

## ANGUS COUNCIL

MINUTE of MEETING of the **KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME (CARS) STEERING GROUP** held in the Lesser Hall, Kirriemuir on Tuesday 30 September 2014 at 9.00 am.

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

**Non Councillor Members of the Group:** PAUL FRETWELL, DEREK MARSHALL 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), and LAURA STEWART (Committee Assistant).

### 1. CHAIR OF THE MEETING

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

### 2. DECLARATIONS OF INTEREST

There were no declarations of interest made.

### 3. MINUTE OF PREVIOUS MEETING

The minute of meeting of the Steering Group of 19 August 2014 was submitted and approved as a correct record.

### 4. CARS PROJECT OFFICER'S REPORT

With reference to Article 5 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 all work to the building had been completed with the new tenants having moved into the nine completed apartments on 1 September 2014. Final grant payments had also been made to the applicant in accordance with the original grant awarded.

The Steering Group noted that Historic Scotland had been approached in regard to the funding of the replacement lanterns on the building but unfortunately their response had not been entirely positive. It was understood that Historic Scotland were having some difficulty in accepting the case that had been made to them to demonstrate that the proposed lanterns would be in keeping with the historic character of the area and the need to reduce street clutter, as highlighted by the draft conservation area appraisal document.

The Project Officer advised that discussions were still ongoing with Historic Scotland but, given the estimated amount of monies involved, a future decision may require to be made by the Steering Group to re-allocate funds from other building projects to ensure that work on the replacement lanterns could progress.

Following discussion, the Steering Group agreed that the Project Officer should continue to investigate any potential source of funding and report back to the Steering Group in due course.

The Steering Group noted that the regeneration project had also been entered into the Scotland's Independent Regeneration Network (SURF) Awards and had also been nominated for inclusion in the Scottish Empty Homes Partnership's Scottish Champion of the Year Awards, of which winners would be announced later in the year.

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

The Steering Group noted that no further progress on any grant application had been made to date. It was understood that the property was still on the market for sale and although there had been some keen interest by a number of potential purchasers, there still appeared to be some legal encumbrances regarding access and it was believed that this may affect the sale of the property.

The Project Officer advised that there was still considerable interest amongst viewers and it was hoped that that the matter of un-associated/common ground could be resolved to assist with the sale of the property.

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

The Steering Group noted that the current owners of the property, Hawthorne Leisure, had indicated that the building had been sold for a nominal sum and the Project Officer advised the Group that an offer had subsequently been accepted but was unable to provide any further details of the purchaser. It was understood that Rydens, Commercial Property Consultants, had confirmed that they had been instructed to market the property on behalf of Hawthorne Leisure. It was noted by the Steering Group that both Rydens and Hawthorne Leisure were aware of the local interest in the premises and of the position in terms of a Priority Project under the Kirriemuir CARS.

*Post Meeting Note: - the Project Officer has confirmed that it is a local buyer who has purchased the property.*

- **Small Grants Scheme**

It was noted by the Steering Group that grant applications had been submitted from the owner of two flatted properties in St Malcolm's Wynd in respect of re-roofing works and replacement external doors and this would be discussed under the next agenda item. The Project Officer indicated that grant assisted works at Bridges and Joshua Plumtree in Bank Street had now been satisfactorily completed and grant monies paid out. Work was also currently underway at the Jewellers Workshop to replace the traditional timber frontage affected by dry rot.

The Project Officer advised that considerable interest in the small grants scheme still remained with regular enquiries from property owners keen to carry out repair works and applications for building frontages at the Square and in Glengate were expected within the next few weeks.

- **Public Realm Works**

With reference to Article 8 of the minute of previous meeting, the Project Officer indicated that she had made contact with Historic Scotland and their response had yet again not been entirely positive. It was understood that given the recent date of its installation, the use of Historic Scotland CARS funding for repairs and/or associated works to the Globe could not be justified under the terms and guidelines referred to in the CARS grant documentation.

Following discussion, the Steering Group agreed that the Project Officer should continue to liaise with Historic Scotland in the hope that funding could be provided.

The Project Officer also indicated that, since the last meeting of the Group, the Landscapes Services Officer had met with Bruce Walker to discuss matters in relation to the revised design aspects of the Square. Officers within the Council had also recently met to discuss the potential relocation of the bus stop/shelter within the Square and indicated that the preferred option was for the bus shelter to remain where it was for the time being.

Following discussion, the Steering Group agreed to note the current position.

- **Other Matters**

The Report indicated that two very successful evening events had recently been held in the town centre as part of Angus Heritage Week and both evenings had generated much interest amongst those who were present and were well supported.

## **6. GRANT APPLICATIONS**

There was submitted a Report by the Project Officer indicating that two grant applications had been received, namely:-

- **Priority Project – 1- 7 Roods, Kirriemuir**

The description of the grant eligible works included stonework repairs, replacement windows/window repairs, re-slating works, downtakings and replacement leadwork and rainwater disposal, and surface finishes.

The total amount of grant eligible works amounted to £91,235.44 with the grant award at 85%, giving a grant of £77,550.12.

The Steering Group agreed to approve the grant application based on the grant eligible works, subject to conditions as detailed in the Report.

- **Small Grant Scheme – 6-10 St Malcolm's Wynd**

The description of the grant eligible works included re-slating works slate, repairs to skylights, repairs to gutters and down-pipe and replacement of existing modern entrance doors.

The total amount of grant eligible works amounted to £11,455.80, with the grant award at 85%, giving a grant of £9,737.43 which would be split between both properties.

The Steering Group agreed to approve the grant application based on the grant eligible works, subject to conditions as detailed in the Report.

## **8. DATE OF NEXT MEETING**

The Steering Group noted that the next meeting would be held on Tuesday 21 October 2014 at 9.15 am in the Lesser Hall, Kirriemuir.