

ANGUS COUNCIL

MINUTE of MEETING of the **KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME (CARS) STEERING GROUP** held in the Lesser Hall, Kirriemuir on Tuesday 24 February 2015 at 9.15 am.

Present: Councillors JEANETTE GAUL and RONNIE PROCTOR MBE.

Non Councillor Members of the Group: DEREK MARSHALL and PAUL FRETWELL.

Officers in Attendance: KIRSTY MACARI (Senior Planning Officer - Environment and Development Plan), (KAREN WEST (CARS Project Officer) and LAURA STEWART (Committee Assistant).

1. CHAIR OF THE MEETING

In accordance with the constitution of the Steering Group, the chair rotating between elected members, Councillor Jeanette Gaul chaired the meeting.

2. APOLOGIES

Apologies for absence were intimated on behalf of Councillor Iain Gaul and Cathy Stephenson (non Councillor member of the Group).

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. MINUTE OF PREVIOUS MEETING

The minute of meeting of the Steering Group of 13 January 2015 was submitted and approved as a correct record.

5. MATTERS ARISING

With reference to Article 5 of the minute of previous meeting, Kirsty Macari, Senior Planning Officer, advised members of the Steering Group that Karen West, Project Officer and Lesley Millar, Transport Manager had now met with the occupier of the ironmongers and that the shelter design and location had been discussed with the proprietor.

Kirsty indicated that during this meeting, Karen West, Project Officer, had stressed to the proprietor of the property that it was hoped by meeting and explaining the proposed shelter type, layout and design, the owner of the property may be amenable to the shelter being adjacent to his shop.

The Steering Group noted that, during this meeting, the occupier of the ironmongers emphasized his dis-satisfaction with the proposals for the shelter to be placed outside his shop and raised particular concerns on the impact, he claimed, this would have on his business.

Following discussion, and having heard from Karen West, Project Officer and members of the Steering Group, the Steering Group agreed:-

- (i) that it was the view of the Steering Group that a bus shelter was still required within the town centre;
- (ii) that it was the view of the Steering Group that the most suitable location for the bus shelter remained outside the ironmongers on Bank Street; and
- (iii) that the view of the Steering Group should be passed to the Roads division of Angus Council to investigate further and a progress update be provided at a future meeting of the Steering Group.

6. CARS PROJECT OFFICER'S REPORT

With reference to Article 6 of the minute of previous meeting, there was submitted a Report by the CARS Project Officer summarising progress in relation to the following priority projects:-

- **1-7 Roods**

The Project Officer advised the Steering Group that the signed contract had now been returned to the Legal and Democratic Services division of the Council and work had now commenced at the building.

- **Warehouse/Store, Ogilvy's Close**

The Project Officer advised that the building had now been purchased by a developer who had also obtained the former Hooks Hotel building in Bank Street and that a pre-application enquiry was recently submitted to the planning department of the Council by the owner's architect showing a fairly comprehensive redevelopment of the entire site. The submitted plans also indicated the replacement of the two storey, late 18th Century Hooks building with a 3¹/₂ storey block of flats, with two units on the ground floor.

The Project Officer also advised the Steering Group that concerns had been intimated to the owner and his agent over the proposed demolition of this Category C Listed Building and the adverse effect of its loss on the townscape value of the conservation area.

In terms of alterations proposed to the former warehouse/store building as a priority projects, the Steering Group noted that the agent had previously been informed of potential grant eligible works, such as roof repairs and reinstatement of the stone slated roof in addition to stonework repair, and the Project Officer indicated that she would continue to be actively involved in discussions over the development proposals for this site.

- **Former Airlie Arms, St Malcolm's Wynd**

The Project Officer indicated that an initial report and proposed specification had been prepared by the owner's architect and that the aforementioned report was issued to nine contractors for tender of which only three tenders were returned.

The Project Officer advised the Steering Group that the architect had intimated that it was unlikely that the owner could meet the expense of these essential repairs and had subsequently requested that the Steering Group explore the possibility of increasing the priority project grant already allocated for the Airlie Arms project.

Following discussion and having heard from Karen West, Project Officer; Kirsty Macari, Senior Planning Officer and all members of the Steering Group, the Steering Group agreed:-

- (i) that the Steering Group, in the first instance, were agreeable to exploring the option of possible additional funding being made available for this project, subject to a full end-of-year Financial Report being provided at the next meeting of the Steering Group;
- (ii) that the work identified should be further examined by the architect, in conjunction with the Project Officer, to identify exactly what work required immediate attention;
- (iii) that the Project Officer, in conjunction with the current owner, explore the possibility of additional funding that may be available for this project; and
- (iv) a further update on the progress of this project be brought to the next meeting of the Steering Group.

- **Small Grants Scheme**

It was noted that one new grant application had been submitted for consideration at this meeting.

The Project Officer indicated that enquiries continued to be regularly received and a number of site meetings had been held with prospective applicants. She indicated that eight applications under the Small Grant Scheme had just been received for various small scale repair works to properties and that they were currently being assessed with a view to them coming forward to the March Steering Group meeting.

- **Public Realm Works**

The Project Officer indicated that Mike Loftus, Landscape Services Officer, had provided her with an update on works proposed at The Square and indicated that Maureen Crosbie was currently still working with primary school children on the tree guard design and was hopeful that this work would be completed by the end of April.

The Steering Group noted that the art department at Webster's High School had also received the design brief for producing art work for the engraved inset granite slabs and that work was currently on-going in connection with this.

Following discussion, it was agreed that members of the Steering Group should have sight of the final art work for the engraved inset granite slabs prior to production.

- **Other Matters**

The Steering Group noted that the Kirriemuir CARS Officers would be initiating, in the near future, the delivery of a training package in traditional repair skills aimed at various stakeholders including local contractors, building professionals as well as local property owners.

The Project Officer indicated that given the substantial amount of building repair works which would be available in the town over the next few years, it was hoped that local companies would be well placed to bid for this work as a result of the training packages proposed.

The Project Officer also advised that she had recently met with the Council's newly appointed Town Centre Regeneration Officer to discuss potentially shared interests and she indicated that it was hoped they could bring together CARS grant recipients and business owners to a local forum later in the year to ascertain what could be done in terms of more broader, community-led, town centre regeneration.

7. CARS GRANT APPLICATION

There was submitted a Report by the Project Officer indicating that one grant application had been received, namely:-

- **Former Council Chambers, 26 Marywell Brae, Kirriemuir**

The description of the grant eligible works included stripping and re-slating the hipped roof, replacement of lead work and gutters, dismantling the large chimney stack on the westmost side, to remove vegetation which had grown from seed and rebuilding, repointing stonework and re-haunching of the chimney cans.

The total amount of grant eligible works amounted to £23,075 with the grant award at 85% giving a grant of £19,614.

Following discussion, the Steering Group agreed to approve the grant application based on the grant eligible works, subject to conditions as detailed in the Report.

8. ANY OTHER BUSINESS

Councillor Ronnie Proctor advised the Steering Group that the chimney at Manse Close had recently been removed and wished to bring this to the attention of the Steering Group.

Kirsty Macari, Senior Planning Officer indicated that the Planning Service of Angus Council were aware of the situation and that this case had been passed to the Enforcement Team for action.

Kirsty Macari advised the Steering Group of a new national programme, Stalled Spaces, commissioned by the Scottish Government and delivered by Architecture and Design Scotland to facilitate the temporary use of under-used green spaces, stalled development sites or vacant and derelict land throughout Scotland.

She indicated that funding had been allocated to Angus Council which would be used across all 7 burghs and urged members of the Steering Group to bring forward any potential sites within Kirriemuir where funding could potentially be utilised.

Following discussion, the Steering Group welcomed the introduction of this new funding and agreed to note the position.

9. DATE OF NEXT MEETING

The Steering Group noted that the next meeting would be held on Tuesday 24 March 2015 at 9.15 am in the Upper Gallery, Gateway to the Glens Museum, 32 High Street, Kirriemuir.

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