

Broughty Ferry Community Council

Minute of Ordinary Meeting held in Broughty Ferry Library on Tuesday 2nd September 2025.

Meeting opened at 7.00pm

1. Community Councillors Present

Doreen Phillips (Chair), Neil Cooney (Vice-Chair), James Doig (Secretary), Tara Javed (Treasurer), Lorna Murray (Licensing), Fiona Potton, David Easson, Norma McGovern, Isobel McLean, Charlie Delaney, Chris Johnson, Kenny Matheson, Molly Laidlaw, George Laidlaw.

In Attendance

Christine Rea

Ex-Officio

Bailie Derek Scott

Apologies

John Watson (Planning), Cllr Craig Duncan.

Members of the Public Present

Thirteen members of the public were in attendance.

2. Minute of Previous Meeting (1st July 2025)

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

3. Matters Arising

Broughty Ferry Castle & its Future;

Chair Doreen highlighted that chair of the working group Martin Goodfellow had been interviewed on the Grampian TV news and that various events including a stall at the Gala day, two markets and a re-enactment of 'World War Two.' John Watson had written to elected members, with a council decision expected in October. Bailie Scott intimated it would be a political decision, but the council must commit to its long term future.

Broughty Ferry rail station "benches," as per note distributed to members.

Short discussion regarding these 'Breathing Space' benches which encourage people in distress to take a step back, they offer a phone number to call for help and support.

Members agreed it was a worthwhile venture; Neil Cooney has been in touch with Tony McLaren who is to liaise with Scotrail, we await further info.

Consultation regarding downgrade or closure of Balmossie Fire & Rescue / Ambulance Station. Chair responded on behalf of BFCC. Consultation events have taken place and we await a decision.

The keep safe initiative which was run by Police Scotland, unfortunately due to lack of interest (it was not well publicised), police Scotland have pulled out.

Broughty Ferry library provide a safe area with new outside benches, tea, and coffee.

4. Chairs Report

Community Fridge – Just received our food hygiene certificate today. Just about ready to open, but no date as yet. The AGM will be held on 30th September 2025.

An outside water supply will be available for the community garden.

Congratulations and best wishes to John Watson on the launch of his book 'The Great Recovery.'

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

24/07/2025 – Castle Green, crazy golf a disgrace and in need of refurbishment. Also copied to elected councillors. Noted for the minute. Bailie Scott intimated the council are to review this amenity.

6. Police Report (July & August)

July; Violence reduction patrols have continued over the past month by Officers. This has involved officers carrying out high visibility foot patrols in the Broughty Ferry area during daytime, evenings, and weekends to assist in preventing anti-social behaviour.

LCPT took on enquiries regarding vandalism to RNLI Lifeboat station whereby the all-weather lifeboat was damaged. A male and female aged 16 years old were identified as responsible and have been reported to the relevant authorities.

August; There has been recent complaints regarding antisocial driving in the Broughty Ferry area near the Esplanade. Patrols will continue to be carried out in this area and Road Traffic Officers have been made aware to also monitor. The recent roadworks installing additional traffic calming measures along the Esplanade should assist in reducing speed of vehicles along this stretch of road.

LCPT are planning to focus on retail crime over the coming month with additional officers carrying out patrols in the area which will assist in preventing anti-social behaviour which is usually part of conduct regarding shoplifting.

Violence reduction patrols have continued over the past month by Officers. This has involved officers carrying out high visibility foot patrols in the Broughty Ferry area during daytime, evenings, and weekends to assist in preventing anti-social behaviour.

A date is to be arranged for coffee with a cop in the Broughty Ferry area over the next month. This will be an opportunity for members of public to drop in for a chat with local officers to seek advice or ask any questions relating to the Broughty Ferry area. Once arranged, a post will be added to social media with date and location this will be held.

7. Secretary's Report (Previously Distributed)
Correspondence

09/07 RBS building, change of use (bank to cocktail bar) planning application refused.

10/07 Broughty Ferry on street parking, no proposals by DCC to introduce on street parking charges.

10/07 Mail from BFTA regarding initiatives to benefit the town, residents, and visitors.

16/07 From DCC; Independent review of boundaries approval process.

21/07 From DCC; Survey regarding "Play Park Renewal Programme".
 24/07 Application to CRF for approximately £2000 to cover the cost of activities in the Ward.
 24/07 DCC; Brook Street (Variation of bus/coach bay).

 28/07 Planning Secy; Royal Arch planning application, alteration to window. Letter to be sent to case officer, 04/08/2025.
 30/07 Christine; LCPP meeting, change of date, now 28/08/2025.
 01/08 Christine; BFCC Nomination packs available in Broughty Ferry Library.
 02/08 email from member of public regarding poor condition of the crazy golf area at Castle Green.
 04/08 Email regarding the overflowing rubbish bins within the Queen Street car park.
 05/08 Public meeting on the future of Balmossie Community Fire Station (Tuesday 12/08).
 05/08 Email received regarding collapsed chimney head in Brook Street (Superdrug).
 06/08 Ross MacKenzie (DCC); Updates requested in advance for LCPP meeting.
 08/08 Complaint received regarding parking outside flats in Broughty Ferry. This is a civil matter, BFCC should not be involved, item noted for minute only.
 14/08 DCC; CRF application and assessment (£2500 – providing safe & warm places over winter).
 15/08 Dundee Communities Action Group; Agenda for meeting on 21/08/2025.
 26/08 DCAG; Minute of meeting

Christine Rea intimated BFCC should highlight to Broughty Ferry residents via notices, that Community Council Elections are due to take place in October 2025, where existing BFCC members and residents of Broughty Ferry, can offer themselves as candidates. Secretary has displayed notices in the library and Queen Street car park notice board. Nominations must be seconded by residents within the community council area. The closing date for nominations is 26th September and should be sent to DCC Returning Officer, Shore Terrace, Dundee. Further information can be found on the DCC website (Community Councils).

8. Planning Report 30th June to 30th August 2025 (Previously Distributed)

Of the 27 planning and 7 tree applications validated and examined during the above period, one required attention and two a mention in this report.

25/00397/FULL – External Alterations

285 Brook Street, Broughty Ferry, Dundee DD5 2DS

The application site is within the Broughty Ferry Conservation Area (2014) and is known as the Royal Arch Bar/Restaurant. It has no listed building status.

The proposal involves the eastern window on the south elevation of the premises as is illustrated in plan WD-625-001A attached to the application as a supporting document. The existing window is to be removed and the opening enlarged to 1325mm high x 2400mm wide, said to match existing public bar windows to the immediate west. A new timber sliding window is to be fitted, painted to match existing colours according to that same plan. The purpose of the proposed alterations is to improve the internal natural light to the lounge bar.

BFCC understand the purpose of the proposal and could be minded to approve the alteration but hesitate to do so. The dimensions of the new window are difficult to scale from the above drawing but appear not to match those existing to the west (it appears to be

wider), neither does its proposed design. Although there is much scope to alter that design to create continuity and add to the visual attraction of the south elevation of the whole building and still improve the natural light to the lounge bar.

However, there is good reason to hesitate and that relates to the three stained glass windows, including the one proposed to be removed, that adorn the southern elevation of the Royal Arch. These and other internal stained glass decorations were commissioned by the then owner of the premises between 1988 and 1991 from a Stonehaven couple by the name of Kevin McKinnon Groves and his wife Shelagh, renowned for their stained glass works. Shortly after completing their final Royal Arch works in 1991 both were killed in a road accident near Longforgan when returning from holiday in Greece on the 10th of July of that same year.

The stained glass window to be removed depicts the original 'Royal Arch' that was built between 1849 and 1853 in the Dundee Dock area to celebrate the visit of Queen Victoria to the city in 1844. The premises therefore reflects a direct link with those times through the south facing stained glass windows illustrated in recently taken photographs adjusted to fit the page as follows.

Three illustrated photographs attached.

BFCC would encourage the applicant to revisit the design of the proposed window and investigate whether the current one could be carefully removed and incorporated centrally into the design of a new one. It may also provide the opportunity to provide a memorial to those who created it.

BFCC is uncertain whether this representation may be considered material in the decision-making process but would submit that it is relevant to maintaining the fabric of the Conservation Area.

The next ordinary meeting of BFCC is not until the 2nd September 2025 and the above was circulated by electronic mail among members for their comment in good time prior to the date of this letter. No amendment has been requested; therefore, the content of this representation should be taken as BFCC's agreed view.

The above letter sent to DCC Case Officer Sharon Dorward.

25/00088/FULL – Change of use of former bank to cocktail bar and lounge with associated external alterations.

288 Brook Street, Broughty Ferry, Dundee DD52AP

Members are reminded that BFCC objected to this application. It was **refused** on 9th July 2025. The applicant has subsequently appealed the decision to the LRB and the result of that appeal is awaited.

**24/00247 – 3 Albert Road, Broughty Ferry, Dundee
Conversion to form 13 No. self-catering apartments etc.**

A decision is awaited from the Government Reporter who visited the site in June. It was indicated then that a decision should be expected by the end of August.

No decision has been received at the time of writing this report.

9. Licensing Report.

Nothing to report

10. Public Relations Report

Nil to report.

11. Treasurers Report (Previously Distributed)

David Easson intimated account had not yet been transferred to Tara Javed and as such gave an update of the accounts:-

DCC Admin;	£1299.38
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BFCC Own Funds: £93.74

Beach Fund	£54.16
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Special Project	£79.02	Total Balance; £1526.30
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BOS are now charging a monthly fee of £4.25 on the account.

At the July meeting it was noted Virgin Money offer a free account depending upon number of transactions. It was agreed we change to Virgin Money.

Tara Javed will meet with David next week to take over as Treasurer.

We still await the annual admin grant from DCC, Christine to check.

12 LCPP Report (28/08/2025)

Fiona and David attended this conversation meeting where attendees were split into groups and discuss what was good, not so good and what can be done to improve the area.

The next meeting is on 6th November 2025 at 3.00pm.

13. Matters Raised by Community Councillors (Previously Intimated)

It was highlighted, reported overflowing bins had now been emptied.

New notices have been put up in the Castle Green toilets.

14. Contributions from Elected Members

Bailie Derek Scott's Report;

Flooding; Due to recent heavy rain overwhelming the public combined sewer system I contacted Scottish Eater about the pooling at the bottom of Cedar Road again. They attended to carry out a clean-up and to remove silt and sewerage debris from the road.

Broughty Castle; I continue to work at trying to secure a long-term future for Broughty Castle Museum (which should never have been under threat of closure in the first place). I have written and spoken to the leader of the council administration about it emphasising that there needs to be a commitment from the council that demonstrates credibility to attract potential funders.

I understand there will be a committee paper submitted to the council in probably October that will detail activity over the summer for the Castle – what has been tried, what has worked, donations, etc. There will then have to be a political decision taken about the way forward.

Sustainable Transport Corridor; There is a proposal to create sustainable transport corridors on Arbroath Road and Lochee Road. Dundee Sustainable Transport Corridors Project is at the stage of raising awareness and seeking feedback from stakeholders and the community. They are planning to hold several engagement sessions, and the community council might want to invite someone from the project team to address a future meeting. More information about the project can be found at the hub site: <https://dundee-sustainable-transport-corridors-swecouk.hub.arcgis.com>

Pavement parking; There has been a bit of publicity recently about the number of pavement penalty charge notices being issued. I thought the community council would like to know how many have been issued in Broughty Ferry. Across Dundee, up to 22 August

when I received the information, 4128 tickets had been issued, 326 were in Broughty Ferry, about 8% of the total.

Bins; I have been liaising with Broughty Traders regarding improvements to the environment in Brook Street tying in with their KYSS campaign (Keep Your Side of the Street). We are looking at the possibility of arranging Broughty Ferry branded wrappers for the black planters and hopefully new bespoke litter bins that carry the Broughty Ferry branding. This is a work in progress at an early stage. I will keep the community council updated.

Road works; I continue to receive a lot of enquiries about the number of road works going on across the area. Unfortunately, with SGN having been in Broughty Ferry for so long there is a backlog of other statutory undertakers looking to carry out works which are very disruptive. Statutory undertakers do not need prior consent from a highway authority to dig up a road to access their equipment, but they must provide advance notice.

Phone boxes; A number of BT phone boxes are being decommissioned in Dundee, including four in Broughty Ferry – King Street, Dalhousie Road, Castle Street and Nursery Road. I understand that a charity has applied to adopt the red kiosk in King Street.

Bailie Scott updated the meeting on some of the above points;

Scottish Water had responded to the flood issue.

Update on pavement parking tickets.

Liaising with BF Traders regarding branding of bins in Broughty Ferry, requested bespoke litter bins when replaced.

Road works, although SGN has completed their work, other companies have commenced work.

Public call boxes, Broughty Ferry churches group have taken over both King Street and Castle Street boxes. Dundee's twin town of Wurzburg has a Dundee 'red' call box.

The sustainable transport corridor 'Arbroath Road' is the length from Claypotts junction to Scott Fyffe roundabout. It was agreed we invite a project member to give a talk to BFCC.

Cllr Craig Duncan's Report;

Barnhill Rock Garden; Further to the restoration of the ornamental bridge in place of the original which had become rotted and hazardous, an item was approved at committee which will see the water features restored and full marks go to the Friends of Barnhill Rock Garden who have raised a significant amount of the necessary funding as well as to the council which is providing the remaining funding as well as organising the works and this marks yet another positive example of what can be achieved by co-operation between dedicated volunteers and the council, which I am confident we will see more of elsewhere.

Weeds and blocked gullies; Residents will be only too aware of numerous examples of weeds and blocked gullies throughout Broughty Ferry, which not only look unsightly but can hamper rain water entering the sewer system thereby causing flooding. I have proactively raised many such examples as well as those flagged up to me by residents and I have received assurances that the weeds will be tackled by spraying....weather permitting.

Trees and overgrown foliage; Similar to the above I have raised many examples of overgrown foliage, broken branches and potentially dangerous trees at numerous locations, often at behest of concerned residents and am assured that the small forestry team are doing their best to work through a long backlog of such work, tackling the most potentially hazardous examples first and the Roads Maintenance Partnership have contacted several

owners at my request about overgrown hedges etc where these hamper public access, sightlines and so on.

I have reported many examples of overflowing dog bins in recent days and have been advised this has arisen due to staff absences and will be tackled.

Dawson Park Additional Yellow Hatchings; Some time ago I advised that at the request of the Dundee Dragons who operate adaptive cycles for stroke survivors and others, I asked the council to refresh the yellow (don't park) hatchings in the car park opposite Ellieslea Road, this was done and following a further request from the "Dragons" I arranged for these markings to be extended.

Seven Arches Handrail; Some time ago a replacement handrail on the steep path connecting the footpath on the viaduct to the footpath at the Dighty was installed and at the request of residents I have asked if this can be extended all the way to the bottom, which makes sense to me.

Torridon Road Poor Carriageway Surface; Although much of Torridon Road was resurfaced in recent years the section between Leven Street and Fyne Road is appalling and have raised this on several occasions I am advised that repairs will indeed be carried out and the section scored for much need proper resurfacing.

15. **AOCB**

It was noted that St James church and halls are to be sold by Church of Scotland. The junction at Dalhousie Road / Bridge Street is a problem for pedestrians due to parked cars near the junction. Bailie Scott to investigate.

Of the thirteen members of the public in attendance, there was a deputation to highlight and object to the proposed application at 288 Brook Street **25/00088/FULL** Former bank to cocktail bar. This was led by Mr J. Adams on behalf of the owner of the flat above the former bank. See also planning report in this minute.

Following quite a debate, they eventually accepted nothing could be done until the result of an appeal by the applicant is forthcoming from the LRB.

Regarding the 'Sustainable Transport Corridor,' due to present community council elections, Chair & Secretary discussed and believe the November meeting is the more suitable date for a presentation. Bailie Scott to advise of a contact.

Date of next meeting;

The next Ordinary Meeting will be held on Tuesday 7th October 2025 at 7.00pm in Broughty Ferry Library.