

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 28 April 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), GRAHAM HODGE (Communities 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 Ronnie Proctor chaired the meeting.

2. APOLOGIES

An apology for absence was intimated on behalf of Cathy Stephenson (non Councillor member of the Group).

3. DECLARATIONS OF INTEREST

Councillor Ronnie Proctor and Paul Fretwell both declared an interest in item 6 as the proposed enhancements had been discussed at a recent meeting of 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 24 March 2015 was submitted and approved as a correct record.

5. CARS PROJECT OFFICERS 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:-

- **1-7 Roods**

The Project Officer advised the Steering Group that internal works were still ongoing at the property and that the applicant had confirmed that the chosen contractor was in the process of being appointed, with external works expected to commence within the next few weeks.

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

The Steering Group noted that a meeting had been held on 2 April 2015 with the developer and appointed architect to discuss the proposals for the redevelopment of the warehouse and the adjacent Hooks building.

The Project Officer provided the Steering Group with an overview of the proposed alterations to the buildings, highlighting that the proposed development had a contemporary design, details of which were contained within the Report. She indicated that it had been stressed to the developer and his agent that it would not be possible at this stage to confirm the likely amount of grant assistance, which may be available for this project until a more detailed specification of work had been submitted.

Following discussion and having heard from a number of members of the Steering Group, the Steering Group agreed:-

- (i) that the original funding allocated for this project would require to be reallocated should an application not come forward in the near future; and
- (ii) that copies of the plans for this project, when they become available, should be submitted to the Steering Group to allow members to consider what elements of the project, if any, would be grant eligible.

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

The Steering Group noted that the grant offer for the above priority project had now been sent out to the applicant, internal refurbishment works were underway and it was anticipated that work on the external parts of the building would commence shortly.

- **Small Grants Scheme**

The Steering Group noted that a number of small grant applications had recently been submitted for the consideration of the Steering Group and were detailed under the next agenda item.

The Project Officer indicated that a number of other planning/listed building consent applications were currently being assessed by the Planning Officer for building repair works with a view to submitting these grant applications to a future meeting of the Steering Group.

The Project Officer advised members that, following the last meeting of the Steering Group, Historic Scotland had intimated that they were agreeable to reallocating existing CARS funding. She indicated that there was potentially a further £70,000 which could be re-allocated to provide an increase in funding which would permit the Steering Group to continue to award grants under the small grant scheme.

Following a full discussion and having heard from Karen West, CARS Project Officer and Kirsty Macari, Senior Planning Officer (Environmental and Development Plan) the Steering Group agreed:-

- (i) to re-allocate the funds, as detailed in the Report, to allow further funding under the small grants scheme to be made available;
- (ii) that a Report, outlining possible future spending options for the remaining funds, should be submitted to the next meeting for consideration by the Steering Group;
- (iii) with the exception of the small grants submitted to today's meeting for approval, no further grants would be approved by the Steering Group until the Group had had an opportunity to study the spending options Report as outlined above;
- (iv) to instruct the Senior Planning Officer (Environmental and Development Plan), in conjunction with the CARS Project Officer, to compile a list of small grant applications which could potentially come forward to future meeting(s) of the Steering Group; and
- (v) to instruct the Senior Planning Officer (Environmental and Development Plan) to investigate the possibility of further grant monies being made available from Historic Scotland.

- **Public Realm Works**

The Project Officer advised the Steering Group that design work with the schools for the Square project was still ongoing. She also indicated that Mike Loftus, Landscape Services Officer, was currently in contact with a number of companies with regard to the engraving works to granite stones.

Discussion then took place concerning the quality of granite stones that would be used for the Square project and it was agreed that the design, together with the specification

for this project, would be submitted to the next meeting of the Steering Group for consideration by members.

- **Other Matters**

The Project Officer indicated that, following the Swift and Bat Awareness Training workshop which had taken place on February 2014, a further free workshop would be held in the Lesser Town Hall on the afternoon of Wednesday 27 May 2015.

Thereafter, the Project Officer provided members of the Steering Group with an overview of the proceedings that would take place on the day.

6. CARS GRANT APPLICATIONS

Small Grants Scheme

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

- **13 Bank Street, Kirriemuir**

The description of the grant eligible works included new stone indents on the lower part of the shop window to replace eroded stone and also at a higher level above the shop sign where an opening had been made to accommodate a vent pipe and additional repair/repainting works to the mutual cast iron downpipe, to the existing timber shop signage, display window and door.

The total amount of grant eligible works amounted to £2,967, with a grant award at 85% giving a grant of £2,522.

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.

- **19 Bank Street, Kirriemuir**

The description of the grant eligible works included repointing works and new stone indents on the lower part of the shop window to replace eroded stone and additional repair/repainting works to the timber display windows and entrance door.

The total amount of grant eligible works amounted to £9,847, with the grant award at 85% giving a grant of £8,370.

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.

- **14E High Street, Kirriemuir**

The description of the grant eligible works included partial roof repairs, repointing and aligning mortar and new indents to repair and consolidate the eroded stonework, repairs to and repainting of rainwater goods, replacement timber sliding sash windows with painted finish and replacement timber door with painted finish to mutual paned entrance.

The total amount of grant eligible works amounted to £14,898, with the grant award at 85% giving a grant of £12,663.

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.

- **2 and 4/8 Reform Street, Kirriemuir**

The Project Officer indicated that two separate grant applications had been submitted (No 2 Reform Street/Upper Floor Flatted Dwellinghouse and 4/8 Reform Street, the shop premises below) but as most of the works proposed were mutual, the two grant applications had therefore been considered together.

The description of grant eligible works included stonework repairs, new stone indents, minor roof repairs, refurbishment and replacement of cast iron rainwater goods and redecoration works to the shop frontage.

The total amount of grant eligible works on both properties amounted to £43,291, with the grant award at 85% giving a grant of £36,797.

Following discussion, and having noted that the grant award for 4/8 Reform Street had been capped at £20,000, the Steering Group agreed to approve both the grant applications, based on the grant eligible works, subject to conditions as detailed in the Report.

7. TIMETABLE OF MEETINGS, SEPTEMBER 2015

The Clerk advised members of the Steering Group that both Councillors Iain Gaul and Jeanette Gaul had previously intimated that they would not be available to attend the scheduled meeting in September and indicated that in accordance with the constitution of the Steering Group, whereby four members of the Steering Group required to be present, two of which must be Kirriemuir and Dean Councillors, the intended meeting could not take place.

Following discussion, the Steering Group agreed that the meeting would be rescheduled to Tuesday 8 September 2015 at 9.15 am.

8. DATE OF NEXT MEETING

The Steering Group noted that the next meeting would be held on Tuesday 26 May 2015 at 9.15 am in the Upper Gallery, Gateway to the Glens Museum, 32 High Street, Kirriemuir.

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