

# Broughty Ferry Community Council

## Minute of Ordinary Meeting held in Broughty Ferry Library on Tuesday 5th September 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 Govern, Tara Javed.

### In Attendance

Nil

### Ex-Officio

Bailie Derek Scott, Cllr Pete Shears.

### Apologies

Chris Johnson, Kenny Matheson, Doug McLaren, Christine Rea, Joanne Kelly, Cllr Craig Duncan, Cllr Kevin Cordell, PC Steven Wallace, PC Stewart Merchant.

### Members of the Public Present

Two members of the public were present.

### 2. Minute of Previous Meeting (4th July 2023)

The draft minute of 4th July 2023 was agreed as a true minute, proposed by David Easson seconded by Isabel McLean and agreed by the members present.

### 3. Matters Arising from Previous Minute

Downgrading of Post Boxes – Bailie Scott to check with Post Office management.

Reply received regarding the change to the frequency of collections from post boxes. The plan is balanced, based on usage, and designed to provide the best mix of post-boxes with earlier and later collection times in a given area.

Collections will be made by postman/woman when on their delivery round, typically between 9am and 4pm. Customers can check if post-box has been emptied, as the silver day tab will be changed to the next day if mail has been collected. A sign on the post-box will inform people where the nearest post-box with a later collection is located.

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. I 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. (Item 13).

Community Councils 2024 and Community Councillors Complaints Procedure.  
Item included in Planning Secretarys Report. (Item 8).

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

Neil highlighted the recent Broughty Ferry Traders meeting held in the Woodlands Hotel, stating there was good discussion with Martin Goodfellow and Steve James of the Traders Association regarding support and sharing of information.  
John Watson and Isobel McLean also attended the event.

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

Complaint regarding dogs on the beach; Reply sent with contact details of animal control officers.

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.

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

**Crime;** There has been an increase in complaints with regards to cars speeding along Monifieth Road and Dundee Road, mainly late at night. PC Wallace and PC Merchant will give this area more passing attention, but can I ask that if anyone observes this dangerous driving to contact Police on 101 to report it and try to note down registration numbers where possible. I have passed on the concerns to our Road Policing Unit who will carry out more frequent patrol of the areas of concern.

**Anti-social behaviour;** Reports of anti-social behaviour emanating from Ceres Crescent, Gillies Park and Abernethy Road also persist. 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. Longhaugh and Broughty Ferry Community teams will be patrolling these areas of coming weekends to help identify those responsible.

**Schools;** Now that the schools are back, PC Wallace and PC Merchant will be attending in schools to deliver inputs on anti-social behaviour in an effort to give advice on how pupils should be conducting themselves within Brook Street and surrounding areas during lunch breaks. Although the vast majority are well behaved and considerate of others when attending for lunch, there are still a few who constantly let down the school with their behaviour. When possible, PC Wallace and PC Merchant will patrol Brook Street during lunch hours but if pupils are observed

being anti-social then please make us aware via 101 and we will attend at the school to speak with those responsible and keep the school apprised.

**Future Events;** Coffee with a cop will be taking place at Broughty Ferry Library on Wednesday 27<sup>th</sup> September 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.

Following the reading of the report, the meeting discussed the above anti-social behaviour in and around Abernethy Road area. Residents continue to phone Police Scotland on 101 with information of 2 cars delivering drugs to youths as young as (11/12/13 year olds), but have not had any response. As there are insufficient Police resources, serious offending should be reported via 999.

Councillors have held meetings regarding this anti-social behaviour.

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

### **Correspondence**

9/7 Web; Complaint regarding dogs on the beach, person took photos of dogs with owner adjacent to a no dog's sign. Dog barking causing person and family feel unsafe. Is there a way of reporting these incidents. Answer from local Councillor forwarded.

9/7 Email to Christine ref living Christmas tree following tabloid report DCC are to replace dead tree at city churches.

10/7 Web; Complaint regarding telecoms mast and cabinets in the Reres Hill conservation area (Bughties Road), passed to Planning secretary.

12/7 Email, DCC; Road closures for UCI Cycling World Championships, 6<sup>th</sup> - 7<sup>th</sup> August.

2/8 Revised scheme Community Councils, forwarded to Dundee City Council (Nicky Macrimmon), acknowledgement received. Thanks to John Watson for producing the draft paper.

18/8 Email from Nicky Macrimmon regarding postponement of General Elections until summer / autumn 2024.

18/8 Gray Street Underpass; Improvement works due to commence 14/8/2023 for 2 to 3 weeks and will be closed to pedestrians for the period of works. Works include replacement of existing steel floor decking, cleaning out existing drainage system, power washing the walls and painting the steel soffit.

20/8 Email from Derek Scott regarding change to the frequency of collections from post boxes.

21/8 Consultation on the Draft New Regional Transport Strategy (closing date for comment is 27<sup>th</sup> October 2023).

31/8 DCC email; Mid Craigie & Gotterstone areas (20mph Zones) order 2023.

The bus stops / shelter as indicated in previous report which caused congestion at times on Claypotts Road adjacent to the Grove have now been removed. The nearest stop is now Queen Street (the Bullring).

## **8. Planning Report 3rd July – 31st August**

During the above period 32 planning and 7 tree applications were validated and examined, none required a response. However, it is considered reasonable to inform the Community Council of those applications that will be of interest to it, although no

formal response has been deemed necessary, members may find the information useful.

**23/00326/PNE**, The ordinary meeting in July was informed of this prior notification of the erection of a telecoms pole and associated panels in the vicinity of **8 Bughties Road, Broughty Ferry**. A formal application was lodged and validated during week beginning 3rd July; **23/00426/FULL**. It was agreed at the July meeting that BFCC should remain silent and await a planning decision in due course.

During the same week beginning 3rd July application **23/00440/FULL** – Removal of ATM and night safe, **Royal Bank of Scotland**, Brook Street, Broughty Ferry, was validated.

Applications **23/00303/CON** and **23/00333/FULL** supported by BFCC, for the demolition of a dwelling and erection of a newbuild at **421 King Street, Broughty Ferry**. Have been withdrawn.

**23/00241/FULL – 1A Gray Street, Broughty Ferry, Dundee, DD5 2BH. Proposed change of use from flatted dwelling to short term let accommodation.**

Since ‘short term lets’ have featured in a planning decision and local media in recent weeks relating to accommodation elsewhere in Dundee, it is prudent that BFCC is kept aware of such issues within its area. The application was validated on 3rd May of this year and examined by the Planning Secretary then, who, not being made aware of any objections from the community, reached an opinion was it a matter for the planning authority to decide with no response needed from BFCC.

The application was approved by the Authority on 26<sup>th</sup> June 2023, subject to two conditions:

1. The development hereby permitted shall be commenced within 3 years of the date of this permission.
2. Prior to first occupation, a Travel Plan that sets out proposals for reducing dependency on the private car and encouraging use of sustainable transport shall be submitted to and approved in writing by Dundee City Council.  
The plan shall include details of when it will be reviewed and updated, and how it will be distributed to visitors. Thereafter, the agreed Travel Plan shall be published and distributed in accordance with the approved details.

**CND/0052/2023**. This application was validated on 22nd August 2023 and seeks to discharge Condition 2 attached to the approval of 26th June 2023.

BFCC’s Planning Secretary must consider each planning application on its merit according to its Constitution, Standing Orders and Planning Law when providing the Planning Department with BFCC’s preliminary view on an application of interest. It is for BFCC to decide at its next regular meeting whether to approve or otherwise that preliminary view.

When dealing with this application the Planning Secretary concluded that in so far as the Community of Broughty Ferry is concerned a decision on whether to approve such applications should be based on wider considerations than perhaps have been followed under normal circumstances in the past.

Short term lets adds another dimension to the planning system and controls were introduced under the Civic Government (Scotland) Act 1982 (Licensing of Short-Term Lets) Order 2022.

Historically, Broughty Ferry was a huge holiday destination and many residents relied upon the income generated from visitors by providing short term accommodation on a self-regular basis. Bed and Breakfast accommodation being a typical example. It is to be hoped that this new legislation does not inhibit such opportunities in the future because it introduces an added administrative and cost burden to the provider. The Planning Secretary will seek further advice and report back in due course.

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

Reference is made to Minute 12 of the 4th July meeting.

The response was made before the closing date of 8th August and is attached to this report along with a copy of a draft Community Council Complaints Procedure that was prepared to be helpful to DCC Neighbourhood Services during the review. Members will note that both documents are in draft form and are set before the meeting for its final approval or otherwise.

Both documents approved; Proposed by Doreen Phillips, seconded by Tara Javed and agreed by the members present.

### **Community Council Elections**

Because of the review of the above Scheme and other matters it is understood that the Community Council Elections have been postponed until 2024. Further advice on this matter will be provided in due course.

#### **9. Licensing Report.**

No Licence applications received.

#### **10. Treasurers Report.**

Treasurer David provided a statement for the period from 6/4/2023 to 25/8/2023. (Admin / DCC, BFCC own Funds, BFCC Beach Funds, Special Projects, Accounts Summary). Grant of £570 from Dundee City Council received which barely covers the expenditure cost of running the Web site.

Total Balance carried forward as at 25/8/2023; £1332.37.

It was noted that DCC are duty bound to provide accommodation for Community Council meetings.

#### **11. Public Relations Report**

Nothing to report.

#### **12. LCPP Report**

Held in Balmossie Fire Station on 10th August 2023 (awaiting minutes).

Items highlighted included; Community day, cost of living crisis, Barnhill blethers, Ferry fridge update, Castle Green activities, Developing young workforce, Community based event at Douglas, Health & social care, Hedges along Balgillo Road, Street spraying, Animals (dogs) on beach – lack of signs, availability of grants for certain projects.

Windmill car park area is due to be completed by the end of this month.

The next LCPP meeting is 16th November at 6pm in Balmossie Fire Station.

**13. Matters raised by Community Councillors**

Concern raised at the possibility of the former Linlathen neurological care centre being utilised to house asylum seekers and refugees.

Accommodation for asylum seekers is led by the Home office and supported by Mears Group. The council had no information on whether the Linlathen site is being considered.

Broughty Ferry Church group is the umbrella organisation for WRBF (With Refugees Broughty Ferry).

Toilet Facilities; Members of the public are utilising the library facility as a general public toilet. Discussion with regard to have extended opening of the Castle Green toilet is not being considered.

It will be highlighted on the library website that as the library closes at 7pm, computers and facilities will close at 6.45pm to allow sufficient time for locking-up. Scotrail were contacted with regard to toilet facilities at Broughty Ferry station and noted the comment.

**14. Contributions from Elected Members**

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

**Pedestrian Crossings:-** The council is going to investigate design possibilities for pedestrian crossing improvements at a number of sites across the city, including Balgillo Road at Forthill Road. The assessment will determine if there are any physical constraints that might prevent the installation of a pedestrian facility.

Consideration will also be given for the installation of a pedestrian crossing on Brook Street, west of Gray Street. However, this has been put on hold pending Network Rail's confirmation of its electrification proposal, as it may have implications for the roads network in the area.

Crossings on Monifieth Road at Panmure Street and Dalhousie Road at Bridge Street, which are included in the Active Travel Project, are currently programmed to commence in February 2024.

**RBS:-** I have been supporting efforts to convince RBS to change its mind about closing its Broughty Ferry branch. I wrote to RBS questioning its decision and to ask if there was any possibility of keeping the branch open, but sadly the company's response didn't offer much hope.

**Winkie:-** The sculpture has been completed and the unveiling will take place on 9th November. Broughty Ferry Scouts will be involved and I intend to contact family members of Winkie's owners who still live in Broughty Ferry to invite them along.

**Orchar Bowling Green:-** I was asked by a resident if the bowling green in Orchar Park could be tidied up while its future use is determined. I raised the matter with the

council and have since been advised that arrangements have been made for the grass to be cut and the perimeter hedge to be trimmed.

**Traders Meeting:-** On 31st August I attended a local business regeneration event in the Woodlands Hotel hosted by Broughty Ferry Traders Association. It is seeking additional committee members to allow much more to be done in promoting Broughty Ferry as a shopping and visitor destination. Some future possible initiatives were highlighted and speakers shared their aspirations for the town.

**Weeds:-** The second application of weed killer was delayed due to the rainy weather but should now have been completed. Many residents contacted me about extensive vegetation at street edges.

**Esplanade:-** I received a number of comments about the provision of wild flower meadows and other plantings programmed for the Esplanade. I contacted the environment department about the possibility of leaving a bit more useable grass at the Balmossie Park end. This is being looked at and I was recently advised that a response is being finalised. (I will provide an update at the meeting if I learn of the outcome by then). Following discussion with the council, it was agreed there would be slightly more useable grass area.

**New 20mph zones:-** Camphill Road and Lawers Drive areas are to be converted to 20mph zones in the next financial year, 2024/25. An assessment will need to be carried out to determine the streets that will be included, but for previous 20mph zones that have been introduced, such as the one in central Broughty Ferry, the boundary of the zone has been the principal road network.

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

**RBS – Proposed closure:** Recently at committee I tabled a motion (helpfully seconded by Cllr Shears) calling upon Dundee City Council which banks with RBS to have its Chief Executive write to the Chief Executive of the Nat West Group to make clear our opposition to the precipitate and not all consulted upon closure of the long standing RBS branch in Broughty Ferry and I am pleased to say that my motion attracted unanimous cross party support and can only hope that RBS at last listens and engages the local community in proper consultation which would ideally reverse this ill-considered decision.

**Buses:** Last Thursday along with my group colleague Bailie Macpherson I attended a meeting of the Dundee Transport Forum during which it emerged that there may be a glimmer of hope for retaining services such as the Shoppers bus and the “out and about” service as a voluntary sector organisation is hoping to apply for Lottery funding. Naturally I wish to see such an initiative prosper but there was no sign of any funding which would enable the retention beyond April next year of the 206, 204, 202, 236, 51 following the decision of the administration group of Dundee City Council to withdraw council funding for these lifeline routes upon which many otherwise isolated residents rely upon for any sort of inclusivity and I can only hope that alternative funding is secured or the original subsidy restored.

**Road Upgrades:** I am pleased to see that previously much potholed and frequently repaired sections of the carriageway at locations I have often reported have now been properly resurfaced at the junctions for instance at; Montague Street /Strathmore Street, Church Street / Brook Street, Campfield Gardens / Campfield Road, Dornoch Place / Strathmore Street.

**Car Park Litter Bins:** I recently noticed that litter bins have vanished from Queen Street car park and also Fort Street car park (doubtless elsewhere), I raised this with the council and in brief was advised that the removal of these bins from busy car parks in central Broughty Ferry is to reduce littering and thereby enhance appearances and I shall be keeping a very close eye on how this theory works out in practice.

**Broughty Ferry Traders Event:** Last Thursday evening I was at a very well attended event organised by the excellent Broughty Ferry Traders Association (BFTA) and the Dundee & Angus Chamber of Commerce to promote “Brand Broughty Ferry” and encourage local business to join BFTA, suggest and share ideas to promote local businesses and get involved in the really good work which BFTA has organised so well for many years such as Gala Week and the Christmas Lights Switch On. I publicly answered some questions as well as offering the traders some advice which they will take under consideration and offering to do whatever I can to facilitate and support their aims of preserving and enhancing the local economy and I have meeting due with various bodies which I think will assist and I will provide an update once these meetings have happened.

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

**RSB:** I’m sure we were all shocked and disappointed with the decision by RBS to announce closure of the Broughty Ferry branch. My initial meetings and communications with RBS were not in any way positive despite the public outcry regarding the closure, and refused to entertain the decision to give the branch a chance to remain open. I’ve spent the summer petitioning the public and with 2000 signatures amassed I’ve closed the petition and am currently working through the data to ensure it is GDPR compliant and will be sending the names plus letter to RBS CEO within the next few days.

**BFTA:** I was pleased to attend the BFTA regeneration event to hear about the excellent work done by the Traders Association and also offered advice to their committee on how to get their views across to council directly through deputations.

**Balmossie Park:** I was contacted by a lot of concerned residents regarding the wild flowering work on going and took their idea for a compromise to the Active Travel team who are currently working with Environment with a hope to implement less wild flowering to allow for more usable grass space.

**Dighty Burn Dog Waste Bins:** The lack of emptying of these bins has been raised to me, and after discussions with the Environment team they conceded there was an issue with staff locating and emptying these bins. This should now be done more regularly.

**Littering/Bin Facilities across the beach and Esplanade:** A regular summer item, and individual incidents have been raised as well as general complaints. More bins



were made available across the summer but as always personal responsibility of beachgoers is the key to tackling litter.

### **Cllr Kevin Cordell Report (Previously distributed)**

Dundee City Council's recess coincides with the school holidays but that doesn't mean the work of the council stops.

Over that period, we have seen Barnhill Rock Garden receive a Green Flag Award, which acts as a benchmark for clean, safe, and well-maintained parks and green spaces.

Well done to everyone who works so hard to make these awards possible.

Resurfacing works have been announced for Church Street (at Brook Street), Montague Street (between Strathmore Street & Hamilton Street), Dornoch Place (at Strathmore Street) and Campfield Gardens (at Camphill Road).

I was also given notice that the underpass in Gray Street would be closed for improvement works, including replacement of the existing steel floor decking, clearing out the existing drainage system, power washing the walls and painting the steel soffit.

Whilst, by their very nature, these works will cause some disruption, I am sure they will be welcomed by residents and users alike.

The new active travel spur between West Pitkerro Ind Est and Linlathen Lane is near completion and already appears a welcome and well-used addition to the network.

Meanwhile, I have reported offensive graffiti in Brook Street, now thankfully cleaned up, and overflowing dog waste bins in Balmossie Brae.

I have also received complaints about litter in West Pitkerro Ind Est and I am delighted to see new waste bins in situ on Tom Johnstone Road which I hope will help.

I have also asked council officers if they will look at the possibility of replacing the surface material in the central area of the car park at Gillies Park.

The stones are often scattered throughout the car park and there are suggestions they have been used in recent acts of vandalism in the area.

The Annual Road Safety and 20mph Report was presented to the Fair Work, Economic Growth & Infrastructure Committee on 21st August.

Amongst the proposals are plans to convert the Ferryfields and Clearwater Park areas of the Ferry to 20mph zones in the financial year 2024/2025, consideration of pedestrian facilities at the junction of Balgillo Road and Forthill Road and a pedestrian and cyclist signalised Toucan crossing on Dalhousie Road at Bridge Street to support the Broughty Ferry Active Travel Project.

Following representations, I am happy to advise that the slipway at Broughty Ferry harbour was cleaned 15/08.

There is a cleaning regime in place but maybe not as frequent as may be required.

I am aware there are difficulties with high tides washing up debris, etc.

However, a mechanical cleaning was possible yesterday at low tide.

An issue with missing cleats is also in the process of being dealt with.

I was also recently contacted by a civic minded resident who had lifted over-flow bags left by beach users at the side of a bin in the Esplanade area.

They voiced concerns that the bin capacity in the area was simply not enough.

I raised this with relevant officers and am happy to report that extra bin capacity has been placed along the Esplanade and Castle Approach, the use of which will be monitored during the summer months.

Clearly, if you have litter and the bin is full, another bin should be used or you take your litter home.

However, this extra capacity should be a welcome addition.

#### **15. AOCB**

Cllr Shears informed the meeting, there were presently no public buildings within the Broughty Ferry area with Raac (Reinforced autoclave aerated concrete).

Bailie Scott provided the secretary with DCC (Policy for provision of Memorial Benches, Plaques and trees in public parks, open spaces, and cemeteries.

The information enquiry form for the above is on the Dundee City Council Website.

Any person's enquiry through BFCC will be given the relevant information and contact details.

Doreen (Vice-Chair) had contact Sander Main (Item 5- 4/7/23) regarding interview for research project but to date has had no response.

John (Planning) updated the meeting on the progress of the pavilion at the east end of the Esplanade. The men's shed have installed the seating (American oak from redundant church pews) and the painting is due to be completed shortly.

Due to the refurbishment, it is thought the building deserves to be listed. Proposed by John Watson, seconded by Fiona Potton and agreed by the members present.

John will complete the relevant paperwork.

It was noted that Ann Lolley, Environmentalist and Project Co-ordinator at Dighty Connect had sadly passed away on 21<sup>st</sup> August 2023.

#### **Date of next meeting;**

**The next Ordinary Meeting will be held on Tuesday 3rd October 2023 at 7.00pm in Broughty Ferry Library**