

# Broughty Ferry Community Council

**Minute of Ordinary Meeting held in Broughty Ferry Library on Tuesday 4th June 2024.**

Meeting opened at 7.00pm

## **1. Community Councillors Present**

Doreen Phillips (Chair), Neil Conney (Vice-Chair), James Doig (Secretary), John Watson (Planning Secretary), Stan Nutt (Licensing), Chris Johnston, Fiona Potton, Isobel Mclean, Norma McGovern, Charlie Delaney, Lorna Murray, Doug McLaren.

## **In Attendance**

David Gray (DCC Senior Manager, Planning Department).

## **Ex-Officio**

Bailie Derek Scott.

## **Apologies**

David Easson (Treasurer), Tara Javed, Kenny Matheson, Christine Rea, Joanne Kelly, PC. Steven Wallace, PC. Stewart Merchant, Cllr Craig Duncan, Cllr Kevin Cordell, Cllr Pete Shears.

## **Members of the Public Present**

13 members of the public were present.

## **2. Presentation by David Gray DCC Senior Manager Planning Department**

David gave a comprehensive presentation on NPF4 and Short Term Lets which was appreciated by members and others present.

Following the presentation, a number of questions were asked and answered by David with regard to planning and licensing of short term lets.

Due to the time constraints, it was agreed to invite David back in approximately 12 months' time to provide an update. This was followed by a vote of thanks.

## **3. Minute of Previous Meeting (7th May 2024)**

The draft minute of 7th May 2024 was agreed as a true minute, proposed by Neil Cooney seconded by Isobel McLean and agreed by the members present.

## **4. 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. If the Castle was to close it would mean more toilet facilities (within the castle) unavailable to the public.

Pamphlets are available in the library regarding the possible closure, consultation, and communication.

Two consultation meetings in the library are Tuesday 18th June 5 – 7pm, and Thursday 20th June 10 – 12 noon.

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.

The deadline for comments on the Journey Improvement Consultation is 31st May 2024).

## 5. **Chairs Report**

Chair Doreen, welcomed everyone to the meeting, and thanked David Gray for his presentation.

The Community fridge project held a musical evening where £862 was raised through a raffle and sale of tickets.

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

Speed of bikes – public right of way; The alarming speed of bikes along the footpath from Dundee to Broughty Ferry, an accident waiting to happen. Bikes are travelling at such speed, if there is a situation, they will have no time to act. By law there should be a cycling lane purely for bikes marked clearly on the path. Traffic calming measures are needed and volunteers available to ask them to be aware and slow down and monitor the situation.

We have a right to enjoy a peaceful walk not constantly check for possible injuries sustained by oncoming bikes. It is a path not a road.

There are elderly, animals, disabled, and children walking these paths, at present it is far from safe. As a Community it is a responsibility for you to uphold and undertake these principals and let everyone enjoy their time outdoors.

I am looking to start a petition to get traffic calming barriers installed as I have written to you previously but your reply was "It is a shared path." Everyone you talk to are concerned. Something needs to be done before someone is seriously injured. It is at present far from pleasant walking when bikes pass at 30mph just a hairs breath away from you. No communication to let you know they are behind you. They fly around a corner at speed. This is not safe at all and complete lack of respect for anyone coming that way.

The member of the public who raised this item was not in attendance, the problem has been highlighted previously but is considered a shared path by DCC where cyclist's and pedestrians should be aware of the situation. There is no current legislation stating separate lane's or markings are required.

Premises Licence Variation (under licensing Report).

## 7. **Police Report**

**Anti-social behaviour;** We have had an increase in reports of anti-social behaviour in the following areas – Gillies Park/Ceres Crescent, Panmurefield, Elie Avenue. Youths appear to be congregating in and causing issues to those living in the area. It would be much appreciated if any sightings of youths engaging in anti-social behaviour could be reported to Police via 101.

In the areas of Panmurefield and Elie Avenue we have had numerous reports of houses being egged. Youths appear to be targeting properties beside public pathways.

In the area of Gillies Park/Ceres Crescent we have had reports of off-road bikes being driven illegally and dangerously.

We have engaged with the local shops and provided advice in regard to sales of eggs to youths and carried out extensive patrols of the problem areas at the pertinent times, providing reassurances to those affected by these incidents.

**Schools;** PC Merchant and I attended at Forthill Primary School and carried out traffic initiatives following further information that people were still abusing the prohibition road and parking on the yellow zigzag lines there. We also delivered inputs to pupils on people who help us and road safety. These traffic initiatives were also carried out at Eastern Primary School.

**Mobbing and Rioting;** On Sunday 12<sup>th</sup> May we encountered large scale mobbing and rioting in central Broughty Ferry. This was well documented in local and national media. This was dealt with robustly at time and youths were arrested for Police assault, resist arrest, threatening and abusive behaviour, vandalism, theft by shoplifting and racially aggravated conduct.

A large investigation has taken place since the incident resulting in further youths being charged and reported to the Procurator Fiscal/Children's Reporter and Youth Justice Assessor.

We will continue to carry out patrols of Broughty Ferry during the summer months in the hope that we do not see a repeat of these ugly scenes.

I am moving to a new role within Police Scotland and will no longer be working as a Community Officer in Broughty Ferry. It has been a pleasure to work in and serve such a beautiful part of the city. Police reports will still be submitted prior to meetings as usual.

We wish Steven all the best in his new role.

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

### **Correspondence**

16/5 Approved Planning Application for the Ferry Fridge from John Watson.

18/5 Info from Derek Scott regarding a possible traffic survey. DCC have no current plans to undertake a survey. Awaiting a decision from Network Rail regarding the possible electrification of the East coast railway line which will have significant implications for traffic movement in Broughty Ferry should it go ahead and bridges are removed.

20/5 Info from Christine; Introduction to the Scottish Planning System (a training event for Community Councils). Monday 17<sup>th</sup> June 10.00am – 3.30pm, 1 Shore Terrace, Dundee.

21/5 Final notice of consultation and proposed reviewed scheme for Community Councils. Final observations end 14<sup>th</sup> June 2024.

23/5 Info from John Watson; The history of Broughty Ferry Churches.

31/5 Various correspondence regarding the Scheme for the Establishment of Community Councils in 2024. This may be postponed due to parliamentary elections. Awaiting further information.

## **9. Planning Report 1st – 31st May 2024 (Previously Distributed)**

Of the 9 planning and 3 tree applications validated and examined during the above period, none required attention.

### **Info from previous meeting;**

**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.**

Following the May meeting a formal letter was sent to the case officer Laura Stewart validating the BFCC preliminary view provided on 19<sup>th</sup> April 2024, that BFCC objection to the application should be considered as being in the strongest possible terms.

**Change of use to community fridge – 117 Gray Street, Broughty Ferry DD5 2DN**

This was approved on 16/5/2024 and the proposed annual rent reduced from £1000/ annum to £1/ annum for the first year, thanks to Bailie Scott.

**10. Licensing Report.**

Premises Licence Application – Urban Beach, The Esplanade, Broughty Ferry. Variation changes to Operating Plan; Sale time to 12 midnight Friday & Saturday & 11pm on Sunday, to allow televised sport within core hours. Variation to allow alcohol to be sold from the outside beach hut to sit in customers. Table service only and outside drinking conditions will apply.

Their previous application of 7<sup>th</sup> December 2021 (Variation if conditions 2 & 3 of planning permission to extend opening hours and allow takeaway food and drink) was granted by DCC subject to conditions. This was forwarded to BFCC members. A neighbouring resident at the meeting highlighted near neighbours had not received any notification of the submitted application, and that they would be objecting to it. Following discussion, BFCC have serious concerns regarding this application and agreed to object to the application, proposed by Fiona Potton, seconded by Lorna Murray and agreed unanimously by members present.

Licensing secretary Stan Nutt to forward our objection to DCC Licensing department with regard to the application.

**11. Public Relations Report**

No items raised.

**12. LCPP Report.**

A Community walkabout took place at Gillies Park, police and community wardens stated there were no recent anti-social incidents.

1. Cost of living and climate change; looking at community needs assessment, private housing rents, provision of food vouchers (£30) each for vulnerable families, the church's group (hot spots/open doors) continue to provide soup.
2. Improving support for people and families.
3. Empowered people to make decisions.
4. People in recovery; (substance & alcohol abuse) various projects in place.
5. Community facility; Broughty Ferry library is presently the only facility where people can meet, there was discussion with regard to the YMCA and the old drill hall. It was noted a youth group meets for activities on Fridays' 4 – 5.30pm in the YMCA.
6. Quality green and open spaces; It was thought there were sufficient throughout the area.

Community regeneration Fund; A number of applications are in progress.

AOCB; Community Fridge planning application had been approved today (16/5/2024) The annual rent (with thanks to Bailie Scott) has been reduced for the first year to £1.

Broughty Bowling Club commenced schools bowling activity sessions, with pupils from Eastern and Forthill taking part, four sessions for each school from 11.00am for approximately 1 hour over the next 2 weeks.

DCC are in discussion with various groups looking to rent Orchar Park Bowling Green Pavilion.

Dundee Health & Social Care Partnership Update;

Retirement of Chief Social Work Officer.

National Care Services Proposals; To create a 'National Care Service. 'Recent Integration Joint Board Reports; Findings and Improvement Plans.

'Falls Service' information / Hospital admissions.

Health & Care Partnership; Proposed budget.

Scottish Fire & Rescue Update; Increase in accidental dwelling fires, decrease in deliberate secondary fires, road traffic collisions and unwanted fire alarm signals. 215 (year to date) home fire safety visits (priority at high-risk households where required & fitting smoke detection where none exists}.

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

Closure of Broughty Castle (noted in item 4 – Matters Arising).

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

#### **Bailie Derek Scott's Report**

I was asked to take forward a few things at the last meeting of the Community Council. Responses to these are in my report.

**Bus Stops;** David mentioned the bus stop review and the impact the loss of the stops at Forthill Drive and Campfield Square shops would have. I contacted the council officer who has responsibility for the review and was advised that these considerations will be recorded alongside all other responses and reviewed at the end of the consultation period.

**School Streets zone;** Stan asked about certain vehicles accessing Camperdown Street. The sustainable transport roads team has advised that taxis and other vehicles under contract to the council to bring additional support need pupils to Eastern Primary School are exempt from the school streets zone – but they are not exempt from the new pavement parking rules.

**Traffic Survey;** I was asked to check in with the roads department to see if there was any appetite for a traffic survey. I forwarded the response I received to the secretary but in essence it said that the council has no current plans to undertake a survey, but even if it did it would be after a decision has been made about the electrification of the east coast railway line, as this will have significant implications for traffic movement in Broughty Ferry should it go ahead and bridges are removed.

**Broughty Castle;** I have received a lot of enquiries about the possible closure of Broughty Castle and I am encouraging as many people and organisations as possible to respond to the consultation.

**Castle Green;** There has been some disquiet about the refresh of the Castle Green playpark being done over the summer. It will be fully closed from 3<sup>rd</sup> June for approximately two weeks to allow demolition of the existing equipment.

After this is complete, the playpark will be opened again in phases as construction of the new items progresses and should be fully open for the majority of the school summer holidays.

It is anticipated that 50% of the play area will be available within two weeks. By the end of the month, the only item that will not be open will be the current castle and slide, but this will be replaced by the 12<sup>th</sup> July.

Following the award of the contract in February 2024, a period of design and manufacture was required. This commenced as soon as possible to secure tender prices and meet contractual commitments. Delaying the start date until after summer would have resulted in a significant increase in costs.

There were also concerns that the summer holidays were likely to bring additional heavy wear and tear to the equipment. The large slide unit is badly worn and there were concerns that the safety of the equipment could have been compromised if works were further delayed.

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

**Police Meeting;** Last week at my request I met with the Dundee Local Area

Commander and two of his colleagues in Broughty Ferry Police Station to discuss recent youth disorder and other policing matters of importance to our community.

There is certainly no easy solution and the police echoed the concerns publicly aired by the Chief Constable of Police Scotland about insufficient resourcing but I am confident that the police are well aware of various "hot spots" locally and are on the case both visibly and behind the scenes such as directly engaging with schools and that some 25 young people involved in recent disorder are subject to formal proceedings and 40 or so more have been spoken with their parents made aware, so hopefully word will spread that Broughty Ferry is a wonderful place for residents and visitors alike but that such misbehaviour will not be tolerated.

I also mentioned ongoing traffic issues around Forthill Primary School and multiple apparent breaches of the 20mph zones in central Broughty Ferry.

**Power Washing;** As in previous years I have asked the council to power wash the main areas of Brook Street and Gray Street prior to Gala Week and am assured this will be done.

**Castle Green Play Park Upgrades;** Some welcome upgrades to this popular play park are due to commence on Monday 3<sup>rd</sup> June and will be completed by 12<sup>th</sup> July, many residents have questioned the timing of this but officers say it is to fit in with other projects and I will certainly monitor progress but in brief, much of the present equipment will be demolished and new equipment installed such as a wheelchair roundabout and basket swing which I am glad about as I have urged over recent years that the council consider people with disabilities. The play park will be reopened in stages and it is hoped that half will be available to the public within two weeks.

**Sandy Park;** I have again raised concerns about the state of this facility which is primarily the responsibility of a private company called Greenbelt, although the council does empty the litter and dog bins there and I have asked that this be done more frequently.

**Fly Tipping;** I have raised concerns about instances of fly tipping at sites in West Pitkerro Industrial Estate.

**Overgrown Foliage;** I have received several complaints about overgrown foliage obstructing the pavements or obscuring sight lines for drivers at several locations and I have passed these to the Roads Maintenance Partnership for action.

**15. AOCB**

It was noted, St Lukes church has a quiet solitude memorial garden.

Flooding in Orchar Park (raised at a previous meeting) is to be further investigated by DCC and a solution found.

Molly Laidlaw, a member of the public who has attended previous meetings was co-opted as a member of BFCC, proposed by Isobel McLean, seconded by Lorna Murray and agreed by members present.

It was stated there had been no consultation with regard to the Campfield shops car park where electric car charging points are presently being erected.

It was highlighted that as this was a privately owned car park there was no requirement for consultation.

**Date of next meeting;**

**The next Ordinary Meeting will be held on Tuesday 2nd July 2024 at 7.00pm in Broughty Ferry Library.**