

MURROES & WELLBANK COMMUNITY COUNCIL

Virtual TEAMS meeting held on Thursday 19th August 2021 at 7.30pm.

Present: S. Anderson(Chair/Planning); J. Crozier; K. Gerrard ;G. Reid(Treas); A. Fraser; J. Bell; Genna Miller; I. Robertson (Stop the Crem); Mike Forbes; John Collins ;G. Cowper(Secy).

Apologies: Cllr S. Hands; B. Jack; A. Martin(Vice Chair); Cllr B. Whiteside; D. Murdoch;); K. Smith; S. Smith; D. McNeil (Angus Council);

The Chair opened the meeting and welcomed everyone.

Minutes of Previous Meeting

These were read and approved.

Kingennie Development Update

Mike Forbes joined the meeting to give an update on the proposed development that will expand the existing facilities at the Forbs of Kingennie Country Resort. MF informed the meeting that funding had been sourced to now move forward with the development of the 5 star hotel and complex, with work progressing initially to purify the planning conditions applied to the application for the development. MF updated the meeting of the proposed plan to improve the road layout to the North of Wellbank, removing the bend in the existing road and straighten out the section of the B978 and include a bus stop along with proposing to extending the 40mph speed zone. The residents at the meeting fully supported any extension of the 40mph zone North of Wellbank and would like this 40mph zone to be extended further. It was the intention to have the section 75 planning requirements purified by Christmas 2021, with a proposed start on construction around March 2022. MF expected the construction of the new hotel development to take approx 2 years, with the hope of being completed to bring the Open Golf Tournament back to the Angus area. SA asked if any question for MF, but none at this point. MF was happy if anyone wanted to contact him directly should they have any questions about the development after the meeting. MF left the meeting at this point.

Matters Arising

Proposed Crematorium

IR provided an update on the information being added to the Angus Planning portal.

The headline issue is the Application is still undetermined by the planning officer (i.e. handling report containing either a refusal or a conditional approval not finished) and no date available for when it will be.

The applicant has supplied a response to SEPA's holding objection on stack height and air quality, but the concerns by SEPA seem still unresolved. Angus Council Roads have a mechanism by which they can validly relax the visibility splay condition at the junction of the unclassified road down from the proposed site to the B978 (Kellas Rd) and that the junction is hence in their opinion not substandard. Appointed transportation consultant for the "stop theCrem Group", disagrees with this assessment, and believes that due to the traffic speed the junction is substandard and hence mitigation measures would still be required. There was some clarity required from Angus Council (AC) regarding the drawings used to assess the visibility splays for road junctions surrounding the proposed development. It was asked previously to councillors if further information could be provided on the road junction study that AC Roads carried out at 5 local junctions between the 4th & 7th June. The response back from AC Roads was unsatisfactory and further information on their findings is requested.

The new Planning Officer for the proposed Crematorium is Ed Taylor, who is now covering this application in the short term. Mr Taylor has been asked for a status update for the proposed application, particularly when a revised determination date will be provided, when will SEPA respond to revised information submitted and will a decision be made without the need to wait until the October Planning Committee meeting.

It was requested again if Councillors would obtain the findings of the AC Roads junction study or ask to have made available on the Planning Portal. It was also asked if there could be some closure provided by AC on this application for residents who would like to move forward with their lives without this uncertainty about the Planning Application considering we are reaching the one year point.

Speeding

SA had contacted Police Scotland regarding speeding in the area and in particular Westhall Terrace. There had been a pop-up Police Officer purchased for the area and it had been located opposite the Murroes hall from 20th to 23rd July, but when the Community Officer went to relocate the Pop-up Police Officer only to find it had been stolen. This is extremely disappointing considering it has taken a long time to actually have one available for the area and if anyone has information or witnessed anything around those dates, to please contact the Police.

JC raised the issue of speeding at Ballumbie Castle Estate, particularly prior to the mini-roundabout, with drivers speeding across the roundabout without slowing down. It was asked if the Council could reduce speed limits in the estate to 20mph. SA will raise this with the AC Roads Dept.

AF had presented to the CC a report on speeding prior to the meeting which was produced for Transport Scotland, suggesting solutions for speed management on our roads with some good examples being used in other Council areas to help slow traffic down on rural roads. SA will circulate the report along with the minutes.

Play Park Wellbank

Ownership issue of the play park had been resolved by the Wellbank Amenities Association (WAA), obtaining confirmation of Community ownership from the Land Register for Scotland. SSE is supportive of this type of project taking place in the area, but there are a number of hurdles to overcome in regards to the funding application and also AC statutory requirements. GM is undertaking the funding application for the WAA and is meeting with SSE to discuss further the funding requirements. There is only £50k in the fund for this year which will not be enough to provide the full cost of the play park. Therefore additional funding will be required. GM will also be looking to undertake a consultation process with local residents, schools and children regarding the play park.

Roads

SA had contacted AC regarding the issues raised about parking at Murroes Primary School, Particularly the dangers that are being caused by parked vehicles making it very difficult to navigate the junction for farmers and local businesses. AC Roads have acknowledged the issue and are sending inspectors to assess the options to make the area safer for children and road users.

JB suggested that Northmuir P.S have wardens being used to ensure parents dropping children off at school are not parking inconsiderately. It was suggested that this could be an option to be considered by the school. CC will contact the school.

Planters and Baskets

SA confirmed that AC had given approval to locate planters to the entrance of each village in the area. It would be now a case of purchasing planters and deciding what options for next year could be considered, along with potential options to utilising for providing Christmas lights at the entrance areas to each village. Further discussion with the local schools and voluntary groups to consider

options, along with financial support from local business will be needed to help fund any Christmas lights proposals.

Police Report- Attached

There was no representative from Police Scotland on the call and unfortunately there had not been an updated report presented in advance of the meeting for the area. SA would try to source an updated report from Police Scotland to distribute out with the minutes.

GC advised the meeting of an incident that took place around the Murroes Hall, where it was believed drug activities were taking place, a local resident contacted the Police who attended and dealt with the incident.

Secretary's Report

GC raised concerns with the introduction of health Hubs in the area, where rural residents are finding it very difficult to attend these locations, particularly if the only transport available is Public Transport. The Hub locations do not make it easy for people to attend who do not have access to their own vehicles. Further discussion with Voluntary Action for Angus to consider options available for resident who are not being able to travel easily to locations for blood tests or other medical requirements.

Treasurers Report

Bank Balance at £4112.00, with no pending payments to be made this period.

Planning

SA stated there were a number of planning applications:

Bucklerscroft, two story extension and dormer window.

Elec charging points at McDonalds Restaurant.

Dancing Studio, new build, knowehead Farm, Sheilhill Road, Duntrune.

Mor Brewery Old Kellas Mill, Cottage alterations and new store.

Monifieth- 50 new homes by Taylor Wimpey, but concerns over the impact of the infrastructure in the area with a further development of this scale, particularly on the local schools and services.

AOCB

Wellbank Hall

KG provided an update for Wellbank Hall, informing the meeting that bookings were now been taking to restart activities at the hall, with new clubs coming forward, such as Radio control Car club, along with existing users such as Guides, Brownies and Racket Buddies. Planet Dance was looking to commence classes at the hall and youth groups' are proposed to commence in conjunction with AC on Tues or Thurs. The hall is welcoming bookings for weddings, parties and much more over the coming weeks and months. COVID measures are still in place with face coverings, sanitising hands and regular cleaning regimes in place.

JC raised an issue of knowing what was taking place at the hall and KG was aware that there was more work needed to improve the reach of the Social Media platforms and the Hall Website required further development and these will be work in progress once funding available.

Ballumbie Castle Estate

JC provided an update for the Ballumbie Castle Residents Association, informing of improvements to the Community Notice Board at the estate will be improved by the local Men's Shed group over the coming weeks as it is falling into disrepair. There was local concern over the increase in Greenbelts landscaping fees to residents and the potential implication regarding improvements required for the play area in the estate and what cost that will have on yearly fees. There was concern that residents

have been parking on the pavements and blocking turning areas around the estate which was making access for other resident difficult. Perhaps Police Scotland could intervene if parking is causing a hazard on the roads and paths. The residents Facebook page has been active with many residents helping to update and support others in the estate particularly to act quickly in situations that have risen in the area.

Projects Ideas

Seagreen/SSE have requested projects for the area in order that funding could be made available for suitable Community Projects, we are looking for input/suggestions from residents in the area. SA asked the attendees to pass the request on to others in the community and to send any feedback to the CC.

De-Fibs

SA raised the issue of De-fibs in the area and KG confirmed that Wellbank Hall had one located outside the building for community use. SA to confirm with Kingennie Fisheries if they have one available and it was suggested to approach local businesses in the area to support the install of De-fibs at their premises. It was also suggested that training workshops be put in place for local resident to be able to use the equipment should it be required. This can be delivered by St John's Ambulance and further information to be sourced regarding the training options.

Brighty Wood

KG raised the issue of a pole located at Brighty Wood, this has been raised previously and had been investigated by the Brighty Group and AC. GC suggested to KG to contact the Chair of the Brighty Wood Group, Alan Kettles for further information on the wood access. However it was asked to be put on the agenda for the next CC meeting.

Locality improvement Group

SA informed the meeting of the Angus Health and Social Care Partnership Locality Improvement Group and discussed the local plan that has been developed for our area. SA will distribute the plan with the minutes for information and any feedback for the Locality improvement Group.

Meeting Format

It was asked about the commencing of face to face meetings in future and SA informed that the CC were looking to adopt a Hybrid approach with both face to face and on line. SA informed that the CC were awaiting equipment to proceed with this format from AC and would update on the format for the next meeting.

NEXT TEAMS MEETING THURSDAY 21st OCTOBER 2021 AT 7.00PM for AGM, 7.30 GENERAL MEETING.