

# Broughty Ferry Community Council

## Minute of Ordinary Meeting held in Broughty Ferry Library on Tuesday 2nd July 2024.

Meeting opened at 7.00pm

- **Community Councillors Present**

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

### **In Attendance**

Nil.

### **Ex-Officio**

Bailie Derek Scott.

### **Apologies**

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

### **Members of the Public Present**

10 members of the public were present.

- **Minute of Previous Meeting (4th June 2024)**

The draft minute of 4th June 2024 was agreed as a true minute, proposed by Stan Nutt seconded by Neil Cooney and agreed by the members present.

- **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 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.

Westfield Road Traffic Issues; 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).

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.

It was noted that the consultation period has closed.

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

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

Chair Doreen, welcomed everyone to the meeting, including Fiona Gilmore who is to give a short presentation (Giving Back; a new charity based in Broughty Ferry).

Doreen gave an update with regard to the Ferry Fridge, the men's shed are to carry out internal work, making the best use of the available space. Two fridges and two freezers are to be installed. External signage would require planning application, but a removable sign board could be put outside providing it does not block pedestrian access. The possibility of solar panels, which would require planning permission may be reviewed in the future. (Item of info in Bailie Scott's report).

#### **5. Giving Back (short talk by Fiona Gilmore)**

Fiona is manager of a new charity based in Broughty Ferry who are opening a café in

Dawson Park, and who also provide mental health support.

There is no present opening date as they are still in the process of signing for the

lease, planning and building warrant for the premises, which is the existing public bowling pavilion. When open it will also be a Community Hub and drop-in centre.

A mental health nurse will be available if required, they will also be looking at youth employment and adult volunteer's.

Although they presently have £75,000 of funding, which is earmarked for salaries and equipment, additional funding will be required for renovation of the café and is being applied for. They plan to hold events at the beach over the summer and a litter pick at Dawson park.

Further information will be on the website notice boards.

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

Clarification requested regarding signs prohibiting dogs being erected on the boundary fences of the Castle Green park around Mill Street.

Reply from Cllr Duncan; Such questions have been raised in previous years with regard to dogs anywhere on Castle Green and the council has always advised that dogs are not allowed anywhere on Castle Green. There may be a case for reviewing this if there is sufficient public desire and although I certainly would not support a “free for all” there may be a possibility of a mature compromise and I would welcome any feedback.  
The point of assistance dogs within the park was raised.

## **7. Police Report**

Nil

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

### **Correspondence**

Prohibition of dogs, new signs erected at Castle Green (as noted in 6.)

New charity in Broughty Ferry (Manager Fiona Gilmore to give a short talk (Giving Back – as noted in 5.)

Final reminder of (Introduction to the Scottish Planning System – Monday 17th June).

Due to low numbers, this training event may be cancelled.

Community Council Elections; response from Christine, Due to Government Elections this year (2024), Community Council Elections will now take place in 2025.  
Scottish Fire & Rescue; (Public engagement initiative, “Shaping our Future Service”).  
Types of incidents are changing; Developing the firefighter role; Changing where stations and appliances are based; Changing how and when we staff resources; Changing how we attend emergencies; Rationalising our corporate buildings.  
Secretary attended the meeting and completed survey.

Item from Treasurer for discussion;

Mailings from ‘Scotways’ increase in subscription (currently £20).

Option a) Continue communications by post to £35 p/a.

Option b) Communication by email £30 p/a

Apart from the treasurer, very few members request it to read, do we wish to continue our subscription ?.

Following discussion regarding the brochure and its usefulness’ to BFCC, it was decided to cancel the subscription (5 votes for retaining, with regard 6 votes against).

Item from DCC; Play Sufficiency Assessment Survey, to gather the views of children and young people, parents, and carers and those who work with them on where and how often they play as well as how they travel to play spaces and what they think of their quality as part of the Play Sufficiency Assessment required in the review of the LDP. It will be open until Friday 30th August.

Info from DCC regarding “Community Regeneration Grants” Applications.

These applications are discussed and approved if agreed at the LCPP meetings.

- Forthill Art Group; (Grant requested £3,177.50).

- Braw Tea (Café Exterior – Mural) (Grant requested £5,000.00).
- Yusaf Youth Initiative – Youth Programme (Grant requested £2,400.00).

### **9. Planning Report 3rd – 28th June 2024 (Previously Distributed)**

Of the seven planning and four tree applications validated and examined during the above period, one required attention and one mentioned for information and feedback from members.

#### **24/00332/FULL – Erection of dwelling house, Garden ground to rear of 182 Long Lane, Broughty Ferry, Dundee.**

(Letter sent to Planning Officer Craig Swankie). This site has been subject to similar proposals in the past as witnessed in the documents supporting this current application. It lies within the Broughty Ferry Conservation Area (2014).

The description of the site above taken from the week ending 8th May's list of applications implies that the site is garden ground attached to 182 Long Lane. According to the information contained in documents supporting this application the whole site belongs to the applicant and is not within the curtilage of 182 Long Lane. However, it is probable that the applicant acquired the site from the owner of 182 sometime in the past under terms and conditions agreed at that time, which, so far as this Community Council is concerned, is not material when considering this application.

However, the detail of the proposal suggests that a right of way exists from New Road in the South, North along the Western boundary of the site to link with the curtilage of 182 Long Lane. Also, it would seem that 182 retains the right to park vehicles off-street within the south-west corner of the site since this is catered for within the proposal.

When considering this application due regard has been had for:

- The scale, massing and design of the proposed dwelling house and its effect on the streetscape of the conservation area.
- The off-street parking facilities serving 182 Long Lane.
- Whether the proposal will have a detrimental effect upon the amenity of 182 Long Lane.

When considering the streetscape as it currently exists in this immediate section of the conservation area, it is less than attractive to the west of New Road. Over the past years and especially recent times new developments have been completed that have introduced a variety of architectural designs to the east of New Road. This has had a positive effect upon the original streetscape and cannot be ignored when assessing this application. Equally historic development of the garden spaces to the south of numbers 176 to 180 Long Lane has created precedent of what has been acceptable in past times.

The design of the proposed dwelling favours the west section of the site and has a north/south main design as opposed to the east/west one in previous unsuccessful applications. The accommodation is on a single ground floor level which substantially

mitigates any adverse effect upon the amenity of 182 Long Lane.

The state of the site as observed by the Planning Secretary immediately prior to developing this preliminary view was to confirm it is vacant land with no evidence of being used by 182 Long Lane as an off-street parking facility for many years demonstrated by the lack of use of the gateway.

It was observed that on-street parking is habitual opposite 176 to 184 Long Lane. Nevertheless, provision has been made by the applicant for 182 according to a drawing attached to the application.

Given the width of New Road in the vicinity of the eastern boundary of the site on-street parking creates an obstacle in providing a clear passage for vehicles.

Examination of the proposed site plan confirms that the minimum off-street parking provision has been satisfied, both for 182 Long Lane and the proposed new dwelling. Whether the proposed dwelling will impact the amenity of the original house and the character of the Conservation Area has been considered carefully. With regard to the former, this community council contends that the impact will be minimal and no more but probably less than suffered by 176 to 180 Long Lane because of past garden developments. There can be little doubt that this section of the Conservation Area is in dire need of improvement and the proposal now put forward can only add to its character.

References to how the development conforms with the current Local Development Plan and the NPF4 are, in this Community Council's view, argued successfully within the **Design and Access Statement** attached as a supporting document to this application.

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

At the BFCC meeting, and following a debate with regard to the access to 182 Long Lane, members agreed to support the application with a condition regarding access. Proposed by Fiona Potton seconded by Doreen Phillips and agreed by members present.

**24/00383/FULL – Castle Green Hall, St Vincent Street, Broughty Ferry, Dundee. Painting of mural.**

This is brought to the attention of members for their information.

BFCC supports the application, proposed by Neil Cooney, seconded by Charlie Delaney.

**24/00428/CON and 24/00427 – 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 (2024) and the building subject to demolition application is not listed.

The extreme eastern area of King Street in the vicinity of this site has been the subject of both successful and unsuccessful planning applications over past years and while it lies within the conservation area it is among the least attractive areas of the Ferry. Initial considerations must be to determine whether the building has merit,

does it lend a positive contribution to the conservation area and can it be repaired economically ?.

The Building Survey Report and Design Statement attached to the applications are of a highly professional character and examination of their content confirms that the building does not hold any architectural significance and since it was constructed in the early 1950s has no historical importance. It is reported to be in a dilapidated state and an external walk around the site by the Planning Secretary confirmed that. The internal conditions detailed in the Building Survey Report lead to the conclusion that the whole building is beyond economical repair.

It is material to record that similar applications, lodged in 2023 and supported by this Community Council, were withdrawn. It is reasonable to suppose from the content of the Design Statement attached to the current applications that they were withdrawn to address concerns expressed by residents in the vicinity of the development site.

In **Section 3.0 Summary** of the Statement the applicant refers to, *most recent Planning Officers comments' and 'further communication/guidance with planning officer throughout the re-design process.'*

Broughty Ferry Community Council was made aware of concerns expressed by residents in the vicinity, particularly those of the property known as 'Gailles Cottage,' 215 King Street who sought 'a more sympathetic design similar to the existing ridge line'. It informed the Case Officer of the concerns in a letter dated 27<sup>th</sup> June 2023 when it encouraged the applicant to explore how the design could be adjusted to gain neighbour's approval. It may be that this has had an influence in the decision to withdraw on 1<sup>st</sup> August 2023.

The evidence is that the applicant has gone to some length to mitigate the original concerns and the proposals now tabled would assist in regenerating this part of the Conservation Area.

Where the Design Statement Summary refers to emails of support originally received from Broughty Ferry Community Council and states that 'one was from the Planning Secretary himself Mr John J Watson.' The applicant has misunderstood the role of the Planning Secretary which is to provide the Planning Authority with BFCC's **preliminary** view on an application, which view has to be ratified or otherwise at the next ordinary meeting of the Community Council. The Planning Secretary cannot and must not formally express his own view and allow that view to be considered as that of the Community Council.

**Broughty Ferry Community Council's preliminary view is that it supports the applications.**

This was validated at the meeting, proposed by James Doig, seconded by Stan Nutt, and agreed by the members present.

## **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.

Licensing secretary Stan Nutt forwarded our objection to DCC Licensing department with regard to the application, listing various points.

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

No items raised.

#### **12. Beach Management Report.**

Fiona Potton had attended a meeting, stating there was a restructure of the Environmental Department. Points discussed were fencing, erosion on the beach is more than expected and is being investigated.

The harbour has been cleaned and in future will be done every 4-5 years. Some repairs have been carried out.

Discussion with regard to sharing of paths (pedestrians / bicycles’).

There is an ongoing issue with fires being lit on the beach, keep Scotland beautiful. Braw tea, in the Castle Green pavilion have introduced extended hours, but there is a problem with the earlier closure of the toilet facilities.

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

Nil

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

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

**Ferry Fridge;** Could be more good news for Ferry Fridge. A recent council committee meeting agreed that officers should identify the organisations solely operating foodbanks and food larders from Dundee City Council premises and bring forward proposals to explore the removal of charges for use of the premises.

**Post Box;** I’ve been in touch with Royal Mail about reinstating the post box on Monifieth Road at Panmure Street following completion of the new crossing.

**Railway underpass;** residents have raised a concern about the cleanliness of the railway underpass at Gray Street, especially during the busy summer season. I have asked for confirmation that it is visited every day by a street cleaner and that it will be maintained in good order going forward.

**Navarre Lane;** There is a lane linking Navarre Street and North Balmossie Street. The owners/occupiers of the lock-ups/garages along the lane have requested that a street name be allocated to it. Navarre Lane has been suggested.

- Members at the meeting approved the suggested name.

**Access to beach from Balmossie Railway Bridge end;** There is an entrance to the beach nearby. It has been blocked for some time and has

been impacted by erosion. Arrangements have been made for the uplift of the washed in debris and I have been advised that the movement of materials with high tides/storms etc will need to be investigated further by the engineers.

**Windmill car park;** I was contacted by a resident about the new entrance to the car park and the likelihood of someone appearing suddenly from the toilet as a car is manoeuvring. A warning strip (yellow surface) has been provided outside the toilets and at the entrance to the beach front, this avoids blind spots. Speed restrictions were included within the design at the entry / exit to the car park. However, as the aim of the active travel project is to give priority to pedestrians, zebra strip markings from the car park to the beach are to be provided.

**15. AOCB**  
Nil

**Date of next meeting;**

**The next Ordinary Meeting will be held on Tuesday 3rd September 2024 at 7.00pm in Broughty Ferry Library.**

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