



North Kincardine Rural Community Council

Secretary: Robert Keeler Howieshill Stonehaven Kincardineshire AB39 3SN
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Minute of the meeting held on Monday 20 April 2009 at Maryculter Community Hall. Subject to approval

PRESENT

<u>Maryculter</u>	<u>Cookney / Netherley</u>	<u>Banchory-Devenick</u>	<u>Aberdeenshire Councillors</u>
Avril Tulloch Hazel Witte (Treasurer) Sylvia Pike	Rob Winmill (Vice Chairman) Robert Keeler (Secretary) Phi Smart	Mike Birch (Chairman) Duncan Petrie	Ian Mollison Carl Nelson Paul Melling

6 Members of the Public

Presentation by Claire Smith of Rydens and Alan Forbes Architect on behalf of Roger Thorne.

This proposal is in the very early stages and is in response to bids for the Development Plan. The 15 Houses would surround Mr Thorne's house at the Lairhillock. He considered it an ideal site, services having been installed for the primary school. There would be approximately 27% affordable houses and environmental aspects had been addressed. Water harvest system envisaged. This would be low density housing with plenty of space. Traditional appearance – natural materials and would not be over large 'executive' houses. Rob felt that 15 houses on that site is high density. A mixture of styles with Semi detached and terraced houses. Planning gain had not been discussed but is usually between £1800 and £2000 per house. Each house would have an individual treatment system, not septic tanks. There would be no business units.

The incremental school roll forecast for these properties is 5 pupils.

School transport is not an issue – walk to primary school – bus to secondary schools

Lack of amenities in area – Pub/restaurant and primary school

Concern over increase in traffic on an already busy road.

Designated path to the school – yes. Philip pointed out that walking to school would not diminish the need for school buses. Would there be 15 wheelie bins at road end? No - collection vehicles would enter site.

Would there be screening from Lairhillock? Do not foresee a problem but there would be ample planting between the site and the Inn.

Would there be street lighting – yes but planned as low level, so minimal light pollution.

The site is 3.6 acres but this was disputed – Ms Smith would confirm.

Mike thanked Claire Smith and Alan Forbes for their presentation.

APOLOGIES – Bob McKinney.

MINUTES of the meeting of 16 March 2009 were approved.

1. MATTERS ARISING

Rural Schools – Nothing to report.

Web site – Up to date. Sylvia felt it did not need revamping and compares favourably with neighbouring Community Council's sites. Recent C.C. papers now available there.

Roads – Sylvia complained about the very temporary nature of repairs to pot-holes throughout the area.

MOP asked if a council employee ever checked the quality of completed work. Councillors would check standard procedures for repairs.

Western Peripheral Route – Field 52 at Stonehaven – plans for a supermarket had been submitted (at Fastlink/A90 junction)

Bridge at Lairhillock – Work had been done repairing road and bridge – Landscaping and fencing not yet complete. Cllr Melling will follow up.

2. PLANNING

Blairs – Nothing to report

Banchory-Leggart development proposal – nothing to report.

New Structure Plan – Objections to be in by 24th April. Rob summarised five points of objection. He will circulate with a request for comment by Wednesday.

Philip felt that the plans were road based, no rail. Mike agreed that there should be an integrated approach to transport. He also questioned the validity of the population forecasts used as a basis for the Plan. Cllr Melling said that you have to set targets or there is nothing to aim for. Robert commented that targets have to be realistic and achievable. He considered that there was a danger that by accepting the big increase in population there would be over-provision of housing or incomplete development.

It is felt that this plan should go to a Public Inquiry; C.C. objection will demand that.

Meikle Carewe – Philip reported that a letter from the Minister indicated a 2Km buffer desirable between larger groups of Turbines and settlements – SPP6 – with the implication that it should apply to smaller groups and individual houses as well. He will attempt to get clarification.

He will review document ‘ Energy for All’.

3. FINANCE

Funds - £2756 (incl £520 300 club prizes.)

300 Club Prizes

March £15 97 G Robertson **£10** 329 B Scott **£5** 3 B Morrison

4. CORRESPONDENCE

5. AOCB

Notice Boards - Nothing to report.

Plant Sale and Coffee Morning - Saturday May 16. 10-30 til Noon. Helpers there by 9 a.m. Home baking required. Flyers distributed

Get-Together with Newtonhill Cammachmore and Muchalls CC, Portlethen CC on May 21 at 7:30 at Lairhillock School. Carl had confirmed with the other community councils that the date was acceptable. Agreed to write press release but not invite the press.

Walking and Cycling Strategy – Philip to prepare paper stressing the need to promote leisure cycling and to comment on disincentive of potholes on main routes.

St Ternans Improvement Fund - George Masson said that they had been given a grant of £42,000 from the Shire Leader Fund, 50% of their needs, 20% will come from Church funds – Other grants possible. He felt this was successful due to letters written by local Community Councils and others. The wood pellet heating system is operational and visitors are welcome to view.

DATE OF NEXT MEETINGS

18 May 2009 at 7:30pm

15 June 2009 at 7:00pm AGM at 7:30

Visit our Website – www.nkrcc.org.uk