



North Kincardine Rural Community Council

Secretary: Robert Keeler Howieshill Stonehaven Kincardineshire AB39 3SN
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Minute of the meeting held on Monday 15 December 2008 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) Bob McKinney Philip Smart	Mike Birch (Chairman) Duncan Petrie	Ian Mollison Carl Nelson

13 Members of the Public

Mike welcomed back Hazel.

Police Report –PC Kirsty Lawie attended.

Contents of purse stolen Ardoe – projector stolen Ardoe. Theft of tools valued £2500 from property Maryculter. Theft of copper pipe value £150 uninhabited property Banchory-Devenick. Driver reported at Hillside – driving without a licence and unfit through drink or drugs.

Accident on South Deeside road at Blairs serious injury to driver. 17 other accidents with no injuries mainly due to slippery road conditions.

It was commented that the diversion put in place by police for the Blairs accident led to traffic being sent on narrow and very icy roads, Did the police take into account conditions on diversion routes? KL commented that resources were very short, due to number of accidents. Mike suggested that a route via the A90 would have been safer in this instance.

Presentation on Proposed Elsick Development Co.

Lord South Esk, introduced his team and handed out a brief summary of the proposal, which he stressed was entirely separate from Banchory-Leggart development, and was presented on behalf of the Duke of Fife and four neighbouring landowners. The aim to create a community development similar to the Poundbury and not Cumbernauld. It would not be sold off to developers but would be controlled in-house. A development of up to 6,000 houses could be built within the Elsick Estate, over 25 to 30 years. This size of development would need four new primary Schools and a secondary school. The development must be environmentally sound in accordance with the Family's wishes. Renewable energy solutions envisaged, much open space planned and frequent bus service to Stonehaven. The AWPR should pass to the west of the development – and it is hoped access to it will be allowed. The plan is that residents will walk or cycle to their place of work. There would be access to Portlethen, the A90 at Newtonhill interchange, and it is hoped that traffic loads on A90 would not increase above present. A 'Landscape appraisal' had concluded that there would be minimal visual impact as area is in a bowl. Pictures were shown taken from various points on the site although this was disputed by one of the members of the public living in the area.

In answer to a number of questions from the community council it was stated that:

Red lined area on plan not all for development.

Discussed with Structure Plan team – if approved, outline permission for 2010, start in 5 to 6 years. Village centre shops not supermarkets plus doctors' surgery, community hall etc and mixed use Business Park. No Park and Ride but links to railway stations, subsidised bus services and possible opening of Newtonhill station. Not dependant on access to AWPR. Some affordable housing to be included in line with draft development plan targets; houses would be 1 or 2 storey. Not expected to increase traffic at Bridge of Dee. Ridge lines contain the development – not seen from Netherley. Rat-running to AWPR would be discouraged with traffic calming. Schools transferred to local authority. Water supply and disposal had not been investigated but was not expected to be a problem!

Members of the public queries – Walk to work concept doubtful a majority in the area commute to Aberdeen area, this would be a Kingswells housing cul-de-sac. Only 50% of area involved is arable, less than 25% of 'red line' area to be developed. Density to be average 30-35 houses per hectare.

Availability of work force and house buyers queried (if no increase in population) No answer.

Mike thanked Lord South Esk and his team for their presentation and answering the questions raised.

Main Meeting

APOLOGIES – Keith Johnson and Cllr Paul Melling

MINUTES of the meeting of 17 November 2008 were approved subject to – 200 club draw was for November not September.

1. MATTERS ARISING

Rural Schools – Banchory-Devenick School – good progress on HMI's follow-up report.

Cllr Nelson asked if the bulbs and trees had been delivered to Lairhillock School. Some had been received – Rob will check.

Cllr Mollison commented that the sale of the old Netherley School was agreed on 9 December, it would be offered to other departments for their use and then if not needed would go on the open market.

School Buses – Steve attended Area Committee meeting on 18th November and spoke at meeting of ISC on regulations. Councillors agreed to include requirement for seat belts on buses at next contract renewal in 2010. Also taxis would now be required to carry booster seats. Real progress! Our thanks to Steve for his hard work on this.

Duncan asked who would enforce the use of belts. Philip replied that there would be the opportunity to use belts, use depends on parents.

Robert will write to other CCs and MPs and MSPs who were contacted before to thank them for support. Cllr Nelson said that road safety in general is still an issue.

Fireworks – Bob reported on the intricacies of legislation – simplified - if there is a charge (even if included in price of dinner-dance etc) or display is open to the public then there must be a licence. If it is a private event then a licence is not usually required.

Complaints should be made to Police, Fire Service or Local Council. Mike said that Ardoe House Hotel are frequently having displays throughout the year and apparently outside the normal periods for such displays – Robert to write to Council re how many licences granted for firework displays in our area and what provision for public consultation.

Web site – Up to date.

Roads – Rob felt that a barrier should be erected by the road beside Lairhillock bridge - he will write.

Concern was expressed over lack of gritting recently, especially school bus routes and also amount of water flooding onto roads from fields, the road leading to Banchory-Devenick Church

was particularly bad, and the road at Corbie Lin. Other problems:- potholes had appeared in B979 near to Maryculter West junction after only a few months. Batchart to Auclunies road and corners to east of Rothnick on C13k. Robert will write.

Western Peripheral Route – Inquiry finished. It was agreed that Rob should write a closing submission to be in by 8 January.

2. PLANNING

Blairs – No new information.

Banchory-Leggart development proposal – Letter of thanks received. Mike will write to developers with summary of questions to note their response. Mike and Rob to draft note.

Duncan concerned that the development could be swallowed up by City Council.

New Structure Plan – List of small and large settlements discussed by Area Committee and changes made; B-D, Blairs, Netherley, Maryculter West and Kirkton of Maryculter all now scheduled for possible development. Planner explained the Shire would be happy to look at very small developments – 2 or 3 here and there? Rob will write to Piers Blaxter with comments and queries.

Meikle Carewe – Another map has been produced for whole area showing suitable sites for larger turbine output sites.

Planning Aid running 3 hour session for Community Councillors on February 21 – Rob will reserve 2 or 3 places.

3. FINANCE

Funds - £1,558 – (including £130 - 200 Club prize money)

200 Club – Prizes

December **£100** 192 J Rappach **£15** 86 J Murison **£10** 89 D Moir **£5** 35 D Ritchie

4. CORRESPONDENCE

5. AOCB

Duncan asked if anything was happening with Banchory-Devenick cemetery – he will liase with Cllr Nelson.

Flag flying – there are restrictions – ‘Homecoming’ – Saltire may be flown

No reply from City council re Maryculter sign on A() – Robert to write

St Ternan’s church now applying for planning permission for alterations.

Grid reference system for chroic asthma sufferers – Robert to write to GP practices.

DATE OF NEXT MEETINGS

19 January 2009 at 7:30pm

16 February 2009 at 7:30pm

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