



North Kincardine Rural Community Council

Secretary: Robert Keeler Howieshill Stonehaven Kincardineshire AB39 3SN
Tel: 01569 764436 e-mail secretary@nrcc.org.uk www.nrcc.org.uk

Minute of the meeting held on Monday 19 October 2009 at Maryculter Community Hall. Subject to approval

PRESENT

<u>Maryculter</u>	<u>Cookney / Netherley</u>	<u>Banchory-Devenick</u>	<u>Aberdeenshire</u> <u>Councillors</u>
Avril Tulloch Hazel Witte (Treasurer) Toby Lenehan	Bob McKinney (Chairman) Rob Winmill (Vice Chairman) Robert Keeler (Secretary)		Ian Mollison Carl Nelson

4 Members of the Public

Police report - Wayne Smart gave the following report :- Housebreaking at Blairs £3,000 goods stolen. 18 year old male reported for careless driving on South Deeside road. 2 traffic accidents – 3 other traffic incidents – 3 calls re youths. 1 drunk driver. 2 calls regarding annoyance (Tolohill), woods where up to 30 or 40 youths gather causing litter, broken bottles on roads etc.

Presentation on behalf of Bancon Construction. Intends a Village style development of 223 properties by the Lairhillock School, the first phase would be approximately 50 properties around a village square (other phases of 43, 79, 50). They wish to create a development within open green spaces. There would be 20 metre buffer zones between each phase. Phase 4 would also add community facilities. They are aware of flood threats and have liased with SEPA. At least 25% of the development will be affordable housing (on site not elsewhere). Already had meetings with relevant housing organisations.

Planning application could be submitted by Christmas. 12 to 18months before work would start – finish within 5 to 7 years. 15 to 17 acres to be built on , total site 47 acres. Sheltered housing and Care home not now included. Will include 20 one bed flats above business premises and no house larger than 5 bedrooms. Affordable houses would be in 3 Bed terraced or semi detached properties.. Who will own the land and whose responsibility will the open space be – currently one landowner. Builder will appoint a factor and each householder will pay an annual fee in perpetuity as service charge. Properties (no single storey) would be built to level 6 of insulating efficiency (scale = 1 to 6) – generally rendered with timber lining.

As the planning agent was unable to attend, many queries left unanswered. Sewage plant or individual septic? Subsidy for bus service? Improvements to roads? Types of small business envisaged? Surely school at maximum capacity with Blairs development? Affordable to be shared ownership or rental etc?

Concerns expressed: Merely a dormitory, commuting suburb of Aberdeen; 400 extra cars on poor road network; shops probably not viable; 17 acres of development could become 30 to 40; huge development not compatible with rural area; 5 current Bancon sites have no affordable

houses; this intensive type of development not needed, should be much smaller sites (10 or 12 units) with bigger plots for country area.

Bob thanked Mark for his presentation.

It was agreed that Toby will ask Lairhillock School head if the plans could be displayed at the school for public to view.

APOLOGIES –Mike Birch, Sylvia Pike, Ann Townsley Cllr Bews and Cllr Melling.

MINUTES of the meeting of 21 September 2009 were approved, subject to amendment – Cllr Nelson acknowledged some... (of the emails regarding Trump development not ‘all’).

1. MATTERS ARISING

Rural Schools – Rob had written to Landscape services regarding Ragwort problem. Bob and Avril attended meeting at Lairhillock primary on 28th September regarding school catchment areas. There should be little difference to school intake.

Web site – Up to date.

Roads – Bob wrote regarding vegetation needing trimming. MoP complained of gullies not being cleared with consequent flooding ensuing. Repairs made to potholes only temporary. Work on C5, C62K and at Ashentilly turning all soon to be done. Work on South Deeside Road, especially gullies, is ongoing. Contact number for potholes, blocked drains etc is 08456081205. Cllr Mollison said there was reorganisation currently taking place in Roads and Transportation departments.

Western Peripheral Route – Nothing to report.

2. PLANNING

Structure Plan - Nothing to report

Local Development Plan (LDP) – Main Issues Report (MIR) - Nothing to report

Banchory-Leggart – Architect now appointed. Claims to create 8000 jobs there.

Meikle Carewe – Nothing to report

Changes in Planning System – Brief guide on CC website.

Organic Farm Maryculter - Torquil Macleod discussing several points with occupiers.

Lairhillock Lodge – Phone call from Torquil Macleod in response to our letter regarding the Lodge at Lairhillock had spoken to developer and agreed that house under construction could be made weather tight but could not be occupied until Lodge completed.

Gillybrands Farm – Following approach from local residents we have sent letter expressing concern over (retrospective) planning application – principal concern is traffic on minor roads.

3. FINANCE

Funds - £2809 (incl £160 300 club prizes.)

Request from Maryculter Senior Citizens Xmas Party organisers. Agreed £150 donation

Hazel asked if we should continue 300 club next year – Yes unfortunately

300 Club Prizes

October £50 44 C Flockhart **£15** 97 G Robertson **£10** 65 E Birch **£5** 158 E Mann

Hazel will contact Youth Café in respect of possible further funding.

4. CORRESPONDENCE

Emails : Aberdeenshire Council – Review of Community Plan for K&M
CC Forum – Training sessions – Citizens Panel
Roads Dept - Netherley Bridge
Health Improvement work in Community Projects
SCDC – Achieving Community Empowerment
Digital Switchover

Aberdeenshire Council - Meet the chief Executive
Aberdeenshire Council – Budget Paper
Aberdeenshire Council - ASCC
ASCC Conference 2009-10-18
Digital Switchover

Newsletters – SEPA View – SNH - The Community Councillor

5. AOCB

Notice Boards have been fixed by Mr Tulloch, Banchory – Devenick still to do.
Affordable Housing discussion Cllr Nelson has arranged for our November meeting – please consider specific questions in advance.
Cllr Mollison explained that after a trial fortnightly rural kitchen waste collection was to commence for 30,000 rural houses.
Agreed not to send delegate to ASCC A.G.M.
MoP reported possible establishment of unauthorised recycling site on C62.
Agreed to query possible provision of evening Computer classes at Lairhillock School.

DATE OF NEXT MEETINGS

16 November 2009 at 7:30pm
14 December 2009 at 7:30pm

Visit our Website – www.nkrcc.org.uk