

ANGUS COUNCIL

MINUTE of MEETING of the **KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME (CARS) STEERING GROUP** held in the Lesser Hall, Kirriemuir on Tuesday 19 August 2014 at 9.15 am.

Present: Councillors IAIN GAUL, JEANETTE GAUL and RONNIE PROCTOR.

Non Councillor Members of the Group: PAUL FRETWELL and CATHY STEPHENSON.

Officers in Attendance: KIRSTY MACARI (Senior Planning Officer - Environment and Development Plan (EDP), KAREN WEST (CARS Project Officer), GRAEME HODGE (Communities Officer), MIKE LOFTUS, (Landscape Services Officer) and KAREN MAILLIE (Committee Officer).

Observer: Kate Cowey (Development Plan Manager - Communities)

1. CHAIR OF THE MEETING

In accordance with the constitution of the Steering Group, the chair rotating between elected members, Councillor Jeanette Gaul chaired the meeting.

2. APOLOGIES

An apology for absence was intimated on behalf of Derek Marshall (Non Councillor Member of the Group).

3. DECLARATIONS OF INTEREST

Paul Fretwell declared a non-financial interest in item 7 as the agent who had applied for listed building consent for one of the buildings to be included in the revised boundary. He indicated that he would take part in any discussion and voting.

Councillor Proctor declared a non-financial interest in item 6 as the proposed enhancements had been discussed at a meeting of Kirriemuir Heritage Trust in July. He indicated that he would take part in any discussion and voting.

4. MINUTE OF PREVIOUS MEETING

The minute of meeting of the Steering Group of 17 June 2014 was submitted and approved as a correct record.

At this stage, the Chair welcomed Kirsty Macari, who had recently been appointed as a Senior Planning Officer (EDP) to the meeting.

5. CARS PROJECT OFFICER'S REPORT

With reference to Article 6 of the minute of previous meeting, there was submitted a Report by the CARS Project Officer summarising progress in relation to the following priority projects:-

- **Glengate Hall**

The Project Officer advised that the scaffolding had now been removed from the Glengate Hall. Some remedial stonework repairs and re-pointing works had recently been completed but the masonry repairs were due to be completed after the holiday period. She indicated that the final invoices had recently been received for the remainder of the grant payment.

The Steering Group noted that the Open Day held on 24 June 2014 had been well attended by those involved in the project and by members of the general public. The Minister for Housing and Welfare, Margaret Burgess, MSP had also made a formal visit.

and this visit had also been featured in the local press, TV news which resulted in good publicity for the project.

The Council's Lighting Manager had now provided a quotation for the installation of 2no. heritage style lanterns onto the building and for the removal of the 2no. existing lighting columns. The price per lighting unit was £1200 with the overall cost of approximately £4200.

It was noted by the Steering Group that, subject to agreement from Historic Scotland, these works would require to be fully funded through CARS, due to Angus Council having no budget provisions to carry out this work.

Following discussion, the Steering Group agreed:-

- (i) to instruct the Project Officer to investigate whether the existing pole mounted heritage style lamp requires to be replaced with an update being brought forward at the next meeting; and
- (ii) to instruct the Project Officer to contact Historic Scotland with a view to seeking a definite response on funding which would allow the final element of the Glengate project to be moved forward.

- **1-3 Roods**

The Project Officer advised that the grant application for this Priority Project had now been received and that this would be reported to the next meeting of the Steering Group.

- **Warehouse/Store, Ogilvy's Close**

The Project Officer advised that the owner had now instructed the sale of the building through Blackadders, Forfar at offers over £10,000. A significant amount of interest had been shown but to date no closing date had been set. Some interested parties had also contacted her to obtain further details of the CARS grant associated with the building.

- **Airlie Arms Hotel, St Malcolm's Wynd**

The Project Officer advised that she had contacted Historic Scotland to obtain their views on reallocation of the Priority Project Funding into the Small Grant budget.

It was noted by the Steering Group that the building had now been sold by the Administrator to a Property Company, Hawthorne Leisure based in London. The Company Secretary had indicated to the Project Officer that initially they would look to re-let the building but considered that the location was too remote for their interests and were likely to market the property for sale on the open market in due course. The Company Secretary was aware of the CARS grant assistance and grant clawback arrangements should the building be sold on.

The Project Officer advised that the Property Company had instructed a Surveyors firm in Glasgow to carry out a detailed site inspection and remedial works to ensure that the building was made wind and watertight. She indicated that she would continue to check the progress being made.

The Steering Group considered the options for the building as detailed in the Report and agreed to retain the building on the Priority Projects list meantime with a further review of the position in six months.

- **Small Grants Scheme**

It was noted that no new grant applications had been submitted for consideration at this meeting.

A new grant application had recently been submitted for re-roofing works and renewal of rainwater goods at 10 St Malcolm's Wynd but further clarification was required to ensure estimates were for identical works and the group noted that this application would be submitted to the next meeting of the Steering Group.

The Steering Group also noted the following:-

- Bridges – works completed and new signage in place.
- Jeweller's Workshop – it was expected that the new shopfront would be completed by the end of August.
- Joshua Plumtree – work completed by a local stained glass artist/art teacher with the original appearance of the shopfront being restored to a high standard.
- Bookworms – the owner had advised that a new tenant would be moving in shortly and that he intended to proceed with the installation of the replacement door.

The Project Officer indicated that she had undertaken an assessment of all enquiries to date for the Small Grant Scheme in order to conduct a review of the Priority Area. The Steering Group noted that the boundary review report would be considered later in the meeting (Agenda Item 7 refers).

- **Public Realm Works**

A separate paper updating the Steering Group on the revised design for enhancements to The Square, following the recent public consultation exercise would be considered later in the meeting (Agenda Item 6 refers).

- **Other Matters**

Angus Heritage Week incorporating Doors Open Days would take place over 5th to 12th September 2014. As part of the Angus-wide events planned, Kirriemuir CARS were organising and sponsoring an evening talk to be held in the Museum by Paul Mitchell on Tuesday 9 September 2014 at 7pm. The talk entitled "The Development of Kirriemuir's Street Pattern and Historic Buildings" would be followed by a guided walk, linked in with subject matter, which would take place on Thursday 11 September 2014 at 7pm. Flyers were distributed to the Steering Group with further publicity arrangement to be organised by the Project Officer in association with Kirriemuir Museum and the Angus Heritage Week Marketing Officer.

Thereafter, the Steering Group noted the terms of the Report and the updated position.

6. KIRRIEMUIR SQUARE UPDATE REPORT

With reference to Article 7 of the minute of previous meeting, there was submitted an updated Report which provided the Group with possible options for the improvements to the Square following on from comments received during the consultation exercise.

Mr Mike Loftus, Landscape Services Officer, provided the Group with a detailed overview on each of the new proposals including options for seating, paving material colours, the use of stainless steel or black metal and the proposed bus shelter.

Following discussion regarding the possible enhancements for the Square, the Steering Group agreed:-

- (i) that the Landscape Services Officer would make arrangements to work with local primary schools in relation to the inset etched pictures and bespoke tree guards and revert back to the Group in due course;
- (ii) that the use of powdered coated steel with contrasting stainless steel should be considered;
- (iii) that the use of black and red granite be reconsidered and requested the Landscape Services Officer to liaise with Bruce Walker in this regard; and
- (iv) that concealed powerpoints should also be incorporated within the design.

Thereafter, the Chair thanked Mike Loftus, Landscape Services Officer for all his efforts on this particular project.

7. CARS PRIORITY AREA BOUNDARY REVIEW

There was submitted a Report providing details of a Proposed Boundary Review in relation to the CARS Small Grant Scheme.

The Report indicated that there continued to be interest from building owners in the Small Grant Scheme under Kirriemuir CARS however this had not been reflected in the number of grant applications to date (four applications in Year 1).

Interest had been expressed by a number of property owners whose buildings were currently located outwith the priority area but within the Conservation Area boundary.

Since the start of Year 2 in April 2014, no small grants had been awarded and it was therefore recommended that the current priority town centre area be reconsidered by the Steering Group.

The Report outlined four options which were:-

- **Option 1** – no change and leave current boundary as is.
- **Option 2** – include a number of properties adjacent to the existing town centre boundary where some interest in the grant scheme had been shown.
- **Option 3** – to include all buildings in Option 2 and extend boundary to include frontage of buildings facing onto Roods.
- **Option 4** – to include all properties within the Conservation Area.

Following discussion regarding the Boundary Review, the Steering Group agreed:-

- (i) that Option 2 be agreed in the short term, but with immediate effect, to concentrate spending and to achieve a greater visual enhancement of the town centre area;
- (ii) that a further annual review in Year 3 (August 2015) to consider Option 3 as a means to maximise the spend of the Small Grants Scheme budget; and
- (iii) that revised publicity measures and a dedicated mail drop for all properties now included within the revised priority boundary be undertaken.

8. CUMBERLAND CLOSE – PUBLIC REALM

Councillor Iain Gaul advised that Cumberland Close had been overlooked from the town centre area. He indicated that remedial works to replace signage and broken slabs was required and that the Close needed to be cleaned up.

In relation to the Globe Sculpture he considered that this would benefit from an upgrade to the water supply. The current source of water was fed from a well situated under the slabs in Cumberland Close and Bruce Walker, the creator of the sculpture, switched the water on at his discretion, as the supply was limited.

Councillor Iain Gaul provided further background information regarding the works involved to change the current water supply system.

The Steering Group agreed that both the Project Officer and Senior Planning Officer (EDP) would further investigate costings and funding options and also liaise with SEPA, Historic Scotland and would report their findings back to the Steering Group in due course.

9. GLENGATE HALL – TRANSFER OF OWNERSHIP

Kirsty Macari, Senior Planning Officer (EDP) advised the Steering Group that consideration of this item was no longer required.

10. DATE OF NEXT MEETING

The Steering Group noted that the next meeting would be held on Tuesday 23 September 2014 at 9.15 am in the Lesser Hall, Kirriemuir.