

## **ANGUS COUNCIL**

MINUTE of MEETING of the **KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME (CARS) STEERING GROUP** held in the Upper Gallery, Gateway to the Glens Museum, 32 High Street, Kirriemuir on Tuesday 18 August 2015 at 9.15 am.

**Present:** Councillors IAIN GAUL, JEANETTE GAUL and RONNIE PROCTOR MBE.

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

**Officers in Attendance:** KIRSTY MACARI (Senior Planning Officer - Environment and Development Plan), KAREN WEST (CARS Project Officer), MIKE LOFTUS (Landscape Services Officer) and SARAH FORSYTH (Committee Officer).

### **1. CHAIR OF THE MEETING**

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

### **2. APOLOGIES**

An apology for absence was intimated on behalf of Jennifer Anderson, Communities Officer.

### **3. DECLARATIONS OF INTEREST**

There were no declarations of interest made.

### **4. MINUTE OF PREVIOUS MEETING**

The minute of meeting of the Steering Group of 30 June 2015 was submitted and approved as a correct record.

### **5. CARS PROJECT OFFICER'S REPORT**

With reference to Article 5 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 and Small Grants Scheme:-

#### **(i) Priority Projects**

- **1-7 Roods**

The Project Officer advised the Group that grant works had re-commenced on site following the contractor's summer break. Works were almost completed on the roof with the formation of the three dormer windows taking shape, new ridge pole installed and re-slating works to front and rear almost completed. Re-pointing works had largely been completed at upper level, the result of which was a vast improvement in the building's appearance. The brick chimney and part of the gable wall had notably been dismantled to consider the options for re-building however the Project Manager had yet to hear with regard to any additional re-building works potentially requiring additional grant assistance. An interim payment had been made to date based on the first valuation of works carried out and a second valuation of works completed had now been submitted for payment.

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

The Project Officer confirmed that the planning application for the re-development of the former warehouse building was still pending consideration as it linked in with the new build element proposed at the rear of Hooks and the two

additional townhouses adjacent. A delay in the grant of planning permission was due to the likelihood of an education levy being imposed Angus-wide on any new residential development where local schools were nearing capacity. The Agent had confirmed that his client wished to move promptly with the project however the Project Manager expressed concerns regarding the viability of the whole scheme depended on how much the developer's contribution would be. Until the planning permission had been confirmed, the Agent had advised that there was a limit as to how far the project could be taken.

Concerns were raised by members of the Group regarding timescales and it was noted that any works that were to be grant funded would require to be completed in 2017.

Following discussion, it was agreed:-

- (i) that the Project Manager contact the developer to advise that any grant application would require to be submitted by 20 October 2015, at latest; and
- (ii) that the Project Manager investigate the educational requirement contributions.

**(ii) Small Grants Scheme – Grant Update**

• **19 School Wynd**

The Group noted that despite a grant application being successful for the replacement of the existing uPVC entrance door with a traditional timber panelled door, the Agent had confirmed that the applicant wished to withdraw from the grant process.

• **42 Glengate**

The Group were reminded that a grant of £17,008 had been approved for comprehensive repair works to original timber sash windows, replacement of the uPVC front entrance door with a traditional style timber door and overhauling/replacement of the guttering in cast iron on both public elevations on this building. It was noted that the applicant had responded following the meeting with a number of concerns regarding the grant award and it had been agreed that any paperwork would be put on hold until the applicant had determined the works which he proposed to carry out. The grant awarded at the June meeting had not therefore been progressed however it was understood that the applicant was arranging for a condition survey report to be carried out for the existing windows with the intention of submitting a revised grant application for replacement timber windows in due course.

Thereafter, it was noted that in relation to forthcoming grant applications, applications had been submitted for replacement windows at a flatted property in the Glengate, quotations were being sought for works at Visocchi's, works at 28 Marywell Brae were likely to commence around the end of August and that works were also likely to commence in the coming weeks on 22-24 High Street. In total, £242,732 had been committed through the award of grants, with £141,768 available to fund further projects.

**(iii) Small Grant's Scheme – Grant Application**

**3 Ogilvy's Close, Kirriemuir**

There was submitted a grant application for building repair works at 3 Ogilvy's Close, Kirriemuir.

Grant eligible works included re-pointing of stonework, and roof and window repairs in a traditional manner.

The total amount of grant eligible works amounted to £36,481 with a grant award of roof repairs at 50% and all other works at 85%, giving a grant total of £29,059.

Following discussion, the Group agreed to approve the grant application with a maximum grant award of £20,000 subject to the conditions, as detailed in the Report.

## **6. PRIORITY FUNDING - BOUNDARY REVIEW**

With reference to Article 7 of the minute of meeting of this Steering Group of 19 August 2014, there was submitted a Report by the CARS Project Officer advising members that it had been agreed previously that a further annual review of the Priority Funding Boundary should take place in August 2015 to consider extending the boundary to include the frontage of buildings facing onto the Roods as a means to maximise the spend of the Small Grants Scheme budget.

Following discussion, and having noted the current spend to date, the Group agreed to continue with the current priority area boundary at this time with the potential to re-visit this decision following confirmation as to the position with regards to The Warehouse/Store project.

## **7. KIRRIEMUIR SQUARE ENHANCEMENTS - UPDATE**

With reference to Article 6 of the minute of previous meeting, there was submitted a Report by the Landscape Services Officer advising members that tender documents for the enhancement project would be issued week ending 14 August 2015 with a six week tender period. The winning contractor would commence on site no later than 1 March 2016 with a completion date of late April 2016.

Included within the Report were quotation suggestions for the stone carving works into granite banding around the Peter Pan Statue and granite banding leading to the Kirriemuir crest/seal.

Following discussion, the Group agreed:-

- (i) to use the quotation "Never say goodbye because goodbye means going away and going away means forgetting" around the Peter Pan Statue; and
- (ii) that the following verse by Mary D McIntosh be used as a weaving related poem "In the howe o the toon hear the ghaists o wabsters shuttles clackin backit and forrit, backit and forrit, warp tae weft, west tae warp"; and
- (iii) that a further update be provided to the next meeting of the Group.

## **8. DATE OF NEXT MEETING**

The Group noted that the next meeting would be held on Tuesday 8 September 2015 at 9.15 am in the Lesser Hall, Kirriemuir.