

Broughty Ferry Community Council

Minute of Ordinary Meeting held in Broughty Ferry Library on Tuesday 4th February 2025.

Meeting opened at 7.00pm

1. Community Councillors Present

Doreen Phillips (Chair), Neil Cooney (vice-chair), James Doig (Secretary)
David Easson (Treasurer), John Watson (Planning), Fiona Potton, Charlie Delaney,
Chris Johnson, Kenny Matheson, Isabel McLean, Molly Laidlaw, Tara Javed,
Norma McGovern.

In Attendance

Nil

Ex-Officio

Bailie Derek Scott

Apologies

Lorna Murray, Christine Rea, Cllr. Craig Duncan, Cllr. Kevin Cordell.

Members of the Public Present

8 members of the public were in attendance.

2. Minute of Previous Meeting (3rd December 2024)

The draft minute (previously distributed) was agreed as a true minute, proposed by Fiona Potton seconded by Charlie Delaney and agreed by the members present.

3. Matters Arising

Toilet facilities in the Library, DCC maintenance team resources limited.

Westfield Road Traffic Issues; Report awaited on site visit of Friday 8/11/2024.

Bailie Scott to check if report available.

Broughty Ferry Castle & it's Future; Bailie Scott reported on a decision that had been taken at a DCC meeting on Monday 2nd December 2024 to allow further consultation with interested parties until the end of February 2025 to explore potential alternatives to allow a final decision to be taken.

The Planning Secretary intimated Rotary had received a copy of the castle lease between HES and DCC which is operated by Leisure & Culture on its behalf. Funding requires to be explored, but limitations are substantial in regards revenue earnings with annual running costs likely to exceed £250,000. Rotary now awaits the council's decision.

There was discussion with regard to Rotary and Broughty Ferry Traders involvement to support what is presently in place, including possibly opening only during the summer months to reduce running costs.

If it reverts back to Historic Scotland the castle would be mothballed and the exhibits removed by DCC.

It is noted, DCC plan to upgrade the existing floodlighting in the near future as stated in Cllr Craig Duncan's November report.

Banking facilities; See Treasurers Report.

Why have warning lights and markings at the new crossing facility in Forthill Road had not been installed. After some discussion among members, Bailie Scott stated, following investigation, the crossing patrol officer cannot be relocated until warning lights and signage have been installed.

BFCC members stated the build out crossing at present is a dangerous addition, Especially due to the present closure of Queen Street as there is more traffic flow in both directions in Forthill Road. Bailie Scott to discuss with DCC.

4. Chairs Report

Chair Doreen said that matters relating to the 'Ferry Fridge' as stated in her report to the November meeting were proceeding slowly, but was hopeful following a few queries, the lease could be signed in March.

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

Nil

6. Police Report

The Secretary had sent an email to the Broughty Ferry Community Police office taysidetheferrycpt@scotland.police.uk as there had been no report for some months. A reply was still awaited. Secretary will attempt to contact them at Longhaugh station with regard to update reports.

7. Secretary's Report (Previously Distributed)

Correspondence

11/12 email regarding BFCC support to residents objection for planning application at the former 'Jessie's Kitchen' Albert Road. Reply from John Watson sent. Letter of thanks received from residents in close proximity to Broomhall House for BFCC's support in objection to the application.

12/12 Community Regeneration Forum; opposition to proposed cuts. Proposals for funding is allocated by DCC and applications discussed and approved at LCPP meetings.

15/12 Build out in Forthill Road to support school crossing patroller; Update 17/12, crossing patroller can't be relocated until final works have been carried out (warning lights and road signage).

03/01 Further objection note from Gerry Conway regarding planning application for Broomhall House (Jessie's Kitchen).

- 07/01 Information regarding consultation on the closure of St Pius X RC Primary School and Nursery and catchment change for St Francis RC Primary School.
- 07/01 Broughty Ferry LCPP meeting at Balmossie Fire Station on Thursday 13/02 2025 at 6.00pm and subsequent meetings (08/05/25, 14/08/25, 06/11/25).
- 09/01 Tactran People & Places Programme 2025/26, invitation to submit and Expression of interest (Closing date 27th January 2025).
- 15/01 Growing Chrysalis Project Funding Support, Dawson Park community garden.
- 24/01 Traffic order from DCC (Variation of waiting restrictions) various streets, including (Castle Lane/Esplanade, Broughty Ferry).
- 28/01 From DCC; Review of local plan regarding issues & community needs, BFCC sub group meeting to discuss the points.
- 28/01 From DCC; Review of LCPP (form) to be discussed at next LCPP meeting on 13th February 2025.

8. Planning Report 2nd December 2024 to 31st January 2025 (Previously Distributed)

During the above period 17 planning and 2 tree applications were examined, none required attention.

Decisions of note during this period that BFCC had interest.

18/00115/FULM and **19/00799/FULM** – These were appeals to the Scottish Government by Kirkwood Homes to remove all references to primary education contribution in a section 75 Agreement attached to the decision notices. The appeals were successful and the Governments' decision was made known earlier in January 2025.

24/00246/LBC and **24/00247/FULL – 3 Albert Road, Broughty Ferry, Dundee. Conversion of building to form 13 self-catering apartments and events space.**

At a meeting of the Planning Committee on 13th January **24/00247/FULL**, relating to the change of use of the building, to which BFCC had objected, the application was refused by a narrow margin of 11 votes to 10. **24/00246/LBC** related to listing building consent which was approved.

24/00332/FULL – Proposed erection of a dwelling house to the rear of 182 Long Lane, Broughty Ferry. Refusal.

It has been brought to the BFCC's attention that an appeal against the decision to refuse has been lodged by the applicant within the time limit. If allowed it will be considered by the Local Review Body (LRB) in due course.

As a supporter of the application BFCC is likely to be given the opportunity by the LRB to make further comment and attend a site visit should that be decided. Since learning that an appeal had been lodged the Planning Secretary has revisited the Report of Handling by Appointed Officer and in doing so has concluded that there are many statements made in that report that are either wrong in fact or of a nature that cannot be justified. Opinions of the Appointed Officer too in many sections of the report are considered to be unfounded. These statements and opinions were used to justify the reasoning behind the refusal decision and stand to be challenged. That being the case the Planning Secretary recommends that, if given the opportunity by the LRB, BFCC should make further comment and request that the LRB finds reasons to overturn the original decision and approve the application.

The Planning Secretary has prepared a draft letter of comment for members to consider which, if agreed, will be sent to the LRB should the opportunity be given. The draft letter referred to forms part of this report but will be sent to members under its own cover since the meeting may, after discussion, seek to alter or amend its content.

At the meeting, BFCC members fully supported the draft letter, thanking John for the time and work put in to produce the extensive document.

John intimated application for additional housing by Kirkwood Homes at Linlathan estate had been refused by the Scottish Reporter.

9. Licensing Report.

No applications had been received during this period.

10. Public Relations Report

No report.

11. Treasurers Report

David highlighted the following from his statement; expenses paid to secretary for printer ink, paper (photocopying) and presentation gift to the late Stan Nutt.

The bank balance as of 4/2/2025 is £1,558.80.

With regard to banking facilities, The Yorkshire Building Society can only offer an account with named persons on it. It is possible Virgin Money (others may follow) can offer an account free of charges provided there are less than 10 transactions/month. It was decided to leave the account with BOS at the present time.

12. Beach Management Report

Fiona highlighted the following; They had a meeting in the library on 5th December 2024 with the next meeting being in March 2025. Discussions regarding Beach Lifeguards 2025, new signs are to be erected.

The closure problems at Olympia and the possible closing of school swimming pools will prevent children learning to swim.

Expanding lessons in sailing for children.

The Castle green play area boat has been repaired following a malicious act of vandalism. There is to be a resurfacing of areas in the future.

The Castle green toilet block continues to be a problem due to joint use by patrons of the café and external public use and early closure at 4.00pm. as a community facility and the only toilets in the area it is suggested they be kept open until dusk. As this is a DCC problem, Bailie Scott will discuss with DCC.

13 Matters Raised by Community Councillors

Question asked if Brook Street is to be resurfaced this year, Bailie Scott will update us on receipt of the budget consultation report.

Library gardens, at the rear, overgrown and requires quite a bit of work to be carried out to bring it back to a reasonable condition.

14. **Contributions from Elected Members**

Bailie Derek Scott's Report; Derek highlighted the following; Met with L & C Dundee, HES, and other councillors to discuss the way forward for the Castle Museum.

Turning head east of the Esplanade flats – supplementary signage to be provided due to cars frequently parking there.

Dog fouling has been on the increase recently, it will be monitored by the animal control team.

Castle Green – vandalism damage repaired at the start of the year.

Potholes – schemes currently being assessed for next year's resurfacing programme, which should be published in March. Hopefully some carriageways I have flagged as needing attention will be included. Unfortunately, the road network is deteriorating at a greater rate than investment.

SGN agreed to provide temporary pedestrian crossing on Brook Street east of Claypotts Road/Westfield Road junction for children walking to Grove Academy/Eastern Primary.

Council officers are consulting with Transport Scotland about potential increased road safety funding which might result in some 20mph schemes being brought forward.

BFTA are looking to secure coach parking and are collaborating with council officers to identify a suitable location.

Cllr Craig Duncan's Report (Previously distributed)

Douglas Terrace, Broken Outfall Pipe Repaired; Following concerns raised with me about the possibility of inquisitive children and animals potentially becoming trapped in disused outfall pipe on the beach at the west end of Douglas Terrace which had become broken, I raised the matter initially with the council who in turn contacted its owners and am pleased to see that the matter has now been made safe.

Waterfront Dog Fouling; In response to numerous concerns raised by residents and visitors to Broughty Ferry about the amount of dog fouling disfiguring the new waterfront, near the Lifeboat Shed and elsewhere in central Broughty Ferry, I have asked the council to pay most particular attention to the cleaning regime of what ought to be regarded as an "Ambassador Route."

Broughty Ferry Castle Museum; From the outset I have made it abundantly clear that I opposed any downgrade, let alone closure of this facility and nothing has altered, indeed I want the council to commit as a bare minimum to keeping this facility open for at least two years, during which time some of the many approaches I have received regarding far more with this facility can be fleshed out and experimented with to ascertain what does and does not work or prove popular with the public. I also remain committed to seeing this "jewel" properly illuminated and showcased.

SGN Works; These continue in phases and I should like to make it clear that I have found SGN to be very receptive to sensible and practical suggestions from the public and the likes of myself as to how the inconvenience can be minimised.

St. Vincent Street Low Bridge Mishaps; Following yet another incident of a high vehicle coming to grief trying to get under this bridge and resulting in yet another temporary closure of the east coast rail mainline, I contacted the council's Head of Roads and Sustainable Transportation asking if there are other measures which might be put in place to prevent this sort of occurrence and received the following response: I can confirm advanced low clearance height warning signage is in place on all approaches to the bridge. While this bridge is a Network Rail asset I will ask the City Engineer to enquire with Network Rail to establish whether this bridge is identified for any form of improvement, be it physical or technology based intervention, or forming part of a behaviour change programme.

Faded Road Markings; There are quite simply far too many examples of faded road markings which I see daily in Broughty Ferry and also received numerous complaints about these, range from Bus Bay markings to "SLOW" markings, faded centre carriageway lines, yellow lines and so on. These have pretty obvious safety implications or would not have been deployed in the first place and I have repeatedly raised these issues and will keep doing so until addressed.

Storm Damage; In the wake of recent storms, I have had to raise several examples of fallen trees and other dangerous things with the council, Network Rail and other organisations and am assured that progress is being made according to which incidents pose most threat to the public and/or inconvenience.

Speeding Concerns; Regrettably I still receive many complaints around speeding at multiple locations in Broughty Ferry and I continue to urge the police to do what they can manage to enforce limits.

14. AOCB
None.

Date of next meeting;

The next Ordinary Meeting will be held on Tuesday 4th March 2025 at 7.00pm in Broughty Ferry Library.