

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 April 2010 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 Toby Lenehan Sylvia Pike	Rob Winmill (Vice Chairman) Robert Keeler (Secretary) Philip Smart	Mike Birch Ann Townsley	Paul Melling Carl Nelson

18 Members of the Public

Presentation by Bancon Homes on proposed Lairhillock Development. Mr McNab and colleagues gave a brief description on revised plans for 60 to 70 houses. As Westhill e.g. constrained, this could take up some of that capacity. It was proposed that there could be links with the Elsick development, also the Bus service would be improved, traffic flow had been modelled and was acceptable. The bridge, and access to school would be improved. Mark Taylor, Architect said it would be a family oriented traditional village development, with different house types and the character of each street would be different. Parking to the rear of houses and a play area incorporated. 5 business units and possibly a children's nursery or aftercare for school pupils. The development would be environmentally sustainable with high rated home insulation and white goods. Sewage treatment plant to be built. Veronica Ross gave details of landscaping – trees and shrubs at B979 junction would hide development - a park would be developed by the Crynoch Burn., allotments a community orchard, connecting footpaths and strategic landscaping. The village green would be the centre of the village. Other points made : eventual aim still 200+ houses; school already disfigures the landscape so houses would have less impact; agreed it was contrary to Local Plan; landscaping all native species; denied it would be a commuting village (has 5 business units); affordable houses early on in scheme.

Questions were asked on – ability of school to cope with extra pupils – why here – because we are developers:– timing – not before 2012 – Would infrastructure be built first? – Yes, gas and electric first. – negative comments from public on previous plans: If locals do not want development what then? It would not happen. Where would residents work – in business units also improved bus service would allow easier travel to work. Would additional vehicles cause undue stress on existing roads? – No. Plans are on website www.banconprojects.co.uk. Agreed that further queries could be put through Community Council or direct to Bancon.

Police report - PCs Norman Thompson and Alan Paxton attended and gave the following report. Only 2 reported crimes in our area since the last meeting.

During the nights of Sunday, 21 March 2010, about a tonne of lead was removed from the roof at Blairs College. The persons responsible removed more but this was left behind, indicating that they were either disturbed or were not prepared for the quantity / weight to be removed.

A further Theft occurred at Blairs College overnight 12/13 April, 2010, when approximately half a tonne of lead and 100 metres of copper piping were stolen.

During the afternoon of Monday 12 April 2010, three males were seen within the grounds at Blairs College and at Heathcot House. They were seen with 4 dogs, 2 Staffordshire Bull terriers and 2 Dog de Bourde. One male is described as sporting multiple tattoos while the other 2 males are described as being of skinny build with gaunt features. These males were seen in a blue coloured Land Rover Freelander.

Police have highlighted concerns to the Roads Department regarding the problems of water flowing across the carriageway on the South Deeside Road. The stretch of road mentioned is the mile or so east of the Peterculter Bridge towards Copeland Motors.

On 27 March a large group of youths were found entering Tollohill Woods. It was suspected that they were there for an impromptu party and a quantity of alcohol was removed from some under 18's. In order to "manage" this situation may I suggest some form of Community Council approach, in the first instance, to the land owner, in order to ascertain if any guidelines or permissions exist for persons using the land.

APOLOGIES – Bob McKinney (Chairman) Hazel Witte (Treasurer) Cllr Ian Mollison Cllr Bews.

MINUTES of the meeting of 15 March 2010 were approved, subject to add under **Local**

Development Plan 1) increase in houses at Kirkton of Maryculter from 6 to 10

2) Noted – NKRCC against both options (Banchory-Leggart and Elsick)

1. MATTERS ARISING

Rural Schools – Regarding Ragwort at Lairhillock school – Cllr Nelson said that the problem at Newtonhill had been cleared very quickly. Suggested write direct to Thainstone.

Web site – Up to date. There is a link to Cammachmore site – resident stated that it was going to wrong site – Sylvia will arrange correction. Letters not yet posted.

Maryculter Playgroup – Meeting to take place on Wednesday. Full support of Community Council for Playgroup to continue, Mike will speak on our behalf. Cllr Melling was disappointed at the outcome of discussions with Education Dept and thought the Director did not wish to see the Playgroup close. Leader of Council concerned at unrest – Cllr Melling will attend meeting. Cllr Nelson believed there were five playgroups involved. Separate meeting between Playgroup and Education Dept. stressed – mobile population needs continuity of Playgroup; previously agreed housing a major factor for school and Playgroup: if Playgroup stops, unlikely to re-start: Playgroup a major contribution to viability of Hall.

Roads – Received list of proposed roadworks over next three months, which hopefully will satisfy some of our concerns, to be put on web.

Email: roads@aberdeenshire.gov.uk - **Phone:** 08456 08 12 05 **Text:** 07624 82 07 22

Western Peripheral Route – Nothing to report

2. PLANNING

New planning applications –

APP/2010/0805 Maryculter West School Maryculter Aberdeen AB12 5GN Change of Use from Class 10 (School) to Class 4 (Offices)

APP/2010/0649 Blairview 2 Jockston Steading Ardoe Aberdeen AB12 5XT Alterations and Extension to Dwellinghouse

APP/2010/0650 The Old Dairy 3 Jockston Steading Ardoe Aberdeen AB12 5XT Alterations and Extension to Dwellinghouse

APP/2010/0721	Lorieneen Bridge Of Muchalls Newtonhill AB39 3RU	Lorieneen Bridge of Muchalls Stonehaven AB39 3U Matters Specified in Conditions 02 (Detailed Levels Survey and Cross Sections and Details of Disposal of Foul and Surface Water) 06 (Siting, Design, External Appearance) 07 (Landscaping) 08 (Materials)
APP/2010/0725	Blackbutts Muchalls Newtonhill AB39 3RS	Conversion of Steading to form 2 Residential Units and 1 Business Unit (Holiday Let)
APP/2010/0886	Mill Of Monquich Works Netherley Stonehaven AB39 3QR	Gas Turbine Testing Facility
APP/2010/0917	Lagavulin3 Stonyhill Stobhall Maryculter AB12 5FE	Erection of Porch, Garden Store and Boundary Wall
APP/2010/0807	Altries House Maryculter Aberdeen AB12 5GD	Alterations and Extension to Dwellinghouse
APP/2010/0811	Pegasus Ardoe Aberdeen AB12 5XT	Alterations and Extension to Dwellinghouse
APP/2010/1000	Templars Park Maryculter Aberdeen AB12 5GA	Erection of Tractor Shed
APP/2010/1042	Nether Ashentilly Cottage Maryculter Aberdeen AB12 5GQ	Erection of Outbuilding and Store
APP/2010/1069	Clifton House Banchory Devenick Aberdeen AB12 5YD	Alterations and Extension to Dwellinghouse
APP/2010/1199	Pine Trees Cottage Banchory Devenick Aberdeen AB12 5XR	Alterations and Extension to Dwellinghouse

Mill Of Monquich Works - Alba Power - Gas Turbine testing – Application withdrawn but new application in this week – with addition of 50 ft high building extension.

Local Development Plan (LDP) – Agreed we should send an aide memoir to ISC members on items of concern. Agreed remain neutral on Banchory-Leggart v Elsick but protest about Kirkton increase to 10 houses. Cllr Nelson said the time to object was when the Plan was published. This was felt to be too late and ISC is not just a rubber stamp anyway.

Meikle Carewe – Site visit on 19 April Brief report on Area Committee on 23 March – Cllr Bellarby declared an interest as he had objected to the previous application when a Community Councillor. Cllr Sullivan did not withdraw despite his close connections with RES previously. NKRCC pointed out that planners tried to ignore the ‘ridgeline issue’, gave some wrong information to members (CO2 emissions, TV problem) and gave false impression that turbines now widely accepted.

Changes in Planning System –

3. FINANCE

Funds - £3051 (including £685 300 club prize money)

Agreed to continue web support with Zincweb.

300 Club Prizes

March £15 207 S Wardlaw **£10** 354 J Pryde **£5** 139 A Stewart

4. CORRESPONDENCE

Emails :

- Aberdeenshire Council – surface dressing
- Aberdeen Chamber of Commerce – Planning workshop
- Aberdeenshire Council – CC Forum 25 November
- Judy Martin – Centre reservation closure.
- Tarves CC – Planning changes
- Aberdeenshire Council – roads
- Maryculter Playgroup – Meeting 21 April
- Aberdeenshire Council - Ragwort
- Mearns Leader – Meikle Carewe Press release.
- Aberdeenshire Licensing Boards – Labelling
- Aberdeenshire Council – list of surface dressing

Liability Insurance certificate

BEAR Scotland – A90 works

Newsletters – SEPA View – Scottish Health Council Connect.

Licence Applications - none

Discussion regarding possible closure of central reservation on the A90 Bruntland Road Portlethen to stop right turns into Lairhillock road. Cllr Melling clarified the situation in that the proposal was to continue to allow right turns southbound but to ban right turns northbound as the grade separated junction was not much further on. Only discussion stage at moment.

5. AOCB

Plant Sale – 15th May

AGM – 21st June - Avril Tulloch -Sylvia Pike - Hazel Witte and Robert Keeler all finish their three year term. There are also the existing vacancies for Marculter and Banchory-Devenick to be filled.

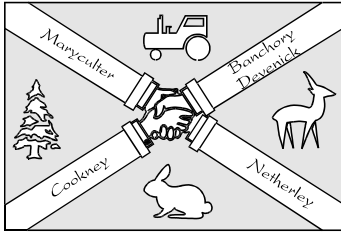
Community Councils – Joint meeting: - Thursday 20 May at Portlethen .

DATE OF NEXT MEETINGS

17 May 2010 at 7:30pm

21 June 2010 at 7:00pm AGM at 7:30pm

Visit our Website – www.nkrcc.org.uk **For Changes to Scottish Planning System; NKRCC comments on Local Development Plan; Draft policies for LDP; on proposed developments in the area etc.**



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AGENDA

**For the Ordinary Meeting on Monday May 16 2010 at 7.30pm
in Maryculter Community Hall.**

1. Apologies.
2. Minutes of the meeting of 19 April 2010
3. Matters Arising
 - Rural Schools
 - Website
 - Roads
 - Western Peripheral Route
 - Maryculter Playgroup
4. Planning
 - Local Development Plan
 - Meikle Carewe
 - Recent planning applications
5. Finance:
 - 300 Club
6. Correspondence
 - Licence applications
7. AOCB
 - AGM

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