

## **MURROES AND WELLBANK COMMUNITY COUNCIL**

Meeting held at Wellbank Hall on Thursday 20th April 2023 at 7.30pm

Present: S. Anderson (Chair); A. Martin (Vice-Chair); G. Reid (Treasurer);  
G. Cowper (Secretary); J. Crozier (Minute Secretary);  
M. Went (Planning); Cllr H. Doran; Ian Robertson; Fiona Grant; Jane Cook;  
Ann Graham; Angela Fraser; Jane Bell; Fiona Stewart.

Apologies: M. Brennan (Community Police Officer); K. Gerard; M. Mauran; K. Smith

The Chair opened the meeting and thanked everyone for their attendance.

Apologies were given

### **Previous Minutes.**

The Minutes were read and approved.

### **Matters Arising**

- Wellbank Playpark

The playpark is complete, it is open and has been well received by the community. A Grand Opening was held on Saturday 15th April. There were demonstrations from the hall user groups, paw-sitive panda was there with their coffee trailer, face painter attended for the day and was overrun with children.

- Community Resilience

SA gave details of the upcoming Community Resilience meeting to be held at the Wellbank Hall on 26th April at 6.30pm. Here, communities can exchange ideas and discuss on how best to support our residents in times of community need. SA hopes an online portal can be established for the Murroes and Wellbank area. SA will update at next meeting.

- Brighty Wood

SA has spoken to Alan Kettles (Chairperson of the Brighty Wood Group) and Alan is keen to continue a dialogue with users of the community wood. The notice board should advertise the woodland group meetings. Separate paths around the wood have been suggested, where horse riders can pass through the wood without impacting on dog walkers and those with children.

Jane Cook highlighted that a branch is hanging dangerously low on a path and needs remedied. GC will notify Alan Kettles of this.

Angela Fraser, supported by others in attendance highlighted their continuing disappointment in the transparency and leadership of the Brighty Wood Group.

GC to arrange a meeting to be set up with the members of the committee of the Brighty Wood Group and those with concerns. It was suggested it would be beneficial if an impartial mediator from Angus Council perhaps and a representative of the Woodland Trust could be in attendance.

JC suggested that the British Horse Society has a local Access officer who may be able to help any BHS members resolve this matter. Angela Fraser will contact the BHS.

- School Parking/Speeding

This is still an ongoing issue for residents.

General consensus was that the quality of the new path from Kellas to Murroes School is disappointing. It was questioned whether the work on this path has actually finished or just paused. Cllr Doran to investigate this.

A resident of Wellbank stated that they are concerned with vehicles speeding through the village. They suggested that the signage of the 20mph speed limit be repositioned and a flashing speed warning light be installed. Cllr Doran to ask for this.

A. Martin reported that after contacting Angus Council the solar panel, powering the flashing speed warning light at Westhall Terrace has been repositioned and is now working.

Fiona Stewart raised concerns over dangerous and inappropriate driving in the Wellbank area. This has been distressing her livestock. Police should be contact by concerned livestock owners and members of the public. The Community Council will notify Community Police Officer M. Brennan.

JC asked if Murroes and Wellbank Community Council received money specifically earmarked for traffic calming measures, such as the pop-up Police Officer. GR confirmed that we do not have available funding from Angus Council to support these measures.

Angela Fraser asked about a pedestrian crossing in Wellbank. SA stated that this is being evaluated in turn by Angus Council. SA will forward on email line of communication to Cllr Doran who will check on the status of this with Angus Council.

- **Police Report**

Please See **Appendix 1** for Police Report.

- **Secretary's Report**

The bus service has been withdrawn and the new service is scheduled to be implemented mid/late September. A demand-based service has been suggested for our area. We await further information from Angus Council on what this actually means. Cllr Doran to make sure the Community Council views are represented.

As Secretary, GC receives notices of road closures from Angus Council. However, not enough time is given between notification and when the road will be closed. A more coordinated approach with correct road signage is required from Angus Council. Many residents would have been isolated as a result of the incorrect signage, which was a concern.

Jane Bell reiterated the issues caused by the road diversion signage being wrong and extremely confusing. Other members agreed with this observation. Cllr Doran will report this back to Angus Council.

GR was concerned about the subsidence and the collapse of the road at Bridge of Duntrune. Many in attendance agreed with this. GC to email Angus Council.

Applications for the Arbroath Road Train are invited. This was a two carriage, twenty-eight-seater car in the likeness of a train, which drove mainly tourists around Arbroath in the summer season. Anyone interested to email GC who will pass on the information.

JC attended a Webinar on Climate, Community and Active Travel. Support and funding for Active travel initiatives are available whether that be cycle/walking paths, e-bike charging, support for walking and cycling groups.

- **Treasurer's Report**

GR reported that as 20th April 2023 bank balance stands at £3673.83 (Three thousand six hundred and seventy-three pounds and eighty-three pence).

- **Councillor Update**

Cllr Doran provided a brief update on her work.

Cllr Doran put forward two amendments to the recent budget: one concerning the bus service decision which was lost, but Cllr Doran was able to prevent the increase in school meal charging.

Cllr Doran has dealt with housing enquiries and the general poor state of the roads across the area.

Cllr Doran left the meeting as she is on the planning committee of Angus Council.

- **Planning**

MW listed the new proposed planning applications in our ward;

- Ref. No: 23/00153/FULL-21 Omachie Place, Wellbank, Dundee, DD5 3PH- Extension
- Ref. No: 23/00113/FULL- Knowehead Farm, Shielhill Road, Duntrune, Dundee, DD4 0PN- Dance Studio and carparking
- Ref. No: 23/00123/FULL- Kingennie Fishings, Kingennie Drive, Kingennie, Dundee, DD5 3RD - Accessible Holiday Accommodation Unit and Associated Works |
- Ref. No: 23/00211/FULL- 20 Chestnut Green Baldovie Dundee DD5 3NL - Rear house extension, front porch extension, garage conversion, new windows and external facade alterations.
- Ref. No: 23/00230/FULL- Woodlands, Lovehall Road, Wellbank, Dundee, DD5 3QF- extension to house
- Solar Farms

No planning application has been submitted to Angus Council for the development at Gagie that the CC are aware. A group has been established to oppose this development.

Solar Farm at Wellbank with Ref. No: 22/00508/PAN has been approved by Angus Council, with conditions, but unclear if there is a further application submitted.

SA reported at the meeting he thought the Battery Storage Development had been approved through the Scottish Government Energy Consent Unit, but it appears recent changes have been submitted and the application is still open.

IR gave an update on the proposed Crematorium. Please see **Appendix 2**

## **AOCB**

- Wellbank Hall Update: Over £1800 was raised on the day the park opened. This money has paid for a new soak away in the hall car park, so hopefully no more puddles.

Wellbank Hall have received £7000 from the Hugh Fraser grant organisation which will provide seating and fencing. The fence between the car park and the park will be removed and replaced with planters which have seating attached:

<https://www.street-design.com/planterbenchSpalding.html>

A meeting next week with an Architect hopefully will provide designs for seating and the next stages of the park area.

Plans for a summer fayre are under way, date to be confirmed.

Wellbank Hall in 2023 plan on hosting a number of live music events and a race night, along with a Halloween party and Christmas fayre.

Thank you all again for being such a big support to the play park redevelopment I don't think we could have achieved what we have without all your support.

- Ballumbie Castle Update: There was a Newsletter issued to residents in the estate regarding a survey looking for feedback regarding the thoughts of residents as to the service provided by Greenbelt the company appointed to maintain the open space around the estate. The feedback was mixed and did not provide a mandate to make changes to the factor, but allowed the BCERA to engage with Greenbelt in meaningful discussion for the benefit of residents.

As with most voluntary groups the BCERA are short of volunteers to join the committee and support the discussions with Greenbelt. It is hoped that there will be more residents put themselves forward at the AGM due in April 2023.

- Bio-diversity/road verge management

MW asked for road verges not to be cut to increase biodiversity and Angus Council information on how to organise a litter pick in our area. Cllr Doran to enquire and will forward any info to SA.

Jane Bell reported that a member of our community had applied for funding to update the playpark at Murroes Primary School. SA happy to discuss further.

SA has contacted Angus Council for additional road signage warning of horses and is awaiting their reply.

Angela Fraser informed those attending who are interested in wildlife of the Protect Rural Angus Facebook Group.

SA reminded everyone in attendance of the Alert System being tested on our mobile phones Sunday at 3pm

Chair closed the meeting, thanked everyone for their attendance.

**NEXT MEETING THURSDAY 15th June 2023 AT 7.30PM at Murroes Hall**

## Appendix 1



### Tayside Division

Angus LPA

LPA Commander - Chief Inspector Leanne Blacklaw

#### LOCAL COMMUNITY POLICING AREA REPORT – 20<sup>th</sup> April 2023

<b>Local Community Policing Area</b>	Murroes and Wellbank Community Council <a href="mailto:TaysideMonifiethSidlawCPT@Scotland.police.uk">TaysideMonifiethSidlawCPT@Scotland.police.uk</a>
<b>Local Area Inspector</b>	Inspector Mahboob Ahmad <a href="mailto:Mahboob.ahmad@scotland.police.uk">Mahboob.ahmad@scotland.police.uk</a>
<b>Local Community Policing Team</b>	Sergeant Stewart Ramsay <a href="mailto:stewart.ramsay@scotland.police.uk">stewart.ramsay@scotland.police.uk</a> Constable Martyn Brennan <a href="mailto:martyn.brennan@scotland.police.uk">martyn.brennan@scotland.police.uk</a> Constable Ronnie Irvine <a href="mailto:ronnie.irvine@scotland.police.uk">ronnie.irvine@scotland.police.uk</a>

To be sent to the following Community Council email addresses a few days before the meeting documenting the previous month's activity.

**Murroes and Wellbank Community Council – Steve Anderson – [sanderson0@talk21.com](mailto:sanderson0@talk21.com)**

Beth Whiteside	<a href="mailto:cllrwhiteside@angus.gov.uk">cllrwhiteside@angus.gov.uk</a>
Heather Doran	<a href="mailto:cllrDoran@angus.gov.uk">cllrDoran@angus.gov.uk</a>
Craig Fotheringham	<a href="mailto:cllrFotheringham@angus.gov.uk">cllrFotheringham@angus.gov.uk</a>
Lloyd Melville	<a href="mailto:cllrMelville@angus.gov.uk">cllrMelville@angus.gov.uk</a>

## NATIONAL AND LOCAL CAMPAIGNS AND MESSAGES



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<http://www.scotland.police.uk/>

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# Neighbourhood Watch SCOTLAND

**We aim to ALERT you to:**

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- Approved "Secured by Design" products and recommendations**
- Advice on how to secure your property and belongings**
- Sharing best practice to protect you, your family and community**

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**Recent crimes/issues in the area:**

Assessment period 15/02/23 – 19/04/23

There were 54 calls to Murroes and Wellbank area in the last assessment period. This is up slightly on last assessment period.

16 crimes were recorded, up slightly on last assessment period. A break down as follows:-

Group 1 – Crimes of violence. 1 crime, currently undetected but suspect is identified and under investigation.

Group 2 – Crimes of sexual nature, including online sexual offences. No crimes recorded.

Group 3 – Crimes of dishonesty (includes shoplifting & fraud). 11 crimes recorded, 8 remain undetected and under enquiry, 3 are undetected and filed with no remaining enquiry.

Group 4 – Crimes involving property damage. 1 crime currently undetected and under enquiry.

Group 5 & 6 – Miscellaneous/ other crimes including bail offences, drugs, threatening & abusive behaviours, offences against emergency workers and retail workers. 1 crime, currently undetected and under enquiry.

Group 7 – Motoring offences. 2 crimes recorded, 1 detected and 1 remains undetected and under enquiry.

**Further information.**

Incidents around Ethieabeaton Park (Dobbies Garden Centre, McDonalds, David Lloyd Gym, Premier Inn) feature in calls and recorded crime several times this period, more than any other single area.

There has recently been a rise in vehicle related crime in Angus, although not specifically in your area at this time. Perpetrators are targeting unlocked vehicles with intention of either stealing them or stealing property from within them. Other areas have also seen perpetrators enter insecure houses and steal vehicle keys. We would remind residents to keep their vehicles and properties secure and report any suspicious activity.

## **Appendix 2**

Crem Campaign update to Community Council 20/4/23

### **Headline:**

- The crematorium has unfortunately been granted planning permission on appeal by the Development Management Review Committee (DMRC) subject to conditions which have yet to be determined.

### **Update:**

- The DMRC met and reviewed this appeal on 14<sup>th</sup> March 2023 and by a majority of 4:1 decided to over turn the two earlier refusals by Angus Council's planning department and to grant planning permission (subject to conditions)
- I and am sure many others in the Monifieth and Sidlaw ward would like to thank Cllr Doran who was the only DMRC member who voted against the appeal succeeding
- The DMRC meeting itself felt like a 'done deal' – the meeting comprised lengthy pre-prepared statements made by each of the 4 supportive DMRC members and there was no actual debate or discussion of the matter
- The fact that 775 people and the Murroes & Wellbank Community Council had submitted material objections did not even warrant a mention by the DMRC members, which is very disappointing given the unprecedented scale of the response and the level of opposition to this appeal succeeding and this is quite frankly an insult to local democracy
- The decision raises many concerns for local residents e.g. how the new National Planning Framework 4 policies should be interpreted given that they are supposed to protect green spaces, promote sustainable developments and reduce car kms travelled by 20% by 2030, alongwith questions about the impartiality or otherwise of the 'independent' planning consultant hired by Angus Council to represent them
- These concerns have now been raised by numerous local residents with some of our MSPs, some of whom are engaging in the matter and one of those MSPs has written to both the Chief Executive of Angus Council and Joe Fitzpatrick the Scottish Government minister responsible for local government asking for an investigation
- A complaint has also been lodged with Angus Council regarding the rather too close professional links between the 'independent' planning consultant and the developer's lawyer, as given the huge public interest in this matter the probity of Angus Council has now been called into question
- Advice has also been sought from two charities who help communities with planning issues
- The date for the DMRC to reconvene and discuss the conditions to be applied to this approval has yet to be announced, but we understand from Cllr Whiteside that the 'independent' planning consultant is working with the various council departments incl Roads Services to prepare these conditions, which does not give us much confidence in this process
- In their latest response the Roads Service requested two negative suspensive planning conditions for improvements to the visibility splays at two road junctions (U315/B978 and U315/C4) and these would appear to require land not in the ownership of the developer (and much of it in the ownership of long standing objectors) so it would seem that unless the Roads Service change their position on their requirements for what would be a 4<sup>th</sup> time it is not necessarily a foregone conclusion that the developer will end up with planning permission that they can actually implement

### **Question:**

- 1) Has Cllr Whiteside had the opportunity to feed back the concerns raised by the Community Council regarding the Roads Service's response to the recent complaint or is this something that would need to be taken forward after the conclusion of the DMRC outcome?