



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~~ 19 January 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)	Rob Winmill (Vice Chairman) Robert Keeler (Secretary)	Mike Birch (Chairman) Keith Johnson	Ian Mollison Carl Nelson Paul Melling

13 Members of the Public

Police Report –PC Kirsty Lawie attended.

Theft of tools valued £2000 from building site Banchory-Devenick. Sneak-in theft of computer equipment value £1000 property Banchory-Devenick. Theft of purse ,Blairs £11 stolen. Theft by housebreaking at unoccupied domestic property at Banchory-Devenick, £1700 computer equipment and jewellery stolen.

Driver reported at Hillside – using hand-held mobile phone whilst driving .

3 damage only accidents 1 on Netherley road and 2 on South Deeside. 6 drunk drivers – 3 not traced , 3 provided negative blood tests. 1 suspicious incident, 2 Alarm activations. 12 Animal incidents mainly deer. The comments at the last meeting regarding diversions had been passed to traffic. The speed check on the minor road between south Deeside road and Netherley road had been a fixed trap and average speeds were around 40mph. Comment by member of public that a security light on South Deeside road dazzled oncoming traffic. Complains that Flood warning signs were not removed – this was a council problem.

Presentation on Proposed Ardoe Village Development

Jack Anderson (Landowner) Steve Roberts and Bob Reid (planner)

A map of the area of existing properties (35) and the proposed additional properties (15) was shown. SR explained that the Community's view would be taken into account. Various sizes of plots would be available. The concept was of a rural village, at the high end of the market with improved access onto the South Deeside road, which would be a valuable addition to the area.. There would be affordable housing – plots for sale at reduced prices rather than houses. Also planned are a doctor's surgery, dentist and veterinary practice, plus community hall with playing fields.

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

Mr Anderson has authority to speak for all landowners involved. The houses are south of the road but services are on the other. It will be necessary to build at least one crossing, not yet thought about.

Water supply would need special arrangements – sewage ok. While the existing homes and the 15 additional houses are not enough to warrant the amount of proposed services, these were just suggestions. Land might be provided for such facilities and there is a larger catchment area with the

Blairs development. Is there a website – No but the is the Draft structure plan site can be accessed from the NKRCC site.

Is the proposed Hydro-power plant viable? It could contribute to power needs. Road access? – not yet considered. But would be pedestrian access to new Blairs development and Mercure Ardoe House hotel – not a lot of thought about it yet.

Members of the public queries – this is within Green Belt – Yes . Within Green Belt in a future plan ? No one knows. Development corridor? No but it might be extended

Effect on Bridge of Dee? – dependent on AWPR.

The springs that would supply the Hydro plant dry up in summer – Yes, it would not power the houses all the time. – Mike assured that this is speculative only. What about public transport – First Bus are interested in upgrading the routes to Lower Deeside, this development would link in to the improved service to Park and Blairs. Mr Reid assured everyone that the development would be done sensitively, good design can overcome many problems.

I see no community benefit here – it is for the market to decide on types of development.

Mike thanked Mr Anderson and his team for their presentation and answering the questions raised.

Main Meeting

APOLOGIES – Sylvia Pike, Philip Smart, Bob McKinney and Duncan Petrie

MINUTES of the meeting of 15 December 2008 were approved subject to removal of words – ‘Philip replied that’

1. MATTERS ARISING

Rural Schools – In response to Cllr Nelson’s enquiry last meeting – Nicola had written that many donations of bulbs had been received and all had been planted together with 40 trees and 35 yards of hedge. she expressed thanks to all concerned.

Fireworks – Response to letter awaited.

Web site – Up to date.

Roads – Response to letter re Barrier at Bridge awaited. Regarding potholes and gritting – Robert has written to Alistair McDonald regarding this and inviting him to a future meeting – awaiting reply.

Western Peripheral Route – NKRCC closing submission will be on the our Web site.

Area Committee – Cllr Mollison reported that the trial of Public Question time at Area Committee meetings to go ahead.

2. PLANNING

Blairs – Nothing to report.

Banchory-Leggart development proposal – Our comments and queries had been sent to the agents, and will appear on our Web site.

New Structure Plan – Rob summarised suggested comments. One amendment agreed. Final draft to be email circulated before submission. Some feeling that we were doing the planner’s work for them , but Cllr Melling stressed all CC vies genuinely welcomed.

Meikle Carewe – No new information

Planning Aid Forum – Two places booked for 21 February - Mike and Rob will attend

3. FINANCE

Funds - £1,428

300 Club – Returns of tickets sold by end of January please. January draw will take place next month.

Letter of thanks from Lairhillock School for £100 donation towards school garden.

4. CORRESPONDENCE

5. AOCB

Duncan had said that matters regarding cemetery were progressing .

Reply from City council re Maryculter sign on A90 indicated that it was Bear's problem not theirs – Robert has written to Bear Scotland.

Sylvia had complained regarding Christmas rubbish collection . It was felt that publicity of collection times had been adequately covered.

DATE OF NEXT MEETINGS

16 February 2009 at 7:30pm

16 March 2009 at 7:30pm

Visit our Website – www.nkrcc.org.uk