

INVERESK COMMUNITY COUNCIL
Minutes of Meeting held on Monday 15th February 2021 via Zoom.

Present: Gus Leighton (Chairperson), Claire Wilson (Minute Secretary), Judith Gallacher, Dick Robertson, Ann Johnston, Ken Goddard (Planning Liaison), Alan Budge (Treasurer), Pamela Cottam and 4 members of the public

In attendance: Cllr Nicol, Cllr Braes, Cllr Myles and Jill Scott (Breachin Community Council).

Apologies: Nil.

The minutes of the last meeting were approved (proposed by Gus and seconded by Ann) and will now be posted on the website and sent to Angus Council and the NHW co-ordinator.

Action: Claire

New Member

Gus proposed Kate Skene to be seconded onto the ICC. Ken seconded the proposal. Kate will be one of the signatories for the bank account moving forward.

Planning and CNP Report

Copies of the Report (see Attachment 1) had been circulated to the ICC members prior to the meeting and were also e-mailed to the member of the public and Councillors with the log in for the Zoom meeting. Certain points were highlighted and discussed.

New applications

There was 1 new application submitted since the January report. This was an application for a 25m replacement Telecom mast in Lethnot. Judith had also looked at the application and noted that there was potential for other networks to use the mast which would improve the rural signal. It was agreed that it required no comment from the ICC.

Previous applications requiring comment from the ICC.

Elm Cottage, Tarfside, Glenesk – Demolition of shed, Erection of House in Garden Ground and Ancillary Works. Ken had submitted an objection on behalf of the ICC (see attachment 2) as it was felt this application did not comply with the ADLP (not an infill or rounding off build). Kate asked if a stipulation could be made to the application that the build would not be a holiday home. Judith explained that this could not be used as a stipulation of objection. The applicant of the build had e-mailed the ICC shortly before the meeting to ask that the objection be removed as he did not feel the points made were pertinent. The matter was discussed at the meeting and it was agreed that the objection would stand. Gus will contact the applicant to make him aware of the decision.

Action: Gus

Alan stated there was now what appeared to be a weather mast in the area of Fasque Estates. There was some discussion regarding wind farms in the area. Alan will get a map grid reference point of the mast for the ICC to look at the area

Action: Alan

Inglis Court

This was an application by Angus Council to demolish the existing Inglis Court building and replace it with 21 affordable homes for rent. Ken has submitted an objection on behalf of the ICC (see Attachment 3).

Proposed Duriehill Development

The ICC had previously objected to this application, which now awaits decision.

Aberdeenshire

Glendye Windfarm proposal: see www.energyconsents.scot/ApplicationDetails.aspx. No recent movement on this but a watching brief should be kept.

Cairngorm National Park

No new CNP application call-ins for the ICC area notified. No meetings of the AoCC notified.

Treasurers Report

Opening bank balance	£442.28
Payment to Secretary	- £50.00
Closing bank balance	<u>£392.28</u>

(£359.60 is DNA Money)

There was a discussion regarding whether the defibrillator is insured. Alan will check with Emily.

Action: Alan

There is a delay in the signing of the mandates to transfer over the signatories of the bank account. Alan has this in hand.

Police Report

Sgt Renilson had submitted a report prior to the meeting.

Sgt Renilson is aware of the issues that arose at the last meeting in relation to speeding issues. He fully understands the concerns raised and he has been in touch with both Gus and Alan Budge to provide support and to look at how they can work together to address the problem. He also assured the Community Council that there was no reduction of resources in this area.

Compared with many towns and villages in Angus, Edzell is well served by measures to aid the prevention of speeding. The 20 mph speed limits, rumble strips, illuminated indicators at north end of village which aid crossing patroller during school times and the mini roundabout all assist in reducing vehicle speed. However, he was aware that people do speed from time to time. These are the same challenges that every community face, but by working together along with other partners there is a need to reduce such incidents as road safety is paramount.

The pop-up police figures are another deterrent that the police did assist with when the idea was first mooted. Sgt Renilson suggested that it would be more beneficial if an organised rota is put in place to allow for these figures to be utilised more regularly.

He hoped that the community fully understands the demands on both local and national policing as a result of the pandemic. These are challenging times for everyone, not only the police, who along with other emergency services and partners have had to attend calls and enquiries that they never had to previously, but they will continue to do their best to serve the public in the locality.

A 3-day speeding initiative was planned to take place last week by the community policing team to carry out enforcement in both Inchbare and Edzell. Unfortunately, due to weather issues which

resulted in other demands this was cancelled but as it is intended to arrange similar initiatives in the future.

CRIME

Between the 9th and 10th February, a John Deere Gator was stolen from an insecure outbuilding at Mains of Edzell. (Crime Ref No 3808/21 refers)

At midday on 9th February, a chainsaw was stolen from a workshop at Edzell Golf Club (Crime Ref No 3807/21 refers)

If anyone becomes aware of any information that may assist police with their enquiries can they phone 101 quoting the above crime numbers or email the local community policing team at TaysideBreachinEdzellCPT@Scotland.pnn.police.uk

Sgt Renilson is retiring from the police in March after 31 years' service. His successor has not yet been identified but he thanked the Community Council and hoped the good liaison would continue between the Community Council and his successor. Gus will contact Sgt Renilson to pass on the Community Council's thanks for the support he has provided.

Action: Gus

Recurring items

Speeding within Edzell

A 3-day speeding initiative was due to be held however due to the adverse weather this has been postponed. There is frustration that although money had been made available to make residential areas 20mph there had been no budget allocated to police it. The Community Council felt that if people were not charged for speeding then there was no deterrent for offenders. It is thought that there is no communication between the Council and Police Scotland regarding the concerns re: speeding. Cllr Braes will take forward the concerns of the Community Council in regard speeding in the area and investigate the possibility of a speed survey. Cllr Nicol commented that the situation was the same in all the villages of Angus.

Action: Cllr Braes

Flooding at the end of Bonhard Road, Edzell

Hardcore has now been placed on the Bonhard track by Dalhousie Estates and has helped meantime with the severe problem of flooding at the road end. It is thought that once harvesting of crops begins then more hardcore may need to be laid. A new drainage ditch has been dug and is helping minimally with the flooding. It was noted now that the road surface which was under the flooding is in a poor state of repair. Cllr Nicol confirmed that pothole repairs have commenced in Angus following the adverse weather.

Cable crossing the river at Edzell

It was confirmed that BT has assessed the cables over the river and as they cannot site the cables higher with the current set up, they will assess whether they need to site higher poles or re-route the cable.

Speeding in Little Brechin

No update in regard to the 30mph for Little Brechin. After the meeting Gus was informed that the proposed reduction of speed limit will be discussed by the Communities Committee on 23rd February 2021.

Speeding in Inchbare

A resident reported that there has not been a reduction in speeding through Inchbare despite temporary traffic lights being in place due to the new builds. They were thankful for the loan of the popup policeman from Edzell. As with Edzell there is a speed initiative planned in the future.

Lorries from Geddes Struan Quarry

The resident from Inchbare has continued to keep a detailed report regarding the numbers of Geddes lorries passing through Inchbare. The number is higher than her previous report despite her contacting the transport manager at Geddes with her concerns. Gus e-mailed the Council Roads Department with the first survey result and Cllr Myles spoke to Geddes' Transport Manager who disputed the number of lorries recorded by the resident and informed Cllr Myles that the Liaison Group stopped as the meetings were poorly attended (this is disputed by the resident). The lorry drivers will be given a memo to be mindful of their speed through Inchbare. Gus will again contact the Roads Dept and forward the residents second report on the number of lorries passing through Inchbare.

Afternote: The Council's Development Standards Manager responded to the Inchbare resident saying that the Planning Service will investigate the matter and will also seek to share information regarding condition compliance monitoring. He hopes to respond more fully by 5th March 2021.

Action: Gus

Westside to Inchbare path

Due to the adverse weather no update is available.

Margie Bridge

No update at time of the meeting.

Afternote: The Council Roads Department responded saying that the bridge was still a low priority and they consider the work unnecessary.

Ward Councillors' Report

Cllr Nicol spoke about how the adverse weather has meant that bins have not been emptied however the Council will accept black bags at the side of the general refuse bin at the next collection. The recycling centres have reopened today following the adverse weather. The Roads Department are busy with pothole repairing.

Cllr Braes has also been involved with adverse weather-related issues and busy with constituency work.

Cllr Myles stated that Angus has had better reports regarding their road clearing etc compared to Aberdeenshire. Cllr Myles reported that NHS Tayside are leading the way in rolling out the Covid vaccination.

Correspondence

The correspondence has been discussed in the Planning Report.

Brechin Healthcare Group

Dick gave an update on the Brechin Healthcare Group.

Because of the added restrictions due to Covid after Christmas the Jenner Centre had quietened down somewhat in early January. However, they are building up momentum once again with further

new organisations using our services. These are Homeless Support Service from AHSCP and the Housing Department, part of Angus Council.

NHS Tayside have also confirmed that a decision on the Brechin Infirmary site will be made at the board meeting on 25th February. Dick thanked the Community Council, Councillors and MSP for their letters of support.

The Brechin Healthcare Group now have a dedicated fundraiser on board. She will be using her skills to locate funding for various new projects.

One such project they are considering is a van/bus to support the remote people in Brechin, Edzell and the Glens with supplies and possibly to vaccinate people against Covid 19. This could also be adapted and used as a means of transport, or to give flu jabs or any other medical treatments that NHS Tayside would approve them to carry out. Alternatively, they could adapt some of the services they are currently supplying at the Jenner Centre and deliver them direct to people who are most in need of support.

AOCB

Cllr Braes thanked all farmers for their assistance in clearing the roads due to the adverse weather recently with special mention to the Mackie's at Little Brechin who had gone above and beyond in the area to ensure rural roads remained open.

Next Meeting: Monday 15th March 2021 1930hrs via Zoom

Attachment 1

INVERESK COMMUNITY COUNCIL PLANNING REPORT

Monday 15th February 2021.Submitted by Ken Goddard

Welcome to my maiden planning report, fortunately with the current climate there has been little activity in the ICC area.

Angus Council Planning applications for the area covered by the ICC are shown below.

#1 21/00031/31/FULL.

In summary this is an application for a 25meter replacement Telecom mast consisting of 6 Antenna, 3 Dishes, and 2 ancillary cabinets. Located at Lethnot, Edzell

Applicant: Galloway on behalf of Airwave.

I believe this has previously been before the ICC, however I see no reason for comment.

#2 I also wish to report that I have lodged an objection to the recent New Build at Elm Cottage Tarfside on behalf of the ICC. *Nothing further received to date.*

#3 I am taking this opportunity to advise that I have made a personal objection to the retrospective application for the pitched roof at "Elm Cottage" since I believe the developer abused the planning process for personal gain.

This is my own personal view and does not involve the ICC.

Attachment 2

Objection from the ICC regarding Elm Cottage, Tarfside, Glenesk.

This objection is raised by Mr Kenneth Goddard BA(Hons) on behalf of the Inveresk Community Council.

Having read the "Angus Local Development Plan (ALDP) We do not consider this application for a New Build Property conforms to or complies with the ALDP or the Associated Countryside Housing Guidance.

The application is neither a "Gap Site" nor is it a Rounding Off, given that the proposed development falls within the curtilage of "Elm Cottage". Albeit that Elm Cottage is now a separate entity, it should be noted that when the applicant acquired the property it was one dwelling with a garden and garage. The applicant has subsequently divided the property in order to exploit to the maximum value of the plot.

The focal point of Glenesk is the small village of Tarfside, in Literature, magazines, reference books and poems alike it is referred to as one of the nicest unspoilt Angus Glens. Tarfside sits on eastern extremity of the Cairngorms National Park (CNP).

There are NO new build properties in the village of Tarfside.

H M Queen Victoria visited Tarfside in the 1880's and commented on the " building works in progress", from the Masonic Hall next door to the proposed Development to the various houses and a new post office and shop. The Village remains today as it was then a point of interest is the way the Granite stone work is laid on the existing buildings, the application refers to a sympathetic stone facade, however in this particular instance the applicant has renovated Elm cottage adjacent to the proposed site. It is clear to see from the renovation that the stonework whilst granite it is laid in uniform rather than the random way of original construction.

The land behind both Elm Cottage and the proposed site is community land which forms a balancing pond, stabilising the water ingress to the water of Tarf.

Scottish water was quite right to draw attention to this and should this objection fail those comments must be relayed to the applicant and adhered to.

From the application it is unclear if the property is to be a 2nd Home, or Holiday let for commercial gain, either way there is very little storage avail for those who occupy. Situated immediately in front of the site is the local post office collection box, a consequence of this will be the inevitable disturbance of vehicles parking to use the facility, given the closeness of the proposed development to Elm Cottage and the letter box it is an invitation for nuisance for vehicular access to either property .

Located at the highest point in the village the proposed structure will be highly visible, furthermore given the proximity to the Cairngorm National Park even a small new build sets a dangerous precedent.

Accordingly the Inveresk Community Council objects to this proposal in its entirety.

Attachment 3

INVERESK COMMUNITY COUNCIL

- **20/00828/FULL – Inglis Court, Lindsay Place, Edzell – Demolition of sheltered housing, erection of 21 affordable homes and ancillary works**

The Inveresk Community Council (ICC) objects to this application. In accordance with our fundamental role of expressing the views of the community we represent, we invited members of the public to let us know their views on the proposed development by email or post so we could reflect them in our response to the application as a statutory consultee. The ongoing Covid-19 restrictions meant that no public meeting was possible. The invitation to submit views was made by way of a notice made available in hard copy in a variety of retail outlets in Edzell and posted electronically on the Edzell Facebook page and on the ICC's own website. The notice made it clear that members of the public were entitled to make their views known direct to Angus Council as well as, or instead of, submitting them to the ICC. We received a total of five submissions from members of the public, including two from members of the ICC submitted in a personal capacity. All objected to one or more aspects of the proposed development, either expressly or by implication. In addition, we could not ignore the survey on the future of Inglis Court conducted in October/November by Working with You in Angus. We appreciate that the survey has no official standing, and was conducted before the planning application was submitted, but it does disclose disquiet among a substantial section of the public in the ICC area about the proposal to demolish Inglis Court.

We set out below a summary of the points made to us by those who submitted views. We invited views on the planning application as such, but collectively the representations amount to an invitation to Angus Council to re-examine its housing policies, particularly its housing policies for older people. We think that these views, coming from the ICC as a statutory consultee and as expressing clear and legitimate public concern on the part of the local community, qualify as material considerations for planning purposes, but we suggest that they should be taken seriously in any event by those in Angus Council responsible for housing policy, as well as by the Planning team and Development Standards Committee. For that reason, we are copying this submission to Angus Council's Service Leader (Housing).

We have structured our summary by reference to the two distinct aspects of the application: (1) demolition of the existing building at Inglis Court and (2) erection of 21 affordable homes.

1. Demolition of existing building

It is a strongly held view locally that demolition is unnecessary and would be a poor use of scarce resources. This is on the assumption that the building is structurally sound and could be adapted and made fully fit for purpose at much less expense than by way of demolition and new build. Three possible purposes for the building have been suggested, set out here in order of preference:

Sheltered housing with Warden/Tenancy Support Officer (TSO)

It is appreciated that a return to this use of the building would mean a revisiting of the Angus Council housing policies introduced following the Review of Housing for Older People in 2016 and pursued consistently since then. Despite the assessment in that report that sheltered accommodation in Angus could be much reduced, on the ground that people are nowadays better able and increasingly supported to live in their own homes for longer, the local view as expressed to us is that there is in fact significant demand for sheltered housing in Edzell, principally for older people, but also for people with a disability other than age. Not everyone in these categories can or wants to live at home, even with such home support as is available, and it is this constituency which is ill served by current policies. It is suggested that the decreasing popularity of Inglis Court in recent years can be attributed, first, to removal of the TSO service, then to a variety of exacerbating factors during its period as retirement housing: individual units unsuitable for more than single occupancy, lack of privacy arising from poor soundproofing, inadequate maintenance and refusal to allow residents to

make their own arrangements for commercial cleaning of communal areas, allocating tenancies to younger tenants unsuited to shared occupation of the building with older and more vulnerable occupants. In short, the view is that Angus Council's policies and management of the building have been as much the cause of reduced demand as a response to it.

A contrast is pointed up with Queen Elizabeth Court in Fettercairn, a sheltered housing facility of comparable size (though run by a housing association rather than directly by Aberdeenshire Council) with a daytime Housing Support service 7 days a week and community alarm support overnight. The suggestion is that Inglis Court could again be a similarly thriving facility, well integrated socially (in normal, non-COVID times) with the local community and serving (principally) older people with strong connections with the local area. Edzell would be a still better location for such a facility within Angus than Fettercairn within Aberdeenshire, having a much wider range of appropriate services, with Inglis Court well located within Edzell to benefit from them. A fully resident TSO would be still better than full daytime support. The benefits of such a facility for both residents and the local community would be well worth the cost.

Retirement housing with some TSO support

This option would be a variant of the full sheltered housing option. It would be a second best to that option, but if Inglis Court were refurbished, and then managed with the clear purpose of making it positively attractive to retired people, some of the same advantages could accrue. Much would depend on the level of TSO support provided, and consideration could be given to seeking a contribution to TSO costs by way of an affordable surcharge.

Affordable housing

The third option suggested is affordable housing. If Angus Council were unwilling to reconsider its housing policies so as to accommodate one or other of the sheltered or retirement housing options suggested, the local view is that costs could at least be substantially reduced by using the existing building, adapted as necessary, to provide affordable housing.

2. Erection of 21 affordable homes

It is accepted that there is an unmet need for affordable social housing for rent in the ICC area, but the local view is that it should be provided elsewhere than on the Inglis Court site, which would be better devoted to sheltered or retirement housing. There is windfall affordable housing provision under construction at Inchbare, and further windfall provision in the area could be encouraged. If the Duriehill development proceeds it will include substantial affordable housing provision in Edzell itself.

If, however, demolition of Inglis Court is to be approved, along with erection on the site of new affordable homes, the following points made to us should be taken into account:

Letting policy

An appropriate letting policy would be crucial to the success of the development. It is recommended that tenancies should be aimed at young families seeking to remain in the area and at older people or people with a disability with local family contacts. Edzell, which lacks the appropriate support infrastructure, is not a suitable place for affordable housing tenants with significant social, financial or mental health support needs and no local family support network.

Parking and access

The number of car parking spaces on the site is to be reduced from 21 to 17. This would place additional pressure on parking in Lindsay Place and adjacent streets and affect access for neighbouring residents. This aspect of the design should be reconsidered. Neighbour access would

be significantly impacted during the construction period and provision should be made for minimising that disturbance. We are particularly concerned about the additional heavy traffic which would have to make use of the stretch of Duriehill Road between Inveriscandye Road and Lindsay Place. There are usually vehicles parked all along the side of this narrow road day and night, reducing it, in effect, to a single lane track.

Garden design and maintenance

Clarity is needed on responsibility for garden maintenance. Would the small front gardens and semi-private gardens adjoining the communal courtyard garden be maintained by Angus Council on a default basis (in addition to the public realm and communal garden itself) in cases where tenants were unable or unwilling to carry out maintenance themselves?

3. Overall conclusion

The ICC objects to this application on the ground that demolition of the existing building at Inglis Court is unnecessary. Instead, ways of making constructive use of the building should be fully explored, preferably by refurbishing it as updated and fit-for-purpose sheltered housing with TSO support.

Issues unable to be resolved fully by ICC – 2021

<u>Issue</u>	<u>Action Taken</u>	<u>Date Removed from Agenda</u>
Margie Bridge, Lethnot	Bridge has got several uneven areas on it which has caused accidents to at least 2 cyclists. The Council have assessed the bridge and state the road condition is acceptable. January 2021 - Gus has received a quote for repair of road from Breedons – sent to Roads Dept . February 2021 – Council still maintain surface is adequate and the work unnecessary.	October 2020. Returned to Agenda January 2021 with quote. Removed from Agenda-February 2021.
BT line overhanging the river at the Shakin Brig	BT and MSP contacted to get line removed as it is an eyesore at a local beauty site and is likely to be washed away when the river is in spate. Reviewed by BT engineers in February 2021 and awaiting decision whether to insert higher poles or re-route.	February 2021