

ANGUS COUNCIL

NEIGHBOURHOOD SERVICES COMMITTEE – 8 OCTOBER 2009

J M BARRIE LEGACY PROJECT, THE HILL ENHANCEMENTS KIRRIEMUIR

REPORT BY DIRECTOR OF NEIGHBOURHOOD SERVICES

**ABSTRACT:** This report updates the Committee on the outcome of public consultation undertaken regarding the Kirriemuir Hill Enhancement proposals and seeks authority to proceed with the works.

**1. RECOMMENDATION(S)**

It is recommended that the Neighbourhood Services Committee

- i. notes the outcome of public consultation undertaken regarding The Hill Enhancements as summarised in this report
- ii. approves the overall design of the Barrie legacy project on Kirriemuir Hill and agree to submit an application for planning permission for the proposals
- iii. agrees to remit the Director of Neighbourhood Services to progress the detailed design of the outline phase 1 project subject to further consultation which may result from the planning process
- iv. agrees to remit the Director of Neighbourhood Services to continue to develop the overall funding package for the proposed phase 1 works subject to the outcome of the planning application the funding applications to Rural Tayside LEADER and Angus Environmental Trust and approval of £115k from the 2010/2011 Renewal and Repairs Fund
- v. agrees to remit the Director to report back to this committee with the outcome of the planning application and a detailed phase 1 design based on a financial package resulting from the funding applications outlined in(iv)

**2. INTRODUCTION**

- 2.1 The Kirriemuir and the Glens Pilot Project is a community planning project involving local elected members and representatives of the local community with a particular interest in development of local tourism. It was agreed that the pilot project would assist with arrangements for the 150<sup>th</sup> celebration in 2010 of JM Barrie's birth. Part of the aim is to develop Kirriemuir Hill to boost tourism.
- 2.2 Outline proposals for Kirriemuir Hill were drawn up by Neighbourhood Services and different avenues of funding possibilities explored. In May 2009 extensive public consultation was carried out on the proposals.
- 2.3 Initial discussions and funding applications are being made to Angus Environmental Trust and Rural Tayside LEADER fund.

**3. PUBLIC CONSULTATION**

- 3.1 Public consultation was undertaken on the outline proposals from Monday 4 May to Friday, 29 May 2009 (four weeks). This involved displaying plans of the proposals in Kirriemuir Library and Access Office together with the production of a comment sheet that people were encouraged to complete and return. The proposals were also placed on the Council's "Have Your Say" website. Local people were invited to a Public Meeting on 19<sup>th</sup> May 2009 to discuss the outline proposals. Consultation letters were also sent to over 160 community organisations and stakeholders to invite their views and comments.
- 3.2 Response to the consultation was limited but greatly supportive of the proposals with many of the consultees approving of improvements being made to the Hill. A large new play area along a JM Barrie theme received very strong support with some of the responses querying

the proposed location. Another issue raised repeatedly was improved safety particularly with regards to the road network around the park and the future location of the bonfire.

#### **4. PROPOSED DEVELOPMENT**

- 4.1 The design for the Hill Enhancements has been revised to respond to the outcome of the public consultation and can be viewed in [Appendix 1](#).
- 4.2 It is clear from the results of the public consultation that an improved play area is very high on the priority list. The proposals show a new play facility with a Peter Pan/ Neverland motif that will fit into the existing landscape and at the same time attract visitors from Angus and further. The Neverland Play Area celebrates the Peter Pan story by providing a selection of interesting and themed play equipment for all age groups. A bespoke play sculpture in form of a pirate ship and several carved wooden figures of Peter Pan characters will be commissioned when detailed designs progress further.
- 4.3 The location of the new play area has been moved from its current site for its proximity to the road and the need to cross the road from the car park. The new location on the top of the hill is near to the existing main car park and easily overlooked from parked cars but with the proposed traffic restrictions will be sufficiently away from vehicular traffic to provide a safe environment for children. The play area does not interfere with views out to the glens or with activities on the adjacent cricket pitch. It has been moved further east from the original proposals to allow for a level open community use area, which can also accommodate the bonfire on Guy Fawkes Night. The old play area will be removed and the site grassed over.
- 4.4 One issue that was highlighted in the consultation was the improvement of traffic safety on the Hill. Presently access is through a one way traffic system up the hill to the main car park and then leading on a whindust track around the east side to Double Dykes Road. To improve safety it is proposed to close off this track for vehicular traffic and turn the access road from West Hill Road into a two way system. The width of the road will be retained but passing places installed at regular intervals to slow down traffic. The possibility of speed restrictions on the access road will be investigated.
- 4.5 To celebrate the rich local heritage and the diverse natural habitats that can be found on the Hill the proposals allow for a combined Heritage and Nature Trail. This trail will inform and interpret a variety of points of interest around the Hill like the Cricket Pavilion and Camera Obscura, the standing stone, JM Barrie's gravestone and different natural features. Introductory boards at the car parks will inform on the overall history and provide maps of the trail. Waymarkers will be erected along the route and at various stations along the trail interpretation boards will inform visitors on the local history or other points of interest.
- 4.6 A new footpath alongside the access road leads pedestrians safely up to the main car park and also connects to the entrance of the Cricket Pavilion. An asphalt access path and seating area near the play area caters for parents and visitors who want to enjoy the view out to the countryside. To prevent potential conflict between vehicles, BMX riders and pedestrians an improved parking facility at the corner to Double Dykes road and West Hill Road will replace the existing car park near the BMX track.
- 4.7 Near the Main Car Park a Lookout Mound with spiral path and seating on the top will provide views to not only the Grampian Hills but also the Sidlaws.
- 4.8 New improved directional signage and bespoke entrance features will direct visitors to the facilities on the Hill. Additional picnic tables near the main car park and rustic timber seats within the woodland area will be erected to cater for visitors. Other proposals include an Outdoor Classroom within the woodland area and planting of tree and shrub species and the creation of a wildflower meadow.
- 4.9 To fit in with the wishes of a group of interested youths in Kirriemuir the existing BMX track has been remodelled to provide separate tracks for beginners and advanced riders.

#### **5. PHASING OF THE PROJECT**

- 5.1 To aid a fast turnaround of the project and to fit in with specific grant requirements an outline funding application had been made to the Woodlands In and Around Towns (WIAT) scheme

run by the Forestry Commission. Unfortunately and quite unexpectedly the project was not successful with its application. It has therefore seemed prudent to divide the project into several phases as part of an ongoing commitment to improvements on Kirriemuir Hill under the umbrella of the J.M. Barrie Legacy Project.

5.2 The first phase of this ongoing improvement programme has been designed to be carried out and completed in 2010 to coincide with the JM Barrie celebrations. The works that form part of Phase 1 have been drawn up by collating the items highest on the consultees' priorities list (see [Appendix 2](#)). These works are:

- Play Area
- Improved safety on access road and stopping up of whindust track to Double Dykes
- Community Use and bonfire area
- Heritage and Nature Trail
- Picnic tables
- Better access to Millennium Forest and seating within woodland
- Directional signage
- Small improvement works to JM Barrie grave

5.3 It is proposed that a community art project will complement the works in 2010, which will also have a JM Barrie and Peter Pan connection. The design for this community project has not been finalised yet but discussions have been held with members of the Kirriemuir and Forfar Community Planning Partnership Team and discussions for progressing this community project are ongoing.

5.4 Project Programming

Subject to approval of this report the entire project will need to be designed in detail. This will be completed in December. The Planning Application is proposed to be lodged in early January and it would be expected that could be completed by submission to the February Development Standards Committee and the February Neighbourhood Services Committee. Again subject to the necessary approvals the project would need to go through the tender process and it is envisaged that the project would go on site in June 2010 with a completion in approximately September 2010.

## 6. FINANCIAL IMPLICATIONS

### 6.1 Capital

6.1.1 The pre-tender estimated cost for the proposed works for Phase 1 is £ 339,000 as detailed below:

**Table - Estimated Expenditure – The Hill Enhancements Phase 1**

Estimated Costs	£000's
Play Area	182
Access Road to Main Car Park	19
Road to Woodland Car Park	16
Heritage and Nature Trail	16
Soft Landscaping and Furniture	21
Staff Costs (preparatory work and design)	30
Preliminaries	25
Other costs including contingencies	28
Planning fees	2

<b>Estimated Total Costs</b>	<b>339</b>
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6.1.2 In April 2009 the committee approved in principle a programme of works in relation to the 2009/10 Parks and Cemeteries Renewal and Repair Fund (report No 302/09) which earmarked £115,000 for Phase 1 of the enhancement works at Kirriemuir Hill. Given the potential project programming, this will now not be expended (apart from the fee element of £15k) in the current financial year, with £100k carried over within the to next financial year. It is proposed to apply for a contribution of £115,000 in the 2010/11 Recreation Renewal and Repair Fund, which will be reported to committee as part of the 2010/11 budget process. In addition it is proposed to seek a contribution of £19,000 towards the works to the adopted access road through the Infrastructure Services (Roads) Capital or Renewal & Repairs 2010/11 Budgets.

6.1.3 It is proposed that the remainder of capital funding required to undertake the works will be met from additional external funding which has been identified although is not yet confirmed. Initial discussions have been held with Angus Environmental Fund and discussions are in progress to secure their commitment to funding a figure of up to £30,000. Equally discussions have been entered into with Rural Tayside LEADER for a funding contribution of £60,000 to the project. However these discussions are not yet complete and negotiations are continuing but both are very supportive of the project.

The proposed cost and funding package and overall phasing of this between financial years is shown below

<b>Contribution</b>	<b>Total £000's</b>	<b>2009/10 £000's</b>	<b>2010/11 £000's</b>
2009/10 Parks and Cemeteries Renewal and Repair Fund	115 *	15	100
2010/11 Parks and Cemeteries Renewal and Repair Fund	115		115
Infrastructure Services Capital?revenue Budget2010/11	19		19
Angus Environmental Trust	30		30
Rural Tayside LEADER	60		60
<b>Totals</b>	<b>339</b>	<b>15</b>	<b>324</b>

- Funding confirmed

It is intended that a report finalising the finance available and the scale of the phase 1 development will be brought to this committee after the completion of the 2010/11 budget process.

## 6.2 Revenue

6.2.1 The access road up to the Hill is adopted and maintained by the Council and future maintenance costs will be met from existing Infrastructure Services revenue budgets. The facilities in the rest of the park including the play equipment is currently maintained by Neighbourhood Services and this will continue after the new equipment is installed. Neighbourhood Services will be responsible for the maintenance of new signage and site furniture again met from existing revenue budgets. The additional grounds maintenance costs for both landscaping and play areas amount to £5,400.

## 6. HUMAN RIGHTS IMPLICATIONS

6.1 There are no human rights implications arising from this report.

## **7. EQUALITIES IMPLICATIONS**

- 7.1 The issues dealt with in this report have been the subject of consideration from an equalities perspective. An [equalities impact assessment](#) is not required.

## **8. SINGLE OUTCOME AGREEMENT**

8.1 This report contributes to the following local outcome contained within the single Outcome Agreement for Angus

- We value and enjoy our built and natural environment and protect it and enhance it for future generations.

## **9. CONSULTATION**

- 9.1 The Chief Executive, Director of Corporate Services, Head of Finance and Head of Law and Administration have been consulted in the preparation of this report

**RON ASHTON  
DIRECTOR OF NEIGHBOURHOOD SERVICES**

**NOTE:** No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to a material extent in preparing the above report.

**NS/DS/DFI/JC**