

Murroes and Wellbank Community Council

Meeting held at Wellbank Hall, Thursday 18th April 2024, 7.30pm

Present: Steve Anderson (SA, Chair), Greta Cowper (GC, Secretary), Allan Martin (AM, Vice-Chair), Michael Went (MW, Planning Representative), Janet Crozier (JC, Minute Secretary and Treasurer), Karen Gerard (KG, Wellbank Hall), Gavin Reid (GR), Cllr Loyd Melville

Members of the Public – Ian Robertson (Stop the Crem), Jane Bell, Kirsty, Linda

Apologies: Cllr B. Whiteside; Cllr Doran, K. Smith; M. Mauran; M. Brennan (Community Police)

The Chair opened the meeting and thanked everyone for their attendance

Previous Minutes:

The previous minutes were read and approved.

Matters Arising:

- **Community Resilience**

SA summarised the latest information discussed and released from the Angus Community Resilience group.

Flood Mary, a flooding consultancy group, visited Angus during March 2024 and Angus Council will collate feedback and release information and learnings from the visit.

AM felt that drains have not been cleared by Angus Council in anticipation of the seasonal autumn and winter weather and as a result the choking of these drains has been a major factor in contributing to the flooding in our area. A discussion was had and many agreed with this sentiment and it was decided that SA will raise this at the next Community Resilience meeting.

SA reported that the generator at Murroes Hall funded by SSE (Scottish Southern Electric) is now operational. SA thanked SSE on behalf of the Community Council and we are pleased that Murroes Hall will be able to provide a place of warmth and safety if a power outage occurs.

SA and KG discussed the funding for a generator at Wellbank Hall. KG stated that Wellbank Hall have looked into installing solar panels on the Hall: this has proved difficult as the Hall is neither classed as a business or a residential property. SA to raise this with SSE.

KG stated that the financial running of Wellbank Hall is proving to be difficult, and the Hall may close. SA to inquire with Hong from Angus Council for guidance on what help is available for halls in the area. JC asked SA whether the Community Resilience Group would be able to provide any help with economic resilience as some halls seem to be busy and economically sustainable. SA replied that the Community Resilience Group dealt more with emergency situations and pointed in the direction of funding opportunities.

- **School Parking/Footpath**

SA/GC attended a meeting with Murroes School and the Angus Council Roads Department. Agreement that the layout of the footpath and the obstructive on road/verge/footpath parking requires improved for safety. However, Angus Council have no budget for this. The parents at Murroes School maybe able to produce a design and costings. The Community Council will try and source funding and Angus Council will help where possible with guidance.

- **Speeding**

Excessive speeding in Murroes and Wellbank Community Council Area was again noted. A recent Angus Council survey found that traffic calming measures were not warranted in Wellbank Village. Cllr Lloyd Melville will raise it again with the roads department. The Community Council will continue to raise it with the Community Police Team.

Police Report:

SA read through the Police Report for the Murroes and Wellbank Community Council area.

Appendix 1

Secretary's Report:

GC summarised the correspondence received.

Age Concern are appealing for volunteers to phone isolated older people. KG to put up poster advertising this opportunity in the Wellbank Hall.

As a result of the Tealing Substation meeting, Facebook groups in opposition to this planning proposal have been established.

Cllr Lloyd Melville stated that he had attended this meeting as an observer and noted it was well attended.

AM attended an Angus Pylon Action Group meeting in Forfar Academy in a personal capacity. AM stated his opposition for this upgrade.

It is noted here for clarity that the Kintore to Tealing proposed upgrade of pylons on the electricity network and the Tealing Substation are not located in the Murroes and Wellbank Community Council Area.

L. Click provided an update in her absence via email regarding the possibility of a mobile provider antennae on either Murroes or Wellbank Hall, as coverage is extremely patchy throughout our area. L Clink reported back via GC that the mobile network provider EE was interested and hoped a proposal will be forthcoming.

The Community Council has helped the Murroes Hall Group engage with the Angus Rural Partnership which has resulted in a consultancy group appointed to produce a questionnaire concerning the updating and renovation of Murroes hall. This will be distributed to local residents before the end of April. An open day at Murroes Hall with the architect will be held at the middle/end of May.

It is hoped that we can eventually have two emergency hubs in the area to provide support to local residents in times of emergency. Cllr Lloyd Melville suggested contacting the Monifieth Resource Group as they have a new hall currently being built. This could help point the Murroes Hall in the direction of funding opportunities.

A discussion was had on the viability on having two halls within our area and it was agreed that flexibility and diversity in facilities was paramount. It was highlighted that volunteers are required to run activities and it was felt that Angus Council are off loading more responsibilities onto the community which in turn puts pressure on locals.

Financial Report:

JC reported that balance stands at £13 158.26 (Thirteen thousand one hundred and fifty-eight pounds and twenty-six pence).

This balance includes the donation from Seagreen (Offshore wind energy) to the Community Council of £9 000 (nine thousand pounds) to distribute to groups requiring funding. Applications from local groups for funding up to £500 are most welcome and encouraged.

A payment of £444.96 (Four hundred and forty-four pounds and ninety-six pence) for a lap top for writing up minutes was purchased.

Adjusted balance stands at £4 158.26 (Four thousand one hundred and fifty-eight pounds and twenty-six pence). Hall rental for community meetings still to be paid.

Councillor Update:

Cllr Lloyd Melville stated that things had been quiet due to Angus Councillor being in recess these last few weeks.

On Tuesday 16th April a new DMRC committee had been formed. The DMRC is the Development Management Review Committee and is responsible for hearing appeals against a decision in relation to a planning application.

Planning Report:

MW listed the recent local planning applications;

24/000116/FULL

1 1/2 story extension to home with parking and terraces. Chapelbank, Kellas
Validated 27 Feb 2024

24/00077/FULL

Ethiebeaton Restaurant replacement building
Validated 27 Feb 2024

24/00161/ADV

Ethiebeaton restaurant- replacement freestanding illuminated sign
Validated 19 Mar 2024

24/00163/EIASCRCR

Braeside of Gagie - consultation on screening request for replacement of 2 lattice towers and install of two 132kv downleads

Validated 13 Mar 2024

24/00138/FULL

Whitecroft Kingennie - garage conversion and extension for swimming pool and plant room

Validated 5 Mar 2024 - Approved

24/00109/ADV

Ethiebeaton restaurant - illuminated signs, golden arch and drive signage

Validated 4 Mar 2024

24/00110/ADV

Ethiebeaton - 4 freestanding illuminated signs McDonalds

Validated 4 Mar 2024

- **Solar Farm**

Greentech Solar Farm development North West of Wellbank has been approved and they will attend our next meeting. The company has committed money for our community and it is hoped that Angus Council will support the Community Council in this. A suggestion has been made for the money being used to provide a member of staff to facilitate the day to day running of both the Wellbank and Murroes Hall. Cllr Lloyd Melville asked SA to provide all the information associated with this donation and he will get in touch with Angus Council legal and financial teams.

Sirius Solar Farm and Battery Storage planning proposal, land to the North East of Gagie Home Farm. Dialogue is ongoing with the ECU (Energy Consent Unit), where the proposal is being considered by Scottish Government Ministers. As a Community Council we have raised our concerns with the application.

- **Crematorium Update**

Ian Robertson gave an update.

Appendix 2

AOCB:

- **Wellbank Hall Update**

Wellfest on 10th August 2024 is planned. This will be a day providing a farmer's market, outdoor stage, music bands, children's activities and refreshments.

Mattocks Primary School are having their Summer Fayre at the hall on 8th June.

Blood Donation session scheduled for June.

Possibility of self-defence classes starting

- **Ballumbie Castle Residents Association**

Newsletter, **Appendix 3**

A meeting is arranged at Wellbank Hall to discuss the future of the factoring of common grounds within the Ballumbie Castle development.

- **Fly tipping**

GC highlighted the increase in fly tipping in the area. Cllr Doran was contacted regarding fly tipping within the field where the crematorium is proposed. Cllr Doran contacted waste services who will contact the landowner.

SA mentioned the new laws coming in to force on the correct specialist disposal of all fire-retardant furniture and interior textiles.

JC asked for clarification on when the changes to household kerbside collection were to be introduced. GC said the Murroes and Wellbank Community Council area was under the Sidlaw group so we expect these changes in September. These changes will manifest in a new additional bin for paper and cardboard, no glass to be placed in the grey recycling bin or the purple general waste. Cllr Lloyd Melville noted that those with a disability can get dispensation to put glass into the purple bin but he will monitor the situation. All other households will be required to take their glass to designated recycling sites and locals can nominate a preferred location; Wellbank Hall have proposed their site. Angus Council officers will decide the locations.

Cllr Lloyd relayed that the Communities Committee has agreed on the local landscaped areas of Lundie Crag, Sidlaws and Angus Coast. These two areas have been designated as special within Angus and will be protected and celebrated. This will be adopted within the proposed local development plans and the local landscape strategy. More information can be found online.

SA Thanked everyone for their attendance and closed the meeting

NEXT MEETING: Thursday 13th June 2024, Murroes Hall

Appendix 1



Tayside Division

Angus LPA

LPA Commander - Chief Inspector Ross Fitzgerald

LOCAL COMMUNITY POLICING AREA REPORT – 18 th April 2024	
Local Community Policing Area	Murroes and Wellbank Community Council TaysideMonifiethSidlawCPT@Scotland.police.uk
Local Area Inspector	Inspector Mahboob Ahmad Mahboob.ahmad@scotland.police.uk
Local Community Policing Team	Sergeant Christopher Grieve - christopher.grieve@scotland.police.uk Constable Martyn Brennan - martyn.brennan@scotland.police.uk Constable Ronnie Irvine - ronnie.irvine@scotland.police.uk

To be sent to the following Community Council email addresses a few days before the meeting documenting the previous month's activity.

Murroes and Wellbank Community Council – Steve Anderson – sanderson0@talk21.com

Beth Whiteside	cldrwhiteside@angus.gov.uk
Heather Doran	cldrDoran@angus.gov.uk
Craig Fotheringham	cldrFotheringham@angus.gov.uk
Lloyd Melville	cldrMelville@angus.gov.uk



Secured by Design – ‘Reducing Crime by good design’

Secured by Design (SBD) is the official police security initiative that works to improve the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit.

www.securedbydesign.com

Assessment period – 15/02/2024 – 16/04/2024

There were **45 calls** received in the local area during this assessment period.

8 crimes were recorded in respect of your area over this time –

Group 1 – Crimes of violence/threats – 0

Group 2 – Crimes of sexual nature – **1 crime recorded (online incident)**

Group 3 – Crimes of dishonesty - **5 crimes recorded.**

Group 4 – Crimes involving property damage – 0

Group 5 & 6 – Miscellaneous/ other crimes including threatening & abusive behaviour, assaults, and other offences against emergency workers – **1 crime recorded.**

Group 7 – Road traffic crimes – **1 crime recorded.**

Further information.

We continue to monitor call and crime data for the area to intervene early in any identified problems.

We would like to reiterate our message to residents to ensure property and vehicles are made secure, particularly during the hours of darkness and a reminder not to leave valuable items on display and unattended.

Should any resident wish a **FREE** crime prevention survey then the Community Police can be contacted using the direct email address above.

Lots of crime prevention advice can be found at;

www.securedbydesign.com

Appendix 2

Crem Campaign update to Community Council 18/4/24 v2 Headlines:

- Angus Council has conceded the Statutory Review, the previous planning permission has been quashed and a 'new' DMRC has been appointed to hear the appeal afresh in due course.

Update:

- As has been reported in the local media:

- The legal case (a Statutory Review) lodged at the Court of Session by a local resident against Angus Council has been concluded with Angus Council conceding the case before it was heard in full by the court due to Angus Council accepting that the decision it had made to grant planning permission was 'unlawful'

- This means that the planning permission previously granted by Angus Council has been quashed and no longer exists

- As part of Angus Council's concession it agreed to form a 'new' DMRC comprising councillors who had not previously been involved in hearing the appeal to hear this appeal completely afresh – 5 members of the Development Standards Committee were duly appointed to this role earlier this week

- Comment:

- It is very disappointing to many in the local community that the one Monifieth & Sidlaw ward councillor (Cllr Melville) eligible to be considered for membership of this committee was unable to put himself forward for consideration due to him previously disclosing his view on this application to another person, which means that there will be no local ward representation on this committee when it determines the appeal

- Clearly a not inconsiderable sum of public money has been wasted by Angus Council on consultancy and 2 sets of legal fees when it processed this appeal which at any time, but particularly during a cost of living crisis, does not reflect well on the council

- Due to the large volume of materials (c3500 pages) that the 'new' DMRC have to first read, its convenor (Cllr Cheape) made clear that 'it will be some time before the committee can meet' and that 'it will not be rushed' in determining this appeal. I and many other local residents welcome his approach and hope that the 'new' DMRC members do indeed take their time and fully digest the contents of all the materials put before them and that they also conduct a full site visit, including to Burnside of Duntrune this time so that the DRMC members can also see the condition of that approach road to the proposed site, before they do determine the appeal.

Question (open since June 2022): 1) Has Cllr Whiteside had the opportunity to feed back the concerns raised by the Community Council regarding the Roads Service's response to the recent complaint or is this something that would need to be taken forward after the conclusion of the current legal action?

Appendix 3

Ballumbie Castle Estate Residents Association

NEWSLETTER – March 2024

Spring is with us again and the estate is already showing signs of that growth with blossom forming on the trees and shrubs.

Replacement Planting - Last year Greenbelt carried out replacement planting works to the shrubs on the estate – a report was forwarded to the BCERA by them. Early this year (2024) they engaged a contractor to make good storm damage to trees on the estate. All residents are reminded that any intervention on the trees around the estate are the responsibility of Greenbelt. We are, of course, permitted to maintain our own boundary lines to a width of 1 metre but in recent years we have advised that if residents require such work done then the submission of their requirement can be made to us and we can pass it on to Greenbelt for their action.

The demise of the Stewart Milne Group raises questions of the future care of the estate as the Milne Group were the titular owners of the site. This is being clarified between Greenbelt and the Milne Group administration.

New pavement parking regulations have come into force throughout the country. Angus Council have stated that they intend to make some enforcement of this during this year. It is noted that some residents are already heeding the new rules but this, in itself, creates a potential problem with risk of roads becoming impassable – especially in the arterial Silver Birch Drive with all its traffic calming already in place. To minimise the issue, until a resolution is found, residents are asked to be mindful of the traffic flow and where possible to optimise use of the off-road parking they already have at their properties. The subject of additional common parking areas is being raised with Greenbelt.

The possible upgrade of the play equipment, nominated by many residents via the Facebook page, has been raised with Greenbelt. If we provide them with the age range and type required they are happy to explore options and seek quotations. This will possibly attract some additional charge to the residents, via the billing system.

The AGM for BCERA is set for Wednesday 24th April, Wellbank Hall 1900hrs. Your attendance and support would be much appreciated. Remember, we need to have more people on the committee to be fully representative.