

# Broughty Ferry Community Council

## Minute of Ordinary Meeting held in Broughty Ferry Library on Tuesday 7th May 2024.

Meeting opened at 7.30pm (following the AGM)

### 1. Community Councillors Present

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

#### In Attendance

Christine Rea

#### Ex-Officio

Bailie Derek Scott.

#### Apologies

Lorna Murray, Doug McLaren, Joanne Kelly, PC. Steven Wallace, PC. Stewart Merchant, Cllr Craig Duncan, Cllr Kevin Cordell, Cllr Pete Shears.

#### Members of the Public Present

16 members of the public were present.

### 2. Minute of Previous Meeting (2nd April 2024)

The draft minute of 2nd April 2024 was agreed as a true minute, proposed by Doreen Phillips seconded by Neil Conney and agreed by the members present.

### 3. Matters Arising

Lack of toilet facilities in central Broughty Ferry; discussions still ongoing ?.

The Library toilet is considered unsuitable for general public use. It was noted there is always a queue, especially when small children are present and although there is a toilet downstairs it is not suitable for the public, therefore, the library requires additional toilet facilities for public use.

It was highlighted to DCC that the library was the only community centre in Broughty Ferry, where the toilet facilities were unsatisfactory. DCC maintenance team will look at resources and conduct a report with regard to the required maintenance.

Short Term Lets; It was agreed invite a representative of the Planning Department to a future meeting to update members on the new regulations regarding 'short term lets.

Planning Secretary has intimated Principal Planning Officer Gary Knox to speak on NPF4 and Short-term Lets, probably at the June meeting.

Secretary has sent an email to Gary Knox, inviting him to give a short talk at our June meeting, awaiting a response.

Reply received from Gary Knox who is unable to attend, but suggested David Gray – Senior Manager of the Planning Team would be available, and requested IT equipment for a Power-Point presentation.

Following discussion with John Watson regarding the required equipment for the presentation, the secretary has contacted Gary and David regarding the timing of the presentation at the June meeting.

Westfield Road Traffic Issues; (The background to the problem, including the damage to residents parked vehicles being damaged / written off by delivery lorries using the road out of Broughty Ferry with the aim of a consultation meeting with interested parties to discuss the options which may include calming measures and request supermarket lorries to avoid Westfield Road. Bailie Scott contacted the council's roads team about the issues raised by Westfield Road residents. The senior engineer has advised that he would like to deploy a mobile camera at the location to get a better understanding of the issue before determining what action might be required. I haven't got a date for when this might be done as there are a number of other sites requiring a camera survey).

There was some discussion with regard to the traffic problem in Westfield Road (intimated at a previous meeting). As there had been positive responses, residents are requesting a public consultation with various agencies involved, including DCC, Traffic Management Team, M & S, BFCC, residents and other interested parties.

Broughty Ferry Castle & it's Future, as highlighted at previous meetings, Funding is available for the next year, but how do we achieve continuation of the castle's future in the long term ?. Possibly as a museum, but would require a partnership with numerous people, and will require discussion with many Broughty Ferry businesses and interested parties.

Planning with regard to the castle are in progress.

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

Chair Neil welcomed everyone to the meeting, especially 16 members of the public.

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

No notifications received.

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

No Report

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

##### **Correspondence**

10/4 DCC – (Variation of waiting restrictions0 Order 2024; Ancrum Road & Strathmartine Road, Dundee).

- 22/4 DCC – Info regarding Dundee Partnership Funding Applications;  
YMCA Youth Club - £2990.  
Enterprise Community Centre, Ferry Youth Club - £4997.73.  
Ali Henderson Yoga Stuff, Outdoor Yoga Classes in Dawson Park - £1170.
- 30/4 DCC – information regarding removal of bus stops/shelters in the Broughty Ferry area (Consultation document)..  
The secretary had listed those bus stops in Broughty Ferry affected by the proposed changes. This was followed by some discussion with regard to elderly residents or those with a disability.  
As there was no closing date for comments, Christine intimated she would forward the date to the secretary. (This was received the next morning. the deadline for comments on the Journey Improvement Consultation is 31st May 2024).
- 1/5 DCC – Reply from Gary Knox, ref NPF4 & Short Term Lets presentation, as Previously noted.

Nice to see repairs (Glass) to Broughty Ferry bus shelters, thanks to DCC.

Bin app for Dundee households launched in January, no information regarding the app has been received by BFCC. The first notification was an article in the Dundee Courier dated 10/4/2024.

Article in the Dundee Courier dated 10/4/2024 regarding the planning application for the former taxi office in Gray Street into a hub (Fridge) for food distribution in the local area (similar to the West End Community Fridge off Millar's Wynd).

#### 8. **Planning Report 1st – 30th April 2024 (Previously Distributed)**

Of the 16 planning and 8 tree applications validated and examined during the above period, two required attention.

The following letter was sent to Planning Officer Laura Stewart on 16th April 2024;  
**24/00169/FULL – 117 Gray Street, Broughty Ferry, Dundee DD5 2DN, Change of use to Community Fridge;** This wooden building is 'C' listed and lies within the Broughty Ferry Conservation Area (2014)

**Broughty Ferry Community Council support this application.**

For members information. This is a 'C' listed building whose entry in Historic Scotland's site is headed, '*Cabman's Shelter, Gray Street, Broughty Ferry*. It is described as being: *1878, Single storey, rectangular plan, shelter for cabmen*. In the **Statement of Interest**, it records that, '*the cabmen's shelter represents a crucial link in the transport system which developed in response to the growth of Broughty Ferry as a middle- and upper-class suburb of Dundee.*'

The Planning Secretary offers an opinion that the term '*crucial link*' in the statement is an exaggeration to justify the listing on the 29<sup>th</sup> October 1991. It stands to be challenged and the burden of listing removed since because of its listing it has caused the applicant, that has charitable status, unnecessary expense, and delay in making this application. It would be useful should the Community Council consider its reaction to this opinion.

It was stated that although there was a delay with the application process there was no additional expense involved. Concern was raised with regard to the £1000 annual rent compared to the nominal £1 annual rent paid to Angus Council by the Monifieth

Community Fridge. Although DCC stated the rent could commercially realise £7000 per annum, discussion with regard to the rent should be discussed with the appropriate department.

The following letter was sent to Planning Officer Laura Stewart on 19th April 2024; **24/00246/LBC and 24/00247/Full – 3 Albert Road, Broughty Ferry, Dundee, DD5 1AY, Conversion of building to form 13 No. self-catering apartments and events space.**

This is a 'B' listed building and although in the 'Restrictions' section of the advice shown in the further information in the planning web site it is recorded as being within the West Ferry (2011) Conservation Area, it in fact lies immediately to the east of that area unless it has been designated otherwise since 2011. Given its listed status it is strange that it is excluded from the conservation area.

It is noted that the developer only intends to make one minor external alteration to the rear of the building with the rest remaining intact preserving its historical status. BFCC make no comment in regards to the internal alterations planned but rely upon the judgement of the planning officers in that regard to determine what historical features should be conserved.

BFCC in concentrating its examination upon the 'Planning and Listed Building Statement' attached to the application(s), find the content of section **3. Proposed Works** confusing and to a large extent concerning in regards to the proposed future use of the building. The first paragraph of the section appears to make it clear that *'The proposed alterations to Broomhall House will turn this Grade B Listed Building into a Boutique Hotel.'* That being the case then the expectation is that it will become a small capacity hotel that will provide a more personalized service than typical hotels. It also provides a substantial degree of comfort into control of activities which, given the select urban location it occupies, would be to the advantage of the area, particularly to those properties adjacent to the site.

However, the fifth paragraph of the section moves worryingly away from the 'Boutique' proposal. *'The overall business plan .....is to have the rooms available individually to book for short stays – renamed to the Isobel Apartments. Alternatively, the whole property may be rented as a function package such as for weddings and special events where private caterings can use the provided facilities and the rooms would be available for guests. It is not suggested to be a full-time hotel exactly, but rather self-catered accommodation and/or events space instead of the fully serviced and inclusive hotel.'*

This paragraph rings loud alarm bells. No longer can comfort be guaranteed to those properties adjacent. How will the facility be managed? Weddings and special events even with the best intentions can last well into the night or early morning – noise becoming an overwhelming factor. Of course, conditions can be applied should the application be successful but it introduces a negative factor to those residing adjacent to the site should conditions be considered necessary. Short stays? Renaming the accommodation to The Isobel Apartments could mean that 'short stays' actually means short-term let accommodation and will require to be licensed. Reference to a short-term letting agent at the end of this paragraph suggests that may be in mind.

BFCC has been made aware of concerns of those living adjacent to the site of the uncertainty of the future use of the building, in particular the noise element and the effect upon the urban environment should a short-term letting facility be approved.

**BFCC find the content of section 3 of the Planning and Listed Building Statement to be less than credible and its preliminary view is to object to the application.**

**BFCC members object to the application, proposed by Fiona Potton, seconded by Doreen Phillips, and agreed by the members.**

Since this preliminary view was sent to the Case Officer a number of concerned residents have contacted BFCC seeking support. Among the concerns was that the timescale for response was too short given the late delivery of neighbourhood notices. As a result, the Planning Secretary requested the Case Officer to extend the final response date. In reply it was confirmed that responses up to and including 14th May 2024 would be considered. A neighbourhood resident may wish to address the 7th May meeting on the issues.

There were a number of residents residing within the area of the planning application and addressed their views and comments to the meeting.

**9. Licensing Report.**

No Licence applications received.

**10. Public Relations Report**

No approaches to BFCC for comment.

**11. Treasurers Report.**

Report as stated at the AGM, held prior to this meeting.

In addition, an invoice was received from Lesley Duncan who looks after the BFCC web site for (£61.67) after the accounts had been audited and will be in next years statement. Chris Johnson will contact her with regard to payment.

**12. Matters Raised by Community Councillors**

Continuous Parking & travelling in excluded school zones, without permit.

Stan Nutt highlighted the fact a number of vehicles continue to use these roads without the required permit and are also parking on the pavement (this includes council vehicles).

Excessive speed by vehicles within the 20mph zone (south of Queen Street).

The future sustainable transport delivery plan is for all roads to be 20mph, with the exception of the principal road network. This information had been distributed previously.

**13. Contributions from Elected Members**

**Bailie Derek Scott's Report**

Due to other commitments Bailie Scott had not had time to forward a written report, but highlighted the following; This was followed up by a written report.

Pedestrian crossings A930; Following completion of the new active travel project pedestrian crossing on the A930 (Monifieth Road) at Panmure Street, work will be carried out on the second active travel project pedestrian crossing on the A930 (Dalhousie Road) at Bridge Street. There will be road closures and temporary traffic lights from Monday 3rd June for 10 weeks.

Pedestrian crossing Balgillo Road; A new pedestrian crossing facility is also to be located just west of the Balgillo Road / Forthill Road junction. The intention is to provide a safe crossing point for pedestrians / school children crossing from the residential areas to the north, over to the local shop and school. The work is programmed to commence on 1st July 2024 for a duration of 5 weeks.

Beach toilets refurbishment; I have been pursuing an improvement of the toilet block at Windmill Car Park for some time. It's even more important now that action is taken as I have no doubt the beach will see a considerable number of additional visitors over the summer attracted by the recently completed active travel corridor. Having raised the matter again with the council's City Development Department I have been advised that a modest refurbishment is being explored. Meantime a deep clean of both the Windmill toilets and the toilets at Castle Green is to be carried out.

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

Barnhill Rock Garden – Fallen Trees;

At the request of The Friends of Barnhill Rock Garden I have been in touch with council about arranging the uplift of several fallen trees and broken branches caused by storm damage as they are hampering some of the work of the Friends.

Barnhill Rock Garden – Bridge;

Separately from above, I have been in contact with the council about the need to repair the wooden bridge which is both practical as well as being an attractive feature but unfortunately parts of it had rotted and become dangerous. I am pleased to say that the council have agreed to repair and reinstate the bridge and much of this work will be undertaken by the Community Payback Team.

Animal Exclusion Zone – Signage;

As pears to be the case every year I have received requests that more numerous and prominent signage be displayed to announce the zone to the public and I have again raised this with the council.

Brook Street Damaged Street Furniture & Power Washing;

I have repeatedly raised the need to either have damaged street furniture on what is one of Broughty Ferry's primary shopping streets removed or replaced as I have received several complaints about how the current situation creates a poor appearance and am pleased that I have now been advised that replacements have been ordered.

Additionally, I have reminded the council of the promise I secured in previous years to have prime shopping streets power washed at least prior to Gala Week and after the Christmas Lights Switch On.

Barnhill cemetery;

The council have agreed to attend to the poor carriageway surface in parts of the cemetery as well as to refresh badly faded directional markings.

Orchar Park Pavilion;

I was informed by angry residents that the pavilion had been broken into and vandalised over the weekend and I contacted senior council and police officers to reiterate my long standing much repeated request to have this facility properly secured and at least repurposed and I have received reassuring responses but I will monitor this regularly as I absolutely do not wish to see it fall victim to far more serious vandalism and the police agree and for their part have promised to patrol as often as resources allow but the council really must secure the facility.

Claypotts Road Safety Barriers;

I noticed recently that the barriers outside Grove Academy have become damaged again and have asked for repairs to be carried out.

Real Time Display Faults;

I have reported a number of faults with the Real Time display at some bus shelters such as showing only the time but no service information and am assured this will be looked into and rectified.

#### **14. AOCB**

A number of residents from Westfield Road were present at the meeting and again raised the matter of the planning application discussed at previous meetings. They also raised the point of the attitude towards them from the planning department, when complaining about the structure which has been erected, but not to the planning specifications.

Fiona Potton raised the issue of a blocked drain under the memorial bench in Orchar Park. Bailie Scott indicated DCC were aware of the problem and would request the timescale for repair.

Broughty Community Council expressed their thanks to Bailie Scott for his attendance at all BFCC meetings and the work carried out on their behalf.

Treasurer David highlighted the forthcoming Christian Aid week, coffee morning tickets were available from him.

**Date of next meeting;**

**The next Ordinary Meeting will be held on Tuesday 4th June 2024 at 7.00pm in Broughty Ferry Library.**