

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, Kirriemuir on Tuesday 22 March 2016 at 9.15 am.

Present: Councillors IAIN GAUL and RONNIE PROCTOR MBE.

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

Officers in Attendance: KAREN WEST (CARS Project Officer), KIRSTY MACARI (Senior Planning Officer – Environment and Development Plan) and JENNIFER ANDERSON, (Communities 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 Councillor Jeanette Gaul.

3. DECLARATION OF INTEREST

Councillor Ronnie Proctor and Paul Fretwell both declared an interest in item 5 as they had provided an update at a meeting of the Kirriemuir Heritage Trust. They indicated that, as this had been a general discussion, they would take part in any discussion and voting.

4. MINUTE OF PREVIOUS MEETING

The minute of meeting of the Steering Group of 12 January 2016 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:-

(i) Priority Projects

1-7 Roods

The Project Officer indicated that whilst internal works were still ongoing to complete the shop fittings, the grant aided works externally were almost complete.

Warehouse/Store, Ogilvy's Close

The Steering Group noted that contractors had arrived on site and had made rapid progress at both the Hooks building and at the former warehouse and that the contractor had intimated that the stonework on all four walls was in reasonably sound condition.

The Project Officer advised that, given that the agent and a structural engineer had previously indicated that the south gable wall and part of the flanking east and west elevations required dismantling and rebuilding, for which additional grant funding was requested and awarded by the CARS Steering Group in November 2015, a degree of clarification was required. She indicated that she would be pursuing this matter with both the agent and contractors and reassured members that any requested stage payments would only be made on the basis of a valuation of works completed to date which could therefore effectively be less than originally anticipated.

(ii) Small Grants Scheme – Grant Update

The Project Officer advised that a new grant application had been received for 5 Brechin Road, Kirriemuir and would be discussed under the next agenda item.

She indicated that grant aided work had continued at a number of locations, as detailed within the Report, and enquiries for grant assistance were still being received but, due to limited funding, had indicated to applicants that there was no guarantee that funding for new grant projects would be available.

Thereafter, the Senior Planning Officer (Environmental and Development Plan) provided the members with a comprehensive account of the current financial position, as detailed within the Appendix to the Report.

(iii) Small Grants Scheme - Top-Up Grant Requests

The Project Officer indicated that she had been notified of additional, grant eligible, repair works required at a number of buildings which were currently undergoing restoration and requested that the Steering Group members consider the following requests, taking account of available grant monies, and allocate additional grant funding accordingly.

(i) Hooks, Bank Street

The Steering Group noted that during the course of the works to remove the render from the front (principal) elevation, the stonework beneath had been found to be in a reasonable condition insofar as, with some additional small indents and (non-grant eligible) Lithomex work, it could be repointed in a lime mortar mix and left exposed.

The Project Officer advised that, in conservation terms, it would be most appropriate to have the sandstone repointed rather than finished with a lime render. She indicated that the developer, contractor and agent were also keen for this work to be carried out. Whilst this work would be highly desirable in the context of the character of the building and the overall conservation area, the applicant had already been awarded a maximum grant of £20,000 by the Steering Group and the Project Officer emphasised that it should be recognised that any additional funding offered may compromise decisions made for other larger projects, where the maximum grant had been strictly limited to £20,000.

A number of members indicated that it would be highly desirable for this work to be carried out in terms of both the prominence of this building within the conservation area and the visual impact this would have on the Town Centre.

Having heard from all members of the Steering Group, the Project Officer and the Senior Planning Officer – Environment and Development Plan, the Steering Group agreed to approve the additional grant eligible work, awarding a top-up grant of £8,735, as detailed within the Report.

(ii) 2 Bellies Brae/1A Kirkwynd

The Project Officer advised that during the construction works for this property, it had become apparent that additional repairs were required at roof level and on the front elevation of the building. The additional top up grant now related to re-slating the complete roof, rather than the original allowances for replacing loose and broken slates, in addition to replacement stone coping and cast iron guttering.

Following discussion, the Steering Group agreed to approve the additional grant eligible work, awarding a top-up grant of £4,671, as detailed within the Report.

(iv) Public Realm Works

The Steering Group noted that the contractors were now on site and had removed the old, damaged paving from within the surface area, the tree guard had been removed and the tree grill was currently being refurbished.

In relation to the stone carvings which were to be situated within the Square, the Senior Planning Officer – Environment and Development Plan, advised members that a plaque had been designed, together with suggested wording, which would provide members of the public with a context of the work, and sought members' views on both the wording and location of the plaque.

Having heard from a number of members, the Steering Group agreed:-

- (i) to note the progress which had been made to date;
- (ii) the wording for the plaque, in its current state, was too lengthy and should be revised and presented to the Steering Group for consideration; and
- (iii) the possibility of the plaque being fixed to the ground, adjacent to the new stone carvings, should be investigated.

Derek Marshall, Non-Councillor Member, left the meeting at this point.

(v) Training Update

The Project Officer advised that the finalised training programme would commence with the "Dampness in Traditional Buildings" course on Tuesday 29 March at the Church Hall, Bank Street, Kirriemuir.

(vi) CARS Legacy

The Steering Group noted that work continued to progress with the CARS legacy and the development of the evaluation framework document presented at the January Steering Group meeting as detailed within the Report.

6. CARS SMALL GRANT SCHEME

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

5 Brechin Road, Kirriemuir

The description of the grant eligible works included stonework repairs to both public elevations of the building, the front Brechin Road and the side gable elevation comprising raking out existing cement pointing and repointing the joints in a sharp sand and hydraulic lime mortar mix. Minor repair works were also proposed to overhaul the 3no sliding sash windows on the front elevation.

The total amount of grant eligible works amounted to £5,120, with a grant award at 85% giving a grant of £4,352.

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

7. DATE OF NEXT MEETING

The Steering Group noted that the next meeting was scheduled to be held on Tuesday 26 April 2016 at 9.15 am in the Lesser Hall, Kirriemuir.