

Murroes & Wellbank Community Council,

Meeting held at Wellbank Hall on 5^h of December 2024 at 7:30pm

Present: S.Anderson (SA, Chair); G. Cowper (GP, Secretary); A. Martin (AM, Vice-Chair); J. Crozier (JC, Treasurer); M Went (MW), K. Gerrard (KG, Wellbank Hall); Cllr B Whiteside (online); L Clink (LC, volunteer - Minute Secretary)

Members of the Public: Ian Robertson (Stop the Crem); Jane Bell; Angela Fraser, Jennifer Menzies, H Zhang (HZ, Angus Council, Vibrant Communities team)

Apologies: None

The meeting was held in person and online via Teams.

The Chair opened the meeting and thanked everyone for their attendance. The Chair invited attendees to introduce themselves.

Previous Minutes

Amendments to previous minutes. A Fraser asked for the following amendments to be made for accuracy, re Solar Farm (24/00470/FULL : North east of Gagie Farm)

- (i) para 1, line 2 - change "Gagie Farm" to Braeside"
- (ii) para 2, line 2 – change "Gagie Home Farm" to "Braeside".

The minutes, with the above amendments, were proposed by GC and seconded by AM.

Matters Arising

- Speeding

SA reviewed the speed recording data sent by Angus Council Roads department from the electronic speeding signs at Westhall Terrace, Kellas Road and Drumsturdy Road with the meeting. SA observed the data sent (being averages) looked low and had asked the Roads department for clarity and an explanation.

It was asked how the speed recording worked and how accurate the cameras were, where did they get their start point from to calculate the speed of vehicles, and why are there no traffic calming measures installed in the villages?

- Community Speed Watch programme.

SA reported he had attended a presentation by the local community police team on the Community Speed Watch programme with representatives from a number of local community councils ("CCs"). There were discussions how the initiative might work in our area. Concern was raised about volunteer numbers, how often and commitment required by volunteers. Police recommend three volunteers per Speed

Watch session and volunteers not Speed Watching in their own area but in another CC areas. The Police suggested speed camera equipment (screen with camera option) and personal safety clothing with it being stored at Carnoustie Police Station for shared use by community councils in the Monifieth and Sidlaw area.

The consensus was to move the project forward and look at funding sources with the view of one community council volunteering to take the lead on making the funding requests. Further group discussions were to be held after reporting back to their own CCs.

Concerns were discussed including the risk and safety of the volunteers, the commitment involved, what support would be available from the Police team, and why are proper speed cameras with the ability to issue fines (i.e. self-financing the equipment) not installed on the roads instead of the Speed Watch programme.

HZ had been looking at funding options and had spoken to the awards for all funding officer for the Angus area, who suggested that there had not been an application of this type, and a collective bid from several communities would make a funding application more attractive.

HZ had also contacted Claire Thompson at Angus Council regarding funding and suggested, Hillcrest Foundation, Tayside Contracts (whose funding applications open again in April 2025 and this year had grants of up to £3,000 for goods and services provided by Tayside Contracts).

- Road Repairs (signage) / Footpath

GC reported that the recent patch repair at the corner with Gagie, had broken up again. The patch repair at the Spar in Wellbank had also broken up after a couple of weeks.

SA had emailed the Roads department regarding the quality of road repairs, and received a response saying the work had been done to an acceptable standard.

Cllr Whiteside highlighted there was a Permanent Repairs schedule of roads, which would only be amended in exceptional circumstances for efficiency reasons, and other potholes and problems would be filled in by Temporary Repairs. Cllr Whiteside also advised that there had been staffing problems due to a number of reasons.

Cllr Whiteside asked the CC and residents to continue to report potholes to Angus Council.

SA repeated to Cllr Whiteside the frustration felt by CC members and attendees about Angus Council's practice of closing a complaint about potholes before any repair work has been carried out. LC added that closing a complaint simply when it was passed to the Roads department appeared to only be measuring the efficiency a complaint was passed to the relevant department, and not the efficiency or otherwise for the complaint to be resolved ie the repair to the pothole undertaken.

- Footpath

GC advised that no work undertaken, and JB had noticed that part of the drystone wall looked as if it had been knocked onto the footpath. GC to report.

SA asked Cllr Whiteside if she could take forward the complaint by Donna Anderson concerning the mud on the Drumsturdy Rd pavements.

GC highlighted again the problem with parking on the road at Murroes Primary School, with approximately 30 cars on the road, but only 3 cars in the car park. AM felt there was a risk of injury or worse to children getting out of cars on the road side from passing vehicles on the narrow road.

GC queried why was there a pile of stones in the car park, thought it was with playground works.

AM reiterated the Council should strip the grass verge and complete the footpath at Murroes P.S and this should not be the responsibility for the community to fund raise and complete.

Cllr Whiteside confirmed that she had requested the parking wardens to put Murroes Primary School on their schedule.

Police Report

SA advised he had not received the police report this month, but it is expected prior to minutes being issued. **(See Appendix 1)**

SA reported that there had been a number of incidents in Ballumbie Castle Estate in early morning (3am-4am) break-ins into vans and two men trying car doors. The police have been asked to monitor. SA advised there is an active Whatsapp group on Ballumbie Castle Estate who report any people caught on residents' property by CCTV and Ring doorbell cameras.

Cllr Whiteside added that this is a problem in other CC areas including Sidlaw, Birkhill etc where residents have caught people on their Ring doorbells trying car doors.

Cllr Whiteside also added that Martyn Brennan and Ronnie Irvine Community Police Officers were awarded by the Police Federation for their community work. SA requested Cllr Whiteside to pass on the CC's congratulations and appreciation to the officers and the local policing team.

Secretary's Report

- Correspondence

GC reported that Cllr Dorran had emailed the CC about the concern for children walking in the dark weather, and they were looking for funding from the CC to purchase reflective stickers from Scottish Fire and Police Scotland to put on

children's coats and bags. The Fire Service had sourced a supplier who will supply 1000 reflective stickers for £300. Cllr Dorran aim is that every child should have a reflective sticker.

KG asked if the CC could consider providing a Micro fund grant to support this initiative. KG said her preference would be to get reflective stickers that can be stuck on back of the children's shoes instead of the bags/coats.

GC reported the good news that the CC has been successful in obtaining funds from Angus Council Resilience Fund, for Murroes Hall to source products such as sleeping bags, batteries, flood sacks and a shed to store items for resilience needs of the area. LC offered her thanks and appreciation to GC for all the work involved in putting together and submitting the funding application, which was echoed by those attending.

Financial Report

JC gave the financial update.

The balance of the Community Council Bank Account on for December 2024 stands at £12,252,66 (twelve thousand two hundred and fifty-two pounds and sixty six pence).

This figure includes grants from Seagreen and the Lottery with specific criteria, and CC funds of £1,211.30 (one thousand, two hundred and eleven pounds and thirty pence). There are no transactions pending.

The CC welcomes applications from community groups within the Murroes and Wellbank Community Council area for the Seagreen Grant fund on amounts up to £500.00 of which there is £8,500.00 left.

Councillor Update

Cllr Whiteside reported that the Council are at the start of their budget process. The Scottish Government has just announced its budget and COSLA is working on what that means for local councils.

Cllr Whiteside added the Council was currently consulting on rents for next year, the Engineer's report on the flood recovery was expected soon, and a new Housing Committee has been proposed which should be approved later this month.

Planning Update

SA gave a report on planning matters and recent planning applications within the Murroes & Wellbank Community Council area.

Local Place Planning

SA attended at the Success for Sidlaw group, and reported Angus Council had taken on board comments and concerns from the CCs regarding the process and commitment expected from CCs. The Planning department is to put together a framework that the Council will take a lead on.

HZ added that the CC and constituted community groups can do the work in parallel with the Council Planning department or as part of the framework as the framework allows for a holistic approach, and the Council will then do the sense checking. The Council is to do consultation with groups in twelve nominated towns including in Birkhill & Muirhead, Carnoustie and one encompassing multiple rural areas.

Planning Applications

24/00538/FULL - 3 Kingfisher Place, Kingennie, Dundee DD5 3JZ

Proposed extension and formation of external decking, installation of solar panels, flue for wood burning stove and other alterations

Rec'd 15/10/2024, Validated – 22 Oct 2024 – Awaiting decision (No objections noted, Environmental Health Officer proposes conditions for installation of air source heat pump to protect amenity of neighbours)

24/00618/FULL - 44 Gagiebank, Wellbank, Dundee DD5 3PT

Proposed first floor extension

Rec'd 15/10/2024 – Awaiting decision (1 objection noted – privacy concern)

24/00627/PPPL - Garden Centre 29 Gagie Holding Murroes Dundee DD5 3PB

Erection of Three Dwellinghouses

Rec'd 21/10/2024 – Awaiting decision (Road Dept - no objection but recommends 4 conditions)

24/00705/FULL - 1 Burnside Of Duntrune Dundee DD4 0PF

Proposed rear conservatory extension

Rec'd 21/11/2024 – Awaiting decision (No objections noted)

Solar Farm (24/00470/FULL: North east of Gagie Farm)

Formation of section of access track (extension to consented road and alternative point of access into BESS).

Approved subject to conditions – 23 Oct 2024 by Development Standards Committee on 22 Oct 2024.

Angela Fraser felt that the way the documentation was presented on the ECU website regarding the Solar Farm development was not easy to follow at all, it was not in any chronological order, and it was difficult to establish if new documents had been uploaded.

SA reported the CC is looking for legal advice on the document provided to the CC by the developer of the Wellbank Solar farm to ensure that the one-off payment and any other ongoing payment will be linked to the site itself, and not to the developer.

SA advised he had been given the contact details of a group which provides legal representation by a Tealing CC community councillor who has a representative on the Tealing Development Trust and SA awaits feedback.

Proposed Crematorium (20/00830/FULL)

Ian Robertson gave an update on the proposed Crematorium at Duntrune.

See Appendix 2

It was noted there had been over 700 objections mostly rejections to the planning application for the crematorium at Duntrune which was approved, and approximately 10 objections for the planning application to the crematorium at Carmyllie, both in rural areas with the latter being on a bus route plus a footpath to the nearest village. The Duntrune planning application was passed by the Development Management Review Committee and the Carmyllie refused by the same Committee.

SA reflected people want the planning process to be fair.

Members of the CC recognised the time and effort that Mr Robertson had put into this matter over the last two years.

AOCB

Wellbank Hall

KG reported she did not have a date yet for the AGM for Wellbank Hall, but expects it will be held sometime in January 2025.

KG is awaiting confirmation of an award amount. KG had emailed Big Lottery Fund for advice regarding funding options for staffing costs, which is proving to be a challenge applying for funds especially when applying for staged funding.

SA confirmed he would be happy to forward previous applications to help KG.

KG reported she is getting quotes for solar panels and an air source heat pump for the Hall. KG has also applied to SSEN for funding to support a new member of staff as they were unsuccessful in their bid for lottery funds.

KG also reported she had held talks with a local Football Club who are interested in entering into a partnership with the Hall, for use of the pitches and facilities with a view of having the Hall as the 'home ground'.

The Hall might anticipate more use of the hall facilities for birthday parties arising from the association with the Football Club and increased use and visibility to visiting teams.

Upcoming events at the Hall include the children's Christmas Party to be held on Saturday 7 December 2024 between 2-5pm, and the Hogmanay party on 31 December 2024.

Murroes Hall

GC plans to hold a meeting with the consulting group in the new year, including looking at governance and the Hall's constitution.

During the consultation about the future of the Hall, another five people have indicated they are interested in getting involved with running Murroes Hall and/or the CC. GC hoped Jennifer Menzies, present, would be one of them.

HK advised if GC wanted their help to let her know.

SA thanked everyone for their attendance and wished everyone a Happy Christmas and New Year. The meeting was then closed.

NEXT MEETING: Wellbank Hall, Thursday 13th February 2025 at 7.30pm

Appendix 1



Tayside Division

Angus LPA

LPA Commander - Chief Inspector Ross Fitzgerald

LOCAL COMMUNITY POLICING AREA REPORT – 12th December 2024

**Local Community
Policing Area**

Murroes and Wellbank Community Council
TaysideMonifiethSidlawCPT@Scotland.police.uk

NATIONAL AND LOCAL CAMPAIGNS AND MESSAGES



Check out our web page:

<http://www.scotland.police.uk/>

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www.securedbydesign.com

Assessment period – 10/10/24 – 12/12/24

There were **54 calls** received in the local area during this assessment period.

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

Group 1 – Crimes of violence/threats – **2 recorded crimes.**

Group 2 – Crimes of sexual nature – 0

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

Group 7 – Road traffic crimes – **2 recorded crimes.**

Further information.

Winter Road Safety

As the weather changes Police Scotland would like to provide the following tips to motorists:

Check your vehicle is ready for winter.

- Ensure tyres have enough tread
- Ensure Brakes are in a good condition
- Ensure windscreen are clean and free of ice and snow
- Ensure wiper blades are working
- Ensure lights are working
- Top up windscreen washer fluid
- Ensure you have a scraper for ice and frost

Driver Safety

- Drive to the conditions
- Accelerate and brake gently
- Keep a safe distance from other vehicles
- Be careful overtaking vehicles spreading grit

- Avoid sudden braking and brake progressively before bends
- Check your grip on the road by gently breaking in a safe place

Festive Drink/Drug Driving Campaign

Police Scotland will shortly be commencing their Festive Drink/Drug Driving Campaign, targeting motorists who drive their vehicles in excess of the prescribed limits.

Don't let someone you know drink and drive. That person's actions could ruin Christmas for a family and result in a prison sentence.

Police Scotland continue to urge the public to report drink/drug drivers in order that lives are saved, and offenders are brought to justice.

Appendix 2

Crem Campaign update to Community Council 05/12/24

Headlines:

- Duntrune crem decision notice issued, Carmyllie crem appeal refused, Angus Council and Scottish Government contacted ref inconsistencies in these decisions

Update:

- Duntrune crem decision notice issued on 25/10/24, deadline for the submission of papers for another Statutory Review at the Court of Session is 6/12/24
- Carmyllie appeal heard, site visit conducted and appeal refused on 4/11/24 on two grounds 1. Land not located for development (neither was Duntrune) 2. Site not accessible by sustainable modes of transport (this is despite an existing and to be enhanced local bus service directly serving the site and footpaths to be built from the site in both directions – into Redford and to Carmyllie Village Hall)
- Letter in Courier on 30/11/24 from Marilyn Mauran of Kellas pointing out the blatant contradiction by Angus Council in that it has backed a much less accessible site (Duntrune which has no local bus service (other than a school bus) directly serving the site and no current or proposed footpath in either direction) over a more accessible site (Carmyllie) and in her letter she called for Angus Council to provide an explanation for this
- I then wrote to both the Chief Executive and the political leader of Angus Council asking for this explanation and received a response which completely ignored this

very simple question and basically said 'if you don't like it, take legal action'. Note: legal action can only be taken on individual appeal decisions

- What this has exposed is that in Scotland there is currently no process for ensuring consistency of application by local councils of planning policy across planning appeals and I have now raised this point and the accessibility and other inconsistencies in Angus Council's 2 decisions at Duntrune and Carmyllie with both the Scottish Government's First Minister and with the Cabinet Minister responsible for Local Government (Shona Robison) and am currently awaiting their responses
- To restore confidence in both national planning policy (NPF4) and in Angus Council's ability to conduct planning appeals in a fair, consistent and unbiased way I am now publicly calling for both the Duntrune and Carmyllie appeals to be 'called in' for independent review by the Scottish Government in the national interest, because Angus Council has proven itself to be completely incapable of doing so
- I recently lodged a complaint with Angus Council regarding various procedural failures with both the Duntrune and Carmyllie appeals this autumn – the council failed to provide a Stage 1 response within an agreed extended timescale, so I was forced to raise my complaint to Stage 2 and am now expecting that response by 9/12/24
- Re Carmyllie crem appeal refusal – it remains to be seen what next steps the landowner there takes
- Dundee FC stadium and crem planning application still set to be determined – decision now expected in early 2025

Questions:

- 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? (open since June 2022)
- 2) To the ward councillor attending the community council meeting tonight – do you believe that Angus Council has applied national and local planning policies consistently across these 2 appeals?