



North Kincardine Rural Community Council

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Minutes of the ordinary meeting held on Monday August 16th 2010 at 7.30pm in Maryculter Community Hall

Present:

Robin Winmill (Chair)
Phillip Smart
Susan Astell
Toby Lenehan (Secretary)
Avril Tulloch
Hazel Witte
Mike Birch
Cllr Paul Melling
Cllr Ian Mollison
Cllr Carl Nelson
Four members of the public

Representing:

Cookney / Netherley
Cookney / Netherley
Maryculter
Maryculter
Maryculter
Maryculter
Banchory-Devenick
Aberdeenshire Council
Aberdeenshire Council
Aberdeenshire Council

1 Apologies:

Bob McKinney
Robert Keeler

2 Minutes of the Meeting of 21 June 2010

After correction of minor typographical errors MB proposed approval of the minutes of the meeting of Monday June 21st, HW seconded and the minutes were duly approved.

3 Matters Arising

3.1 Rural Schools

Owing to school holidays it had not been possible to contact the local schools and so there were no new matters arising. Ragwort continues to grow on the Lairhillock School perimeter. Having received no response to previous letters to Aberdeenshire Council about the ragwort problem, on 5 August 2010 RK had written to the Scottish Executive Environment and Rural Affairs Department (SEERAD) about the matter. The letter noted that ragwort continued to infest the area around the school and was also growing on the nearby site of Alba Power and requested action to remove it. On 9 August SEERAD had replied to acknowledge receipt of the letter which would be actioned in due course. A discussion followed noting that the ragwort was now seeding and so it may be too late to do anything about it this year. MB suggested a photographic survey of the extent of the problem may help to initiate action from the authorities.

3.2 Website

The website was currently not up to date due to the transition of maintenance responsibilities from Sylvia Pike to MB. It was expected that the situation would be resolved in the near future.

3.3 Roads

RW noted that temporary roadside works and warning signs had still not been removed from verges long after their usefulness had passed. He reiterated an earlier request for them to be cleared away.

George Masson, a member of the public, stated that vehicle speeds on the B9077 South Deeside Road from the Old Mill Inn to the Ardoe House Hotel and between the Netherley Road junction and Altries were excessive leading to a number of accidents. George said there was community support for a 40mph speed limit to be introduced on these sections of road. PS noted similar issues on the B977 Netherley Road. A discussion followed regarding criteria for imposition of a reduced speed limit and whether that was the best solution to the problem. PM offered to make representations to a road safety expert on the Council and this offer was accepted. It was also agreed that accident statistics from the police would be useful evidence of the seriousness of the problem while noting that these did not record the large number of near misses. RW noted that a Route Study from several years ago had already highlighted these road safety issues and had recommended a road upgrade but this had not occurred. PM took a copy of this study to use with his representations.

3.4 Aberdeen Western Peripheral Route

There was nothing new to report on the AWPR. IM asked how Roadsense's plans for a judicial review were progressing. RW replied that Roadsense were currently amassing a large amount of documentary evidence for the court case.

3.5 South Deeside Under Fives (replacement for Maryculter Playgroup)

Copies of a letter from the SDUF secretary to NKRCC were handed out. This provided an update on progress of the new group which would be opening for the new term shortly. New equipment had had to be purchased to cater for the expanded age group covered by the new group. A total of £454.54 had been spent and a request for financial support was included. HW reminded the meeting that NKRCC had previously pledged to provide support of up to £400 to Maryculter Playgroup/SDUF. There were no objections and so it was agreed to donate £400 to the South Deeside Under Fives group.

PM noted that he had made representation to the Finance Department of the Council regarding funding of SDUF. The lack of progress was due to the summer holiday season.

4 Planning

4.1 Meikle Carewe

PS noted that 83 documents relevant to the proposed Meikle Carewe windfarm development had been placed on the Council's website after the time of the planning decision. Some members felt it was disappointing that all the relevant facts had not been made available before the planning decision. The period for appeal of the decision to reject planning permission was nominally three months but the window for appeals was still open over four months after the decision to reject permission. No appeal had been lodged to date.

4.2 Chapelton of Elsick

The public meeting in Cookney Hall on July 13 on the proposed Elsick new town development had been well attended with approximately 120 people present. MB had been present and thought the presentation had been done well and that if it lived up to its plans, the development would be a positive one. The possibility of a partial development had been noted should economic conditions worsen. It was discussed whether the development may lead to reopening of Newtonhill train station as a transport link. This was felt to be unlikely as Transport Scotland were against this, preferring to direct money to Portlethen. A member of the public who had also attended had not been left with as positive a view, feeling that the presenter had not painted a good picture. Criticisms were also levelled at the lack of an existing example in the UK along the same design lines to compare with and that the work was being done outside Scotland. A member also expressed scepticism about whether the public's views could and would be incorporated. The charrette was expected to take place in late October. PM felt that the community engagement process shown by the developer was very positive, leading the way for the rest of the UK. He also noted that questions to the panel on the need for the development had been unfair. TL asked PM who was going to provide these people with a coherent explanation for the requirement for the scale of development proposed. CN noted that the allocation for Aberdeenshire was 36,000 houses of which 25% should be affordable. He noted that 7,500 people were currently on the waiting list for an affordable home and that this was a similar figure to 25% of 36,000.

4.3 Local Development Plan

RW reviewed the status of the recently published Local Development Plan. The twelve week period for objections ends on 1 October 2010. The Council would then consider the objections and the Area Committee consider the unresolved ones in early 2011. An Examination in Public (the new name for a Public Local Enquiry) would be held by November 11 2011. RW also highlighted numerous important proposed changes to the supplementary guidance which were included in the consultation process but would not be examined by the Reporter. PM suggested that discontent over this omission be expressed to MSPs and to ASCC. MB noted that important issues such as roads and water treatment were missing from the LDP. HW asked RW to provide a piece highlighting the LDP consultation period for the next issue of the South Deeside View and also suggested devoting the September 2010 NKRCC meeting to discussing the Local Development Plan. This was agreed by the members present.

Questions were asked about the progress of Aberdeen City Council's LDP and what would happen to the LDPs if the City and Shire Councils merged. Councillors present expressed the view that there was no foreseeable prospect of the councils merging and that press reports suggested the City Council was slightly behind the Shire with its LDP.

To assist in co-ordinating NKRCC's LDP response, Robin Baxter was co-opted into NKRCC. His status as a potential voting member for Banchory-Devenick would be reviewed at the next NKRCC ordinary meeting. PM suggested that Planning Aid Scotland and the Community Council Forum could also be helpful in assisting NKRCC co-ordinate its LDP response.

4.4 Recent Planning Applications

25 June 2010 APP/2010/1719	Land to the West of Burnside of Newhall, Newtonhill, Stonehaven	Erection of dwellinghouse and garage and formation of access
2 July to 5 Aug 2010 None		
6 August 2010 APP/2010/2509	East Neuk, Netherley, Stonehaven, AB39 3RB	Alterations and extension to dwellinghouse
13 August 2010 APP/2010/2676	Land to West of Blackhills, Cowie, Stonehaven, AB39 3RJ	Formation of 6 spans of overhead line (retrospective)
APP/2010/2617	Fernlea, Kirkton Of Maryculter, Aberdeen, AB12 5FS	Alterations and extension to dwellinghouse

4.5 Other Planning Matters

Bancon had contacted NKRCC several times requesting feedback on its proposed development beside Lairhillock School. It was agreed to ask the school to display the updated architect's boards illustrating the revised plans and requesting public feedback.

IM noted that the derelict church was due to shortly come before Infrastructure Services Committee for approval. As the building did not have a roof, granting approval was, strictly speaking, against current policy. However, he did not foresee any strong objections. The members expressed no objections to the proposed redevelopment.

MB asked whether there had been any developments in the Alba Power gas turbine testing planning application. RW replied that objections had been filed but since then there was nothing new to report.

5 Finance

As at 16 August 2010 NKRCC had a cash balance of £2680 of which £325 was earmarked for 300 Club prizes. The July and August 300 Club prizes were drawn. The winners were:

	July	August
£25	No draw	#72, Thomas of Wedderburn Rise
£15	#230, Duncan Raitt	#248 Shona Grimmer
£10	#282, Mike Birch	#291, Duncan Petrie
£5	#383 Natasha Mauthner	#374, G A Milne

The time for sale of 300 Club tickets for 2011 was approaching. RW asked whether there was support for running the 300 Club again in 2011. The members supported running the 300 Club again in 2011. TL requested that as NKRCC was currently well funded that the sale of tickets be delayed until the summer period. The other members were happy with the current arrangement and the tickets for 2011 would be distributed for sale in October.

6 Correspondence

TL read the police report provided by PC Neil McHattie. Models had been stolen from Storybook Glen in June. Lead has again been stolen from the roof of Blairs College. There had been road collisions causing serious injuries at the South Deeside Road – Milltimber Brae junction and at a junction on the Netherley Road. Several other crimes over the summer period were noted by members including a serious theft from a building site in Banchory-Devenick and a car break-in at Kirkton of Maryculter.

Aberdeenshire Council had contacted NKRCC offering plants for community groups for 2011. It was agreed to forward the plant order form to the Lairhillock and Banchory-Devenick Schools and the local churches.

The following written correspondence was read out:

- Scottish Natural Heritage had written offering members the opportunity to attend its forthcoming evening reception.
- The Association for the Protection of Rural Scotland has sent their latest newsletter and this was distributed to those present.
- Digital Outreach & ACVO had written highlighting the availability of grants and practical assistance for those needing help with the analogue to digital TV switchover.
- NHS Grampian required two people to volunteer for the NHS Grampian Board of Directors. The poster would be displayed on the notice boards.
- Crown Estate Scotland had sent its recent report on sustainable development in Scotland. This was made available to those present.
- The Kincardine and Mearns Community Plan had been received and was made available to those present.

6.1 Licence Applications

None received.

7 AOCB

HW had spoken to Torquil MacLeod at Aberdeenshire Council regarding the Maryculter Organic Farm. She noted that the shop which was a condition of planning approval was not open and that worker caravans were still on site. It did not appear that a site visit had taken place. The councillors present felt this may be a matter for the enforcing officer. MB suggested writing to Head of Planning, Robert Gray. PM offered to speak to Mr MacLeod personally on the matter.

HW noted that the last date for submissions for the next edition of South Deeside View was Sunday 22 August. The next issue was due to be published at the beginning of September.

It had been stated during the LDP discussion that the Chapelton of Elsick development would include a gypsy/traveller site. A discussion led by PM took place about traveller encampments. The view was expressed that illegal encampments were partly due to the inability to find a community willing to provide a site for a traveller camp. Various views were expressed and examples of traveller behaviour cited. There were no specific issues for discussion and the matter was debated for some time without resolution.

There being no other business the meeting was closed at 10.05pm.

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