

INVERESK COMMUNITY COUNCIL
Minutes of Meeting held on Monday 18th January 2021 via Zoom.

Present: Gus Leighton (Chairperson), Claire Wilson (Minute Secretary), Patrick Ford (former Planning Liaison resigned at AGM, left meeting after Planning Report), Emily MacSporran (former Treasurer resigned at AGM and stepped down after Treasurers Report), Judith Gallacher, Dick Robertson, Ann Johnston, Ken Goddard (elected to Planning Liaison following Patrick's resignation) and Alan Budge (elected to Treasurer following Emily's resignation), Pamela Cottam and 5 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 Ken and seconded by Gus) and will now be posted on the website and sent to Angus Council and the NHW co-ordinator.

Action: Claire

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

Although Patrick had stepped down from the ICC at the AGM held immediately before this meeting, he gave the planning report. At the AGM Ken Goddard had been elected to the role of Planning Liaison and Patrick assured him that he would do his very best to ensure a smooth handover. There were 7 new applications submitted for the ICC area since the Report for 16th November 2020. It was agreed that 5 of the applications required no comment by the ICC.

Elm Cottage, Tarfside, Glenesk – Demolition of shed, Erection of House in Garden Ground and Ancillary Works. Patrick had emailed Ken earlier in the day with comments he hoped would be helpful. He saw the main issue as whether the application conformed to the ADLP and ancillary guidance on Countryside Housing. (Cllr Myles gave a brief reminder of the role of the Community Council as statutory consultee in regard to Planning Applications: if they wished to respond, their options were to support an application, object to it, or submit neutral comments.) It was noted that the proposed site in this case sits high and that any new-build would be prominent within Tarfside. Concerns were also expressed regarding the drainage from the site going into a natural pond close by and regarding access arrangements. It was agreed that Judith would perform a (socially distanced) site visit with Ken with a view to their making a recommendation on the ICC's response.

Action: Ken/Judith

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. Gus gave a brief explanation to the new member of the ICC and the public on what the ICC had done regarding the proposed application and obtaining the public's opinion. The response to the ICC's invitation to express views had been limited and it was thought that the public may have felt that, as they had already voiced their opinions through the Working with You in Angus survey, they had no need to do anything more, with the result that they had submitted fewer comments than expected to the ICC when invited to do so. An objection from ICC had been drafted on the basis of the responses which had been received and had been circulated to

ICC members in advance of the meeting (see Attachment 2). It was formally approved, and Ken would submit to Angus Council.

Action: Ken

Proposed Duriehill Development

The ICC had previously objected to this application, which now awaits decision. Comments have now been submitted by the Roads Department (no objection but detailed recommendations for conditions) and Education and Lifelong Learning (no requirement for developer contribution).

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. Notice of Intention to adopt proposed CNP Local Development Plan 2020 received.

Handover

Patrick would inform all relevant contacts of Ken's appointment and e-mail address, copying to Ken for information.

Action: Patrick

Gus once again thanked Patrick for his contribution over the years to the ICC. Patrick left the meeting at this point but first took the opportunity to thank ICC members for all the support he had received in the planning role, especially from Judith, and also from Claire as Secretary.

Treasurers Report

| | |
|--|-----------|
| Opening bank balance | £657.38 |
| Payment to Secretary (December and January) | - £100.00 |
| Refund to Claire Wilson for Zoom annual subscription | - £115.10 |

| | |
|-----------------------------|-----------------------|
| Closing bank balance | <u>£442.28</u> |
|-----------------------------|-----------------------|

(£359.60 is DNA Money)

Due to Zoom removing their unlimited access to hold meetings it was necessary for the ICC to purchase an annual subscription to continue holding their monthly meetings. Cllr Braes confirmed that the ICC can claim back this payment from Angus Council.

Police Report

No formal Police Report.

Neighbourhood Watch Communication continues to be effective.

Alan Budge has heard that there is an issue with the level of Policing available in the area. Gus will contact the local Police and MSP and MP to voice the ICC concerns.

Recurring items

Speeding within Edzell

Alan Budge has been in contact with the Roads Department at Angus Council and there are still issues with speeding within the village. Vehicle activated signs are planned in the near future to be

sited at either end of the High Street. As the 20mph zone was a pilot site and permanency of this depended on if the village felt it “improved their well-being”. It is felt that as the speed limit is not being “policed” there is no deterrent to speeders, so villagers were perhaps noticing no difference than when the speed limit was 30mph. Gus will contact the local Policing Team.

Action: Gus

Flooding at the end of Bonhard Road, Edzell

The Country Access Officer has been in contact and has contacted Dalhousie Estates and the Roads Department. Awaiting an update.

Cable crossing the river at Edzell

The resident who first raised this issue has heard nothing more from BT nor the MSP. This item will be put on the unresolved list until any further information is obtained.

Toilets on Edzell Muir

Cllr Myles informed the ICC that Angus Council have agreed a package with EVIS to keep the toilets open. This item can be removed from the Agenda.

Barriers on Muir

Padlocks are now all in-situ and the barriers are all locked. Item can be removed from the Agenda.

Flooding at Little Brechin

All the ditches have been cleared and all areas running clear meantime. Removed from Agenda until any issues occur.

Speeding in Little Brechin

The Council will review the speed limits in Little Brechin as per the Angus Speed Limit Strategy. The proposal to make the whole of Little Brechin 30mph needs approved at a meeting next month. White lines will be painted on the road when the weather allows. These should encourage slower driving. Cllr Braes spoke briefly on the role of the Road Safety Committee.

Ward Councillors’ Report

Cllr Myles informed the ICC that all the street lighting in Edzell is now going on and off at the correct times. He also spoke in his role on the Health Board. Covid numbers have peaked meantime in Angus and are now reducing. Covid vaccinations have commenced in Angus.

Cllr Braes spoke briefly about how Covid has amplified other problems for residents in the area and this has increased his case load. He will liaise with Alan regarding the speeding issues within Edzell. A member of the public brought up the issue of speeding through Inchbare despite the buffering zones in place. There are a lot of people walking through Inchbare where there is no footpath between Inchbare and Westwater Farm. She also stated that the southerly Vehicle activated sign has not worked in Inchbare since it was erected before Christmas despite being reported. Cllr Myles will investigate the possibility of a path (Dick suggested the house builders/Stracathro Estates could be perhaps be asked to contribute to the path) and Angus Council should ensure the sign is repaired.

Action: Cllr Myles

Cllr Nicol has been busy attending Council meetings virtually and speaking to constituents.

The MSP elections are still planned to take place in May. He encouraged people to register for postal votes. Gus will develop an article and post it on the NHW network and Alan will put it on the Edzell Facebook Page.

Action: Gus/Alan

Correspondence

Balnamoon Estate long term forest plan for the management of the forest from 2021 to 2046. It was felt there was no need for ICC to comment.

Brechin Healthcare Group

Claire gave an update on Dick's behalf as he lost internet connection at this point.

The BHG have entered a very difficult phase once again with new lockdown throughout Scotland. However, they have two new users at the Jenner Centre. They are AA (meetings to be arranged as guidance allows) and the Homeless Support Service (twice weekly) with their colleagues from Housing First to book sessions when required.

During November and December there were around 100 people a month using their services.

Their numbers will, they assume, contract again because of the restrictions.

They are hoping to hear from NHS Tayside shortly regarding the CAT application.

The BHG have in accordance with Scottish Government guidance strengthened their Covid compliance by writing a comprehensive risk assessment so that agencies feel safe and they can continue to offer these very necessary services. .

AOCB

Margie Bridge

Gus has received a quote for repairing the bridge from a third party and has forwarded the quote onto the Roads Department. He is awaiting a reply.

Lorries from Geddes Struan Quarry

A resident from Inchbare gave a detailed report regarding the numbers of Geddes lorries passing through Inchbare. This goes against the numbers that were planned when the planning application was submitted in 2012. Gus and Cllr Myles will contact Geddes to see if there was a specific reason for the increase in lorries using the quarry. **Action: Cllr Myles/Gus**

A resident from the Gannochy area was concerned regarding flooding at his house due to drains at a neighbouring property being removed or blocked. The resident has contacted SEPA but has had no reply. Cllr Myles will contact the resident and deal with him personally. **Action: Cllr Myles**

Gus thanked the members of the public for attending and once again thanked Emily for her contribution over the years to the ICC.

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

Attachment 1

INVERESK COMMUNITY COUNCIL

Planning and CNP Report for Monday 18 January 2021

Angus Council: Planning applications for ICC area notified since last report

- 20/00572/FULL – The Lodge, 34 Church Street, Edzell, Brechin, DD9 7TQ – Proposed extension and alteration of existing garage including formation of a dormer – ??? *no reason to comment* ??? – **awaiting decision**

- 20/00896/FULL – Elm Cottage, Tarfside, Glen Esk, Brechin, DD9 7YU – Replacement of flat roof with pitched roof (retrospective) – *??? no reason to comment ???* – **awaiting decision**
- 20/00868/FULL – Elm Cottage, Tarfside, Glen Esk, Brechin, DD9 7YU – Demolition of Shed, Erection of House in Garden Ground and Ancillary Works – *??? possible comment/objection ???* – **awaiting decision**
- 20/00828/FULL – Inglis Court, Lindsay Place, Edzell – Demolition of sheltered housing, erection of 21 affordable homes and ancillary works – *objection from ICC to be agreed and submitted* – **awaiting decision**
- 20/00814/FULL – Craigendowie, Lethnot, Edzell, Brechin, DD9 7UN – Proposed widening of existing access to Craigendowie Farm to allow for better HGV access for the movement of livestock to and from the holding – *no reason to comment* – **awaiting decision**
- 20/00762/Full – Eskbank, 20 North Esk Road, Edzell, Brechin, DD9 7TW – Proposed alterations and extension to dwellinghouse – *no reason to comment* – **approved**
- 20/00746/FULL – 12 Church Street, Edzell, Brechin, DD9 7TQ – Erection of Car Port – *no reason to comment* – **approved**

Angus Council: Progress/outcome of selected application(s) previously reported

- 20/00759/FULL – Glenalmond, Dalhousie Street, Edzell, Brechin, DD9 7UA – Proposed Dormer Extension to Dwellinghouse – *no reason to comment* – **approved**
- 20/00742/FULL – Temporary Access, Lethnot, Edzell [on C34 Bridgend of Lethnot to Edzell, south of Margie Bridge] – Formation of a temporary vehicle access for timber felling – *no reason to comment* – **approved subject to conditions**
- 20/00741/MSC – Balrennie Farm, Edzell – Approval of Matters Specified in Conditions for Proposed Demolition of Outbuildings and Redevelopment of Brownfield Site to form 3 House Plots relating to ... Condition 1 of Planning Permission in Principle: 18/00177/PPPL – *no reason to comment* – **approved**
- 20/00726/FULL – Leightnie, Lethnot, Edzell, Brechin, DD9 7UJ – Extension to Farmhouse to Form Sun Lounge – *no reason to comment* – **approved**
- 20/00648/FULL – Auchmacoy House, Dunlappie, Edzell, Brechin, DD9 7UD – Formation of Vehicular Access and Erection of Shed – *neutral comment submitted re conformity with ALDP 2016 and Householder Development guidance* – **approved subject to conditions**
- 20/00422/FULM – Field North Of Duriehill Farm Cottage Edzell – Proposed Residential Development of 57 Dwellinghouses including Formation of Vehicular Access, Access Roads, Open Space, Landscaping, SUDS and Associated Infrastructure – *objection submitted by ICC* – **awaiting decision**
 - *Comments submitted by 1) Roads (Traffic) (no objection but detailed recommendations for conditions) and 2) Education and Lifelong Learning (no requirement for developer contribution)*

Aberdeenshire – Selected application(s) with potential impact on ICC area

- Glendye Windfarm proposal: see www.energyconsents.scot/ApplicationDetails.aspx

Cairngorms National Park

- No new CNP planning application call-ins for ICC area notified
- For Notice of Intention to Adopt the Proposed CNP Local Development Plan 2020 (as modified) see <https://cairngorms.co.uk/planning-development/local-development-plan-2020/intention-adopt-ldp-2020/>
- No meetings of AoCC notified

PJF
16.01.21

Attachment 2

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

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 | October 2020. Returned to Agenda January 2021 with quote. |
| 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. | January 2020 |