, and unanimously agreed that Lorna Murray be co-opted as a member under Section 7(b) of BFCC's Constitution with immediate effect'.

John Watson reported that the Fraternity of Masters and Seamen in Dundee would celebrate its 250th Charter anniversary in September 2024. As its Archivist he would welcome any story about Dundee/Broughty's Ferry Maritime past from members of the local community that he could include in a publication later to mark the occasion.

**Date of next meeting;**

**The next Ordinary Meeting will be held on Tuesday 7th November 2023 at 7.00pm in Broughty Ferry Library**