

# Bridgend Gannochy & Kinnoull Community Council

## Meeting on 20 February 2014

**Present** - Graham Fleming (Chairman), Dave Beattie (Vice-Chairman), Terry Myers (Secretary), Colin Styles (Treasurer), Rob Burke, Councillor MacLellan, and 3 members of the public.

**Apologies** – PC Blower (written report - Item 3)

**1. Welcome:** The chairman welcomed everyone to the meeting. He then outlined some changes to the arrangements for future meetings. These would be reduced to four each year, to take place on the third Thursday of February, May, August and November. Prior to each meeting a Quarterly Newsletter will be distributed to each member of the community listed on the Community Council's e-mail/address list. The intention is to reach as many members of the community as reasonably possible. With this aim the Community Council is engaged in the creation of a *communication hub*, which will connect the local community with the many identifiable groups on the Perth Left Bank that play a part in its life and well-being.

**Tabled Documents:** BGK Community Council's *Minutes for 21 November 2013* and *Status Report on 12 February 2014*.

**2. Minutes of Meeting on 21 November 2013:** Adoption proposed by Colin Styles, seconded by Dave Beattie, and signed by the Chairman.

### **Matters Arising:**

- PKC Flood risk assessment report - **being reviewed with affected residents before release to BGK CC.**
- Overhanging foliage - **complete save for one area on Manse Road**
- Muirhall Road assessment by PKC (verge condition, signs, bollards) - **no progress;** Councillor Maclellan will follow up
- Lochie Brae wall deterioration - **no progress, despite interest from the *Perthshire Advertiser*.**
- Request for pedestrian crossing at Branklyn - **awaiting response from PKC.**
- Request for improved 20 mph signs in Gannochy - **awaiting response from PKC.**

### **3. Constable's Report:**

#### **CRIME PREVENTION ADVICE Monthly Message**

“Police Scotland is urging residents in Perth and Kinross to review security measures within and around their homes and outbuildings following recent reports of break-ins in the last few weeks.

Beware the opportunist thief as they will take every opportunity to exploit poor security at and around people's homes. Very often it is the simplest security measures that can make the difference and stop crime from happening in the first place. First and foremost, lock front and back doors, as well as windows, even when at home and especially overnight.

It is recommended that householders leave a light on if they are unlikely to be home before dark, or use a timer switch to ensure that the lights come on as dusk falls.

Nowadays, it is common for people to store expensive goods and equipment in their sheds, garages and outbuildings – which is precisely why householders should take steps to ensure their belongings are safe and make life as hard as possible for the opportunist thief. Tools and ladders and even garden furniture should also be put away and never left out for thieves to steal, or even use to

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commit crime.

Be a good neighbour and look out for any suspicious activity within your community. Look out for other people living around you, particularly older or vulnerable neighbours. Tell the police immediately if you have any reason to be suspicious about any persons or vehicles. Along with community safety wardens, our officers regularly carry out high visibility patrols across the city. They will respond to ongoing incidents and react to information passed to them by the public. We would urge residents to report crime when they see it happening, or where they have suspicions that something is going on."

### Some points to consider:

- Ensure that keys are not left within door locks.
- Consider getting a house alarm fitted or using an existing one.
- Mark all valuables with a UV pen with the relevant postcode and house number. If stolen items are recovered by the police, it is much easier to return them to the owner if this has been done. .
- Make it more difficult for criminals to simply unscrew locks or hinges of shed doors by fitting carriage bolts, or clutch head security screws. Another method of stopping screws being removed is to fill the heads with epoxy resin.
- Consider fitting a curtain, or similar. If the shed has windows this may help to obscure the view of the shed's contents.
- For visibility at night, consider sensor-operated lighting as a convenient and an effective deterrent.
- Consider using a steel cable threaded through removable property and securing it to a building. This can make it extremely difficult for the thief to steal the item.
- Consider the use of an intruder alarm for sheds, garages, or outbuildings.
- NEVER leave the shed, garage, or outbuilding unlocked when unattended."

### No issues of youth annoyance, but a higher level of crimes/incidents has occurred:

#### Crimes/Incidents of note

**2 x vandalisms - 1 in Main Street, Bridgend – parked vehicle scratched, 1 in Gannochy Road – wing mirrors of parked car damaged – both undetected**

#### **Number of break-ins/attempted break-ins mainly in January:**

- 1. to commercial premises in Dundee Road, Perth – entry gained by smashing a window, nominal value of property stolen**
- 2. to a domestic property in Muirhall Road, Kinfauns, Perth – attempt to gain entry by pushing open a window at the rear of the premises**
- 3. to a domestic property in Bellwood Park, Perth – entry gained also by smashing a window**
- 4. to a domestic property in Langley Place, Perth – attempt to gain entry by prising open patio doors but was disturbed and ran off**

**These incidents are all currently under enquiry – please see this months message above for general crime prevention advice**

**There was also a ticket machine broken into at Norrie Miller walk car park prior to 17 Dec – if you have any information about any of the aforementioned crimes, please contact the police**

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### For information

**Following the bad weather, there have been reports of bogus workmen going round houses offering to do repairs etc... In most cases, the work done will be shoddy and priced far higher than trusted or recommended tradesmen. Be very careful if you enter into an agreement with such people and don't be coerced into accepting the offer of work being carried out.**

**There have been a few incidents of heating oil being stolen again from domestic and commercial premises. It is good practice to secure your tank, ideally with a closed shackle good quality padlock which makes it very difficult to cut.**

#### **4. MRH Surplus Land and Buildings**

Master Planners (Ryden, Austin-Smith Lord and Mott MacDonald) have held 2 public meetings and several meetings with stakeholders (including BGK CC and Perth Left Bank Trust). To their credit they have assembled a comprehensive list of issues such that they now understand that the challenge is much more complex than they were led to believe by Scottish Futures Trust and NHS Tayside. Encouragingly, they are keen to engage with the Left Bank Charrette (see 5. below). . All parties wish to see successful investment in the area but, recognising lack of road capacity as a constraint, wish to see proactive work from PKC planners to provide additional capacity (e.g. a one-way system in the centre of Perth) since the Local Development Plan solution, the Cross-Tay Link Road, would be too tardy should it ever reach implementation. The Master Planners have recognised that the timetable of their remit is not feasible and will not now include a planning application as part of their Master Plan "deliverables". The master plan currently sets out 3 broad options but in reality posits between 60 and 160 dwellings plus a community hall and possibly social well-being (e.g. charity) facilities. We have updated John Swinney, who is supportive. The next public meeting to reveal the Master Plan recommendations is currently scheduled for 25 March 2014.

*Discussion* centred on the perennial problem of insufficient road capacity to support *any* further development. With increasing congestion from both cars and HGVs, Bridgend is becoming seriously degenerated, suffering from very poor air quality and general dilapidation. Perth and Kinross Council argues that the problems will all be solved when the new link road and third river crossing is built and that phased development will alleviate matters meanwhile. Counter to this are serious concerns that: (i) there will *not be sufficient funding for a third bridge in the foreseeable future* (John Swinney, MSP, advises: "Do not hold your breath!"); (ii) *the true extent of the problem has not been properly assessed* by, for example, automated monitoring of traffic flow, and (iii) *the Council is not even considering any Plan B* – for example, the creation of a one-way system to include the two bridges, together with Tay Street and Dundee Road. The Environment Authorities are aware of the deplorable condition of Bridgend. It is time for the community to make a proactive stand.

#### **5. A "Charrette" and a New Vision for Bridgend**

Following on from Perth Left Bank Trust's "Bridgend Vision" initiative, the Trust and BGK CC are now engaged with PKC in a planning project called a "charrette", a centrally funded and community-led workshop, which is being facilitated by 7N Architects from Edinburgh. The objective is to deliver a document by the end of March 2014 which serves as material planning

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consideration for planning applications in our area as well as generating other improvement initiatives.

The charrette is a significant step towards making the community vision become a reality. The initial grant of £20,000 comes half from the Scottish Government and half from PKC. Its success and further support depend very much on community commitment. *Drop-in Workshops, open to all members of the community*, are scheduled for **3<sup>rd</sup> March: 5 – 6 p.m. and 6 – 8 p.m.** and **10<sup>th</sup> March at 6 – 8 p.m.** in the Kinnoull Church Hall on Dundee Road. At the second of these meetings there will be a **Keynote Speech by John Swinney, MSP**. Do come along to these. Our four Councillors, as well as John Swinney, are very much in support. Critically Bridgend Development needs to be included in the City Plan. The Community Council and Perth Left Bank Trust will actively pursue a multi-media publicity campaign to help bring this about.

### 6. Treasurer's Report

	Millennium Park		BGK CC	Total
<b>Brought Forward</b>	£2,866.42		£2,367.88	£5,234.30
<b>Income</b>	£0		£0	£0
<b>Expenditure</b>				
Advertising/Perth News			£35.00	
Website			£23.99	
Suggestion Box			£14.70	
Suggestion Box Sign			£5.00	
<b>Balance</b>	£2,866.42		£2,289.19	£5,155.61

**7. Two Planning Applications have been received for the development of Perth City Hall, one of which was submitted by 7N Architects: 14/00298/LBC**

**8. Date of Next Meeting: 15 May 2014**