

# **Murroes & Wellbank Community Council,**

Meeting held at Murroes Hall, Thursday 13<sup>th</sup> of June 2024 at 7.30pm

**Present:** S.Anderson (SA, Chair); G. Cowper (GP, Secretary);  
J. Crozier (JC, Treasurer/Minute Secretary); Allan Martin (AM, Vice-  
Chair); M Went (MW, Planning Rep), G. Reid (GR);  
K. Gerrard (KG, Wellbank Hall);  
Cllr H. Doran; Cllr B Whiteside

Members of the Public: Ian Robertson (Stop the Crem); Linda Clink; Jane Bell;  
Kirsty Crawford; Angela Fraser

**Apologies:** H. Zhang (Angus Council Communities Team), Cllr Craig  
Fotheringham, Cllr Lloyd-Melville

The Chair opened the meeting and thanked everyone for their attendance.

## **Previous Minutes**

Minutes from previous meeting approved.

## **Matters Arising**

- Community Resilience

SA attended a meeting regarding community resilience last week where a number of groups were represented: Tayside Police, Scottish Water and SSE (Scottish Southern and Electric). SA ask SSE about funding for a generator at Wellbank hall, new funding being released.

A group in SSE Perth HQ has been established whereby when the implementation of community resilience is required, vulnerable people will be notified and warned of impending events and support will be given.

GC noted that she recently received a phone call from SSE in a similar vein to this, however no support was able to be given at this point in time and was only an enquiry on general wellbeing.

- Speeding

AM noted that speeding of vehicles through Westhall Terrace continues to be a problem.

Jane Bell added that there is a similar problem for Wellbank Village, with speeding vehicles being awful.

A discussion was had and it was acknowledged that resources are extremely stretched, so the usual signage to deter speeding and police speed checks were limited.

Cllr Doran asked if the Community Council had requested the Community Police Team to check the speed data available on Solar panelled speed awareness signs. The CC did not know this was available and along with Cllr Doran will request this. Hopefully, this data will support residents' concerns.

Linda Clink asked if the initiative of training up local residents in conjunction with the police to monitor speeding was still available. The majority of people at the meeting thought this was a good idea to explore. The Community Council will ask the Community Police Team.

Linda Clink also raised the point that local roads surrounding the proposed Crematorium presented video data to Angus Council's DMRC from the year 2019 which is now out of date. Ian Robertson stated that Angus Council would not provide this information to the DMRC and that the study would be done by the landowner.

- Road Repairs/Footpath

GC highlighted that the road C6 has been patched.

The extension of the footpath from Kellas to Murroes Primary School is still ongoing. Angus Council Roads Department is happy for this extension, but the community needs to finance it. A quote for the costings of this work has been provided by the Parent Council of Murroes Primary School, in the region of £35,000 (Thirty-five thousand pounds). The design has to be approved by Angus Council.

AM believes that the current situation is very dangerous for children attending the primary school.

AM noted that the road repairs recently completed one hundred metres from Burnside House, is of very poor standard and has reported this to Angus Council. Linda Clink has observed that the road repairs carried out in Dundee Council Area were considerably better than those in Angus Council's area. Linda Clink has used the Angus Council online tool to report pot holes. The Councillors asked members of the public to continue to report pot holes in this was as the data will be used.

SA asked Cllr Whiteside for an update on road repairs. Cllr Whiteside revealed that funding for roads is coming so hopefully help is coming soon.

- Kerbside Collections

New Blue bins for cardboard and paper recycling are being issued to all households throughout the Council area. There is to be no glass reciprocals deposited in the grey and purple bin. Glass recycling bins will be available for use throughout our Community Council area.

Food recycling will return to our rural community council area.

GC highlighted that Murroes Hall will host a glass recycling bin for the community. GC asked Angus Council to clarify the extent of the hall's responsibility for the behaviour of members of the public using the hall's recycling facilities and was content with the procedures Angus Council has put in place.

MW noted that there are many challenges in this new approach. The Majority of those present at the meeting were not happy with these changes. JC believes that everyone has a responsibility for their waste and that these changes are not too onerous.

Linda Clink was concerned with security, vandals and the difficulties that certain groups of peoples will have with this new approach. Also, some people have inherited a second bin due to house moves, this needs monitoring.

SA Clarified that the Council monitor the request for additional bins yearly.

Cllr Doran reassured the meeting that dispensation is based on need not merely age. There is support for vulnerable people flagged on Angus Council system and they will not be penalised. Angus Council need to align with other councils across Scotland in their approach to recycling.

Cllr Whiteside added that only obvious, repeat offenders will be highlighted. These changes will allow Angus Council to comply with forthcoming legislation.

GR asked about the register of vulnerable people and if it was secure. Cllr Doran replied that it was secure and they already have a register as many people already need support with the kerbside collections.

Angela Fraser asked for clarification of using bin bags in general waste. Cllr Doran replied that it was fine to continue to use bin bags in general waste.

## **Police Report**

Appendix 1

## **Secretary's Report**

GC and GR attended a Success for Sidlaw meeting. Tealing has started a cycle bus for the two primary schools in their area. This would be difficult on our roads and footpaths, as it was felt that paths in our area are not suitable or connected.

Local bus provision is doing well. You can book a week in advance. Return journeys are long as everyone needs dropped off.

Murroes hall survey produced a very positive reaction. A number of residents wanting to get involved in updating and providing new facilities. The Architect will produce plans. Murroes Hall is still in good maintenance, requires tlc and expansion.

## **Financial Report**

JC reported that the balance of the Murroes and Wellbank Community Council as of April 2024 stands at £4,158.26 (Four thousand, one hundred and fifty-eight pounds and twenty-six pence)

Hall rental for community council meeting were paid by cheque tonight and handed over to hall representatives Greta Cowper (Murroes Hall Committee) and Karen Gerrard (Wellbank Amenities Hall Committee).

Each hall was paid £100 (one hundred pounds) for the period of one year.

This will take the balance to £3,958.26 (Three thousand, nine hundred and fifty-eight pounds and twenty-six pence). JC was notified that this balance may include historical grants received for specific funding purposes and will look back for clarification and report at next meeting.

Seagreen grant balance as of April 2024 stands at £9,000 (Nine thousand pounds).

Wellfest were successful in their application to the Community Council for a £500 grant.

This will take the total balance of £500 grants available to £8,500 (Eight thousand and five hundred pounds).

Karen Gerrard was handed a cheque on behalf of Wellbank Hall Amenities Committee who are running the Wellfest event.

JC highlighted the availability of £500 grant from Seagreen for any community groups. Any interested groups should contact the Community Council for an application form.

### **Councillor Update**

SA invited the councillors present to give any updates to the meeting.

Cllr Beth Whiteside reported that it has been quite hectic as the Council are due to recess for the summer on June 20<sup>th</sup>. The council has been busy with the levelling up funding for Arbroath and Success for Sidlaw. The Roads team are understaffed and hopefully successful recruitment now in progress. Please email Cllr Beth Whiteside with any concerns.

Cllr Doran has been dealing with the recent challenges with bin collections. Kellas was badly affected due to staffing levels and vehicular problems. Jane Bell said she had problems, but did phone as a local business owner for a special collection and the problem was solved.

### **Planning Report**

- MN gave an update on planning applications in our area.

24/00226/FULL

Demolition of bothy and erection of dwellinghouse.

Wellbank Bothy, Wellbank

Validated 17.4.24

1 objection regarding road capacity, and also commenting that the bothy has been demolished prior to planning being granted

24/00244/LBC

East Hillocks Church, Drumsturdy Rd

Validated 19.4.24

24/00257/FULL

Dormer and ground floor extension  
5 Keillor Croft Kellas  
Validated 19.4.24

24/00316/FULL

Proposed new sport reception building  
Kingennie Fishings  
Validated 31/5/24

Should be noted that this work is well under way although no planning has been granted.

- Local Place Planning

SA will contact Hong Zhang for guidance on formulating the Community Council response.

Cllr Doran attended the recent Success for Sidlaw meeting and this was discussed. It was confirmed that this will not be an onerous task for community councils, but we should make it clear to Angus Council that we would like to comment. News on how to do this will be coming.

KG asked if there would be a consultation company to help us or if we could fund this through any grants we receive. SA replied that there are stipulations and restrictions on what we may spend any grants on.

Linda Clink suggested that it would be easier to comment on a list of ideas rather than starting from a blank sheet. Perhaps trialling tangible ideas on a small cohort like Ballumbie Castle Estate Residents Association. SA agreed that a combined effort is favourable. Cllr Doran will take these proposals to Angus Council.

SA highlighted to those present that planning must abide by local development plan so it is prudent to get residents' opinions on the Local Place Planning.

- Solar Farm

SA gave an update of the solar farm/battery storage at Gagie, consultation through the ECU (Energy Consulting Unit). SA and MW continue to monitor changes and reply accordingly.

Greentech solar farm outside Wellbank. A draft funding document has been received and Angus Council will review it. It was proposed that this money would fund a person to manage Wellbank and Murroes Halls. The Community Council would appreciate guidance and help from Angus Council. SA to email Cllr Doran with the relevant documents.

Cllr Whiteside left the meeting.

- Crematorium

Ian Robertson gave an update.

## Appendix 2

Cllr Doran was asked how to raise a contradiction in evidence presented to the DMRC concerning the roads involved. Cllr Doran suggested contacting Cllr Cheape who is the chair of the DMRC, he can pass the complaint to the legal rep of the committee. Cllr Doran clarified that any photos provided of junctions must be at driver height and not at head position.

## **AOCB**

- Wellbank Hall

KG gave a highlight of events happening at the Wellbank Hall.

A selection of Euro Football matches.

Wellfest a day and evening festival on Saturday 10<sup>th</sup> August. Bands have been booked, children's entertainment, petting zoo, etc.

Wellbank hall are due their electrical inspection at the end of June.

Wellbank Hall are applying for Lottery Funding, which is a long process. KG acknowledged that partial funding from Greentech would further aid their application.

- Ballumbie Castle Residents Association

SA reported that Ballumbie Castle Residents Association had their AGM and have the same problem as many community groups with a lack of help. The Association would like to do a survey with residents concerning the housebuilder Stewart Milne liquidation. The Association are looking at options for the ownership of the green belt spaces within the housing development.

- Broadband

Linda Clink gave an update of Broadband provision for both the halls in our area.

Vodafone: more discount given on a business contract rather than a social contract. No one has to be named on a business contract as long as the bill is paid. If a contract is taken out, the hall would have 14 days cooling off period with no penalties within this time if it does not work out.

Linda will contact the provider EE next month to discuss their options.

Perhaps an antenna is required on the halls for coverage. Hopefully an update at the next meeting.

SA thanked everyone for attending and closed the meeting.

**Next Meeting: Thursday 22<sup>nd</sup> August 7.30pm at Wellbank Hall.**

## Appendix 1



### **Tayside Division**

Angus LPA

LPA Commander - Chief Inspector Ross Fitzgerald

<b>LOCAL COMMUNITY POLICING AREA REPORT – 13<sup>th</sup> June 2024</b>	
<b>Local Community Policing Area</b>	Murroes and Wellbank Community Council <a href="mailto:TaysideMonifiethSidlawCPT@Scotland.police.uk">TaysideMonifiethSidlawCPT@Scotland.police.uk</a>
<b>Local Area Inspector</b>	Inspector Mahboob Ahmad Mahboob.ahmad@scotland.police.uk
<b>Local Community Policing Team</b>	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	<a href="mailto:cllrwhiteside@angus.gov.uk">cllrwhiteside@angus.gov.uk</a>
Heather Doran	<a href="mailto:cllrDoran@angus.gov.uk">cllrDoran@angus.gov.uk</a>
Craig Fotheringham	<a href="mailto:cllrFotheringham@angus.gov.uk">cllrFotheringham@angus.gov.uk</a>
Lloyd Melville	<a href="mailto:cllrMelville@angus.gov.uk">cllrMelville@angus.gov.uk</a>

## NATIONAL AND LOCAL CAMPAIGNS AND MESSAGES



**Check out our web page:**

<http://www.scotland.police.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. Should any resident wish a **FREE** crime prevention survey then the Community Police can be contacted using the direct email address above.

[www.securedbydesign.com](http://www.securedbydesign.com)

### **Assessment period – 16/04/2024 – 13/06/2024**

There were **35 calls** received in the local area during this assessment period.  
5 **crimes** were recorded in respect of your area over this time –

Group 1 – Crimes of violence/threats – 0

Group 2 – Crimes of sexual nature – 0

Group 3 – Crimes of dishonesty – 2 recorded crimes.

Group 4 – Crimes involving property damage – 0

Group 5 & 6 – Miscellaneous/ other crimes including threatening & abusive behaviour, assaults, and other offences against emergency workers – 2 recorded crimes.

Group 7 – Road traffic crimes – 1 recorded crime.

### **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.**



## Appendix 2

Crem Campaign update to Community Council 13/6/24 Headlines:

- 'New' DMRC have had their first meeting, no decision yet – however there are very serious concerns over the legality of some of Angus Council's behaviour. Two other local crematoria refused planning permission.

Update:

- As has been reported in the local media:
- The 'new' DMRC met for the first time on 7/6/24 – the outcomes were 1) Site visit to be arranged 2) Potential update to the road traffic survey data as from 2019
- Camyllie crematorium – planning officer has refused planning permission on sustainability grounds – appeal to be lodged
- Glenrothes crematorium – planning committee refused planning permission for new crematorium on sustainability grounds – precedent being set that cremes need to be accessible to all members of the community i.e. not just car owners
- Dundee FC crematorium – site being cleared and planning permission in principle has been applied for - decision expected this August
- Existing DMRC in the process of revisiting at least another 3 previous appeal decisions it made as decision notices did not pass legal scrutiny – sadly, a pattern of substandard recent work by this DMRC appears to be emerging
- Date for next meeting of the 'new' DMRC post their site visit & updated traffic survey (if done) to be confirmed
- In addition ref the latest DMRC meeting on 7/6/24:
- There were 2 changes of position and 1 attempt by Angus Council to mislead the DMRC members, all to the advantage of the landowner and to the disadvantage of local residents/objectors, namely:
  - 1) Visibility splays at U315/C4 junction to the west of Westhall Farm now do not apparently require any improvement - this is despite the Roads Service's final set of comments dated 14/12/21 in which they stated the position that the splays are substandard, would require improvement should planning permission be granted and on that basis they requested a planning condition to that effect. This position has been reported in public documents and/or presented to the previous DMRC on no less than 6 occasions, so this is a complete U turn by the Roads Service to now say that this junction as-is meets the required standards. No explanation for this volte face was given and this means that the data being presented to the 'new' DMRC is different to that presented to the previous DMRC which I believe is unlawful.
  - 2) Visibility splays at U315/B978 junction – these were also identified by the Roads Service in their final set of comments dated 14/12/21 as being substandard, requiring improvement and a planning condition was requested to that effect. The previous DMRC got around this by putting in a condition to consult on lowering the speed limit on this section of road from 60 to 40mph. No consultation on this has taken place, yet the Communities Committee in their 16/1/24 approved this reduction solely on the back of the earlier request

of the previous DMRC. In the 7/6/24 'new' DMRC meeting it was stated by both the 'independent' planning consultant and the Roads Services' representative that 'the speed limit on this section of road should be taken as 40mph as it was going to happen anyway'. This is a complete misrepresentation of the facts as the 'new' DMRC is tasked with assessing the crem appeal using the same input information as was made available to the previous DMRC i.e. a 60mph speed limit. As the speed limit lowering consultation condition imposed by the previous DMRC was quashed at the Court of Session at the same time as the planning permission, so in retaining this speed limit reduction Angus Council is again changing the data presented to the 'new' DMRC which I believe is unlawful.

3) Re the traffic volume increase on local roads due to this development which the transportation consultant engaged by local residents has conservatively predicted to be 39% – Angus Council has previously admitted that it has no definition for what constitutes a 'significant' increase in traffic volume. In last Friday's DMRC meeting the 'independent' planning consultant, in a change to her voiceover at the previous DMRC meeting where permission (now overturned) was granted, stated that whilst there is no definition for 'significant', the increase 'can't be said to be significant'. Given the lack of a definition, this consultant should have remained truly independent and left it to the committee members to take a view on this matter themselves rather than attempt, as she did again, to assert her own personal opinion for which there is no legal justification. On that basis I believe she has behaved unlawfully and is misleading the DMRC members.

- Please note: the interested parties were denied the opportunity to provide any further comment re this appeal on the basis that the 'new' DMRC were to be presented with and only with the information presented to the previous DMRC. For Angus Council to allow itself, but not the interested parties, to change/update its submission is, in my opinion, nothing short of a further unlawful act and is an absolute scandal.

- In further addition: • Apparent double standards by the Roads Service as it: 1) has 'objected' to the Carmyllie crematorium on sustainability grounds, but only 'commented' on this subject in its Duntrune crematorium response. This is despite assessing both applications under exactly the same policies (ALDP 2016 and NPF4) and the Carmyllie site being directly served by a local bus service, bus stops and pavements to and from the crematorium site and a pavement into the nearest settlement being part of the application, whilst none of those sustainability transportation options exist or are proposed at the Duntrune site;

2) claimed at Carmyllie that speed limit reductions 'could not be introduced in isolation of other road safety measures', yet it is attempting to do just that here at Duntrune with the speed limit reduction on the B978 – a complete contradiction of their stance at Carmyllie

- Road junction visibility splay photographs presented to the 'new' DMRC committee are not taken from the correct datum points as they have been taken whilst standing at the white lines of each junction and not from the

required distance back from them and at standing and not driver's seat height. Given the high road verges and stone dykes on the approach roads to the proposed site this is giving the 'new' DMRC members a falsely optimistic impression of the visibility actually available at these junctions

- Whilst the 'new' DMRC appear so far to be taking a more rigorous approach to this appeal than the previous DMRC did, there is still no indication that their site visit will include Burnside of Duntrune and given that this is one of the identified routes to and from the proposed site and the road conditions there are challenging (please see photo below) this is a major omission which should be corrected via the 'new' DMRC going to Burnside as part of their site visit. Example of challenging roads conditions at Burnside of Duntrune.
- Serious road accident on 3/6/24 just to east of the proposed site (car smashed through stone dyke and into field) – police in attendance. 3rd such accident in same spot this year.

Question for the councillor(s) attending tonight's meeting:

1) Will you take, as a matter of urgency, all of the above points back to Angus Council and push/challenge it to address them all in full and for it to behave fairly and lawfully and then report back to the Community Council prior to any appeal decision being made? Question (open since June 2022):

2) 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?