

# Broughty Ferry Community Council

## Minute of Ordinary Meeting held in Broughty Ferry Library on Tuesday 7th April 2026.

Meeting opened at 7.00pm

### 1. Community Councillors Present

Doreen Phillips (Chair), Neil Cooney (vice chair), James Doig (Secretary), John Watson (Planning), Chris Johnson (PR), Isabel McLean, Norma McGovern, Fiona Potton, Molly Laidlaw, George Laidlaw, John Spink.

### In Attendance

Bailie Derek Scott, Inspector Jill Dolan.

### Apologies

Tara Javed, Charlie Delaney, Christine Rea, Cllr Craig Duncan.

### Members of the Public Present

Five members of the public were in attendance.

### 2. Minute of Previous Meeting (3rd March 2026)

The draft minute (previously distributed) was agreed as a true minute, proposed by Norma McGovern seconded by Isabel McLean and agreed by the members present.

### 3. Matters Arising

Consultation regarding downgrade or closure of Balmossie Fire & Rescue / Ambulance Station. Chair responded on behalf of BFCC. No decision will be made until after the 2026 Scottish Parliament elections.

'Breathing Space' benches: It was agreed that the siting of the bench would be in the Queen Street community garden area.

Neil Cooney intimated the grant had been received and the bench paid for. Decision to be made on exact location and opening ceremony.

A portacabin located in the Torridon Road car park (adjacent to the shops) has been there for some time, it is not known who owns it what it contains and there are no markings on it. Also, a large caravan has been parked in the same car park for some months and is advertising 'Tay Caravans', is this legal?. Highlighted to PC Hunter'. The car park is not the responsibility of the council. A planning enforcement officer has visited the site, and the businesses there have indicated the container does not belong to them. A planning contravention notice will be served on the landowner to establish ownership and further details before determining next steps.

BFCC Induction & Training; It has been some years since the last training meeting (held in The Woodlands Hotel) and members agreed a session should be held in early 2026. Christine had intimated she is being replaced by Alan Gunn who will take this onboard. At a previous meeting, cars parking on Claypotts Road over the railway line were a hazard. The problem is the line of sight of vehicles approaching from Brook Street/Dundee Road

junction. This has been added to the list of potential traffic order amendments and will be reviewed in the coming months. The proposal would be for a full-time loading ban to cover the brow of the bridge.

The previous Kirkwood Homes sales office at Balgillo Heights are now being used for meetings by Kirkwood Homes, which requires an application for change of use. There are also advertising hoardings adjacent to the Arbroath Road/Linlathan Road roundabout. Planning secretary to contact DCC Planning Department regarding the above.

**4. Chairs Report**

Ferry Fridge: Last few weeks have been problematic with very little received, then a large amount received and difficult to dispose of. Duntrune gardens may assist with provisions. Mould and missing slates a problem. On a positive note, with thanks to Bailie Scott who has secured a nominal rent of £1 for the next year.

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

Nil

**5. Police Report**

Inspector Jill Dolan, gave a verbal report highlighting restructuring across Scotland, which is in the early stages of restructure. This is a new post, and with her hours Monday to Friday, the community council now have a link to rely upon. It will focus on communities and youth issues with which they are well aware of the ongoing problems and areas.

There will be additional resources available during Broughty Ferry Gala week.

A member of the Community Police team will attend meetings of BFCC where possible.

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

**Correspondence**

18/03 Tay sewer main repairs, Stannergate and West Ferry.

23/03 Tay sewer main repairs, update – component parts being manufactured.

27/03 Torridon Road car park, not responsibility of DCC. Bailie Scott investigations ongoing.

29/03 Claypotts Road parking, potential TRO amendment to be reviewed (proposal for full time loading ban to cover the brow of the bridge) making it illegal to park (including blue badge holders) to park within the banned area.

01/04 Police Scotland will no longer forward reports for monthly meetings. They will attend meetings where possible and give a verbal report.

07/04 Reference BFCC training, Alan Gunn, Christine's replacement will take this up shortly.

**8. Planning Report 2nd – 31<sup>st</sup> March 2026 (Previously Distributed)**

Of the 23 planning and 4 tree applications validated and examined during this period, 1 required attention and 3 mentioned for member advice.

**26/00098/FULL – Erection of temporary marketing suite, associated access and Parking (retrospective) for Kirkwood Homes, Broughty Ferry, Dundee DD5 3FB.**

**26/00097/ADV – Advertisement of the following type: Stack sign (retrospective)  
– Land at Linlathan Road, Broughty Ferry, Dundee.**

Members are reminded that at the March meeting of this Community Council members were made aware of activities associated with Kirkwood Homes regarding the use of the marketing suit at Balgillo Heights that had been previously erected to cover the developments associated site, being used for different purposes. Signage had also been erected at the Balgillo East roundabout that referred to Fernbrae development that were unauthorised. The Planning Secretary had been instructed to investigate and make representation to the planning authority in that regard should that prove necessary. Early applications received on the 18th of February had not been validated until 9th March, after BFCC's March meeting. Examination of the retrospective applications resulted in no further action being considered and the Planning Secretary will report accordingly.

**26/00166/FULL – Alterations to pavilion including extension and addition of storage shed. – Sports pavilion Orchar Park, Monifieth Road, Broughty Ferry, Dundee.**

This application has been submitted on behalf of Broughty United Youth Football Club and deserves to be supported in the highest possible terms. The Planning Secretary highlighted the club currently supports 22 teams, support for the application approved by George Laidlaw, seconded by James Doig and approved unanimously by the members.

**26/00154/LBC – Internal alterations – St Lukes Church, Queen Street, Broughty Ferry. Dundee DD5 1AU**

Initial examination of this application caused the Planning Secretary to seek advice from the Case Officer as follows:

Before this Community Council can properly consider its response to this application can you please advise: The application as advertised and in the application form submitted only proposes internal alterations, which is confusing since the Planning and Listed Building Statement attached as a supporting document clearly proposes a change of use of the building as a church along with its attached buildings. None of the supporting plans clearly show that it is the whole footprint of the church and buildings that is subject to change of use, Can you clarify the position please.

To the question, 'are you the sole owner of all the land/building relevant to this application?' The answer given is no. Before a response can be considered a plan must be provided showing who owns what – can you advise on this also please.

In reply, the Case Officer advised that it would be best if BFCC waited to respond until after a 'change of use' application had been validated. Such an application was in the process of being examined by him as it had been presented late.

The Case Officer advised the question of land ownership would not interfere with his assessment and advised the Planning Secretary behaved likewise.

**A Planning and Listed Building Statement** was attached as a supporting document to the Listed Building Consent application, which led to the Planning Secretary seeking the Case Officer's advice. That statement provides evidence that the proposal seeks to create a welcoming community hub that will support cultural activity and social interaction in Broughty Ferry and the surrounding area.

The Planning Secretary's initial view before the 'change of use' application is received is the fact that no alterations to the external features of the 'A' Listed building are proposed and only minor ones to the internals, provides good reason to approach the application(s) with sympathy, Also a Community Council must be mindful of the risk of the building falling into disrepair both internally and externally should it remain vacant for a lengthy period.

DCC Planning are still considering change of use. Although BFCC supports the change of use and the alterations are limited to removal of four pews, the advice is to await planning decision. Historic Scotland have stated no comment on the proposals.

**9. Licensing Report**

Nothing to report

**10. Public Relations Report**

Nil to report.

**11. Beach Management Report (Previously Distributed)**

A meeting is planned for next week.

**13. Matters Raised by Community Councillors (Previously Intimated)**

Nil

**14. Contributions from Elected Members**

**Baillie Derek Scott's Report.**

Update from previous meeting.

**Car parking on Claypotts Road railway bridge:** This has been added to the list of potential traffic order amendments and will be reviewed in the coming months. The proposal would be for a full-time loading ban to cover the brow of the bridge.

**Container Torridon Road car park:** The car park is not the responsibility of the council. A planning enforcement officer has visited the site, and the businesses there have indicated the container does not belong to them. A planning contravention notice will be served to establish ownership and further details before determining next steps.

**Ferry Fridge:** I approached the executive director of city development and the council's finance convenor about this and a 1-year lease extension at £1 per annum for the cabman's shelter was agreed.

Other updates.

**Council budget:** Thankfully the Broughty Ferry measures that were being consulted on as possible savings were not taken forward by the council. The Friends of Broughty Castle/BFTA submitted a detailed business proposal that allowed the council to commit to revenue support for the next three years.

**2026/27 capital road maintenance programme:** Once again there are not too many Broughty Ferry locations on the list, but I was particularly pleased to see Brook Street included as its condition has been raised with me by many people. It is to be resurfaced between number 10 Brook Street and Fort Street.

Dundee Road between Ellieslea Road and Victoria Road will receive surface dressing as will West Queen Street between Victoria Road and Claypotts Road. The paths at Barnhill Cemetery and the path in Castle Green at the side of the bowling club are to be resurfaced as is the turning head in Rugby Terrace and a section of footway on Claypotts Road.

Last year a number of other roads were treated under the structural inlay and joint improvement programmes, and I am hopeful that the same will happen again this year.

**Bank of Scotland:** I wrote again to Lloyds Banking Group. The following quote from the response I received appears final: 'While I fully recognise the concerns you have raised, the closure decision has been taken following our assessment process and will not change.'

I have also been in touch with LINK about a hub. It replied: 'Under our assessment criteria, unfortunately, we cannot recommend a Banking Hub in a location where full-service banking facilities are still available (TSB).'

**Campfield Square car park:** Residents contacted me about the new parking regime that was introduced in Campfield Square at the end of last year. I have written to the company who manages the car park, UK Parking Control Ltd, about the issues that have been brought to my attention.

**Toilets:** The toilet block at Windmill car park have been refurbished but there is still the ongoing issue of the early closing time in the summer. I am currently in discussions for opening times to be extended.

On a related matter, last year the community council suggested a Toilet Comfort Partnership Scheme be introduced in Broughty Ferry, similar to those that operate in the Perthshire towns. Due to a churn in staffing this wasn't progressed at the time, but another council officer has now been tasked to pick this up as a priority and to present findings by the end of April, and I will provide further details at that point.

**Anti-social behaviour:** I have been contacted by residents about anti-social behaviour and the possibility of it increasing as we move into the summer months. In anticipation of that I contacted the police and the council's anti-social behaviour team about putting in place measures to combat it. Community safety wardens patrol from 2.00pm through to 10.30pm and have been asked to give particular attention to known problem areas. I have also been advised that the Broughty Ferry Community Policing Team will maintain a visible presence, tackling anti-social behaviour and carrying out high profile patrols.

#### **Cllr. Craig Duncan's Report.**

**Esplanade Beach Access Ramp Opposite Glass Pavilion:** Recent months have seen some damage and deterioration in the condition of this facility such as a broken handrail post and missing / dislodged grip strips to mitigate the chances of people slipping and having highlighted these concerns to the council, I have received assurances of remedial action.

**Playpark Missing Play Equipment:** I continue to pursue such matters and have received assurances that missing swings in Dawson Park, Off Marlee Road and the long absent Disabled swing at Castle Green will shortly be replaced.

**20mph Faded Roundels:** Again, I have pressed the council to address the very many faded 20mph Roundels in central Broughty Ferry and moreover have asked the police to carry out enforcement.

**Bank of Scotland – Broughty Ferry:** With reference to previous reports, I have done my utmost to oppose the closure of the Brook Street branch, including a proactive motion to

council committee which attracted cross party support opposing this and I am shortly due to meet with (at my request) senior banking officials. Probably a last roll of the dice but surely worth a shot as an elected member on behalf of our local community.

**Broughty Ferry Library – Maintenance issues:** As previously advised I have asked for a wobbly section of handrail on the steps approaching the library to be attended to and additionally residents have asked if the bench statue outside of the man and cat can be spruced and I have also raised the issue of rusty railings in need of attention.

**Roads and Footpaths:** Last month we received notice of the new programme of such works including:

Barnhill Cemetery roads,

Castle Green internal path adjacent to Bowling Club,

Claypotts Road footway, Rugby Terrace...lock ups turning circle,

Brook Street between Westfield Road and Fort Street resurfacing,

Dundee Road between Ellieslea Road to Victoria Road surface dressing,

Queen Street, Claypotts Road to Fort Street surface dressing.

Not nearly as much as I would like for a ward the size of Broughty Ferry, but I am particularly pleased to see the Barnhill Cemetery works included as I have pushed for this for years and the other works welcome, but I will continue to campaign for meaningful improvements elsewhere such as Guthrie Terrace and the middle section of Torridon Road and part of Forthill Road.

On a serious note, officers have cautioned that the upsurge in oil prices due to ongoing international events could impact negatively upon similar works as for example the price of bitumen (used in many such works) will be affected but hopefully the situation will be resolved soon.

**15. AOCB**

Bicycle rack has been installed at Broughty Ferry library.

Question raised, a large building has been erected in Forthill sports ground, does it require planning permission. To be investigated.

An old, dilapidated camper van in Nursery Road, with no visible number plates requires investigation by police Scotland.

It was noted that of the four elected Broughty Ferry Councillors, two forward reports for the Community Council meetings, and one (Baillie Scott) attends on a regular basis.

There is a group reviewing the Dighty problems and potential solutions.

BFCC offer our thanks to Christine for her work and dedication during the past few years.

**Date of next meeting.**

The AGM of BFCC will be held at 7.00pm in Broughty Ferry Library on Tuesday 5th May 2026. This will be followed by an Ordinary Meeting at 7.30pm.

Chair.....

Date.....