



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 June 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 Sylvia Pike	Rob Winmill (Vice Chairman) Robert Keeler (Secretary) Philip Smart Bob McKinney	Mike Birch (Chairman),	Ian Mollison Carl Nelson Paul Melling

95 Members of the Public

APOLOGIES – Hazel Witte (Treasurer), Keith Johnston and Duncan Petrie

MINUTES of the meeting of 18 May 2009 were approved.

1. MATTERS ARISING

Rural Schools – Nothing to report

Web site – Each document to be dated.

Roads – Nothing to report

Western Peripheral Route – Still awaiting Reporter's recommendation. Now with Ministers – decision possibly by summer.

Bridge at Lairhillock – Warning signs have been installed.

2. PLANNING

New planning applications –

- APP/2009/1479 7 Altries Wood Maryculter Aberdeen AB12 5GH Erection of Detached Garage
 APP/2009/1508 Westside Croft Maryculter Aberdeen AB12 5GT Erection of Two Dwellinghouses
 APP/2009/1724 Oteac Ltd Templars House, Stobhall Maryculter Aberdeen AB12 5GB Erection of Industrial Workshop (Replacement)
 APP/2009/1650 North Burnside Kennels Maryculter Aberdeen AB12 5FB Erection of Dwellinghouse (for Kennel Manager)
 APP/2009/1685 Brucewells Netherley Stonehaven AB39 3RB Erection of Agricultural Building
 APP/2009/1474 MAST RADIO FACILITY REAR OF HATTON COTTAGE C5K U59K west of Jameston to City boundary near Newton of Charleston BANCHORY DEVENICK Erection of Telecommunications Mast
 APP/2009/1725 Alhambra Blairs Aberdeen AB12 5YQ Erection of Summerhouse

Local Development Plan (LDP) – Main Issues Report (MIR)

Chairman opened the discussion by explaining process that would be followed and stressed that this was opportunity for NKRCC to gain understanding of local residents' views of the proposed developments in our area Rob summarised the main points in the Structure Plan and the process

for consultation on the MIR and LDP. There would be further consultation period in February 2010 when LDP published (no draft stage).

MoP – Will NKRCC act for us - We will be putting forward a response which will include points made tonight, but it cannot be stressed enough that everyone can and should put in individual comments, for or against – all will be welcome.

Rob briefly described each bid in NKRCC area (total 23, of which 3 Blue – preferred, 4 Red – not possible, (remainder Yellow – possible) and explained that objections sent now will go forward to the Public Inquiry.

Comments from the public and individual members of NKRCC as follows:-

K121 Banchory-Leggart (Preferred) – Destroying Green Belt – Breaking up existing community – No rail links – Country Park really only farmland – North facing – Pollution of Leggart Burn – Pollution of Dee (bad for fishing/tourism/local economy) – New town rejected in 1999 why again now? – Creating further traffic problems at Bridge of Dee – Would be commuter suburb – Developers do what they like once land bought – Reintroducing roundabouts at Charleston.

K63 Kirkton of Maryculter (Preferred) – Possible sewage problems – 2 existing houses not selling – Why affordable housing suggested? – Poor road access.

K46 – Lairhillock - 300 Houses/Care-home/Sheltered Housing (Yellow) – Completely inadequate roads – School not large enough – Too big a development in rural area – 3 other bids nearby – Flats not suitable in rural area – No amenities for sheltered housing residents.

K58 Waterside – Leisure (Red) – On a flood plain – Previous development here rejected on account of flooding.

K64 - Rothnick Croft - 12 Houses and Nursery (Yellow) – Should not be ‘enabling’ - use normal funding methods.

K9 - Westside Maryculter–15 Houses (Yellow) – On a flood plain – Access onto fast stretch of road.

K114 – Netherley House– 4 Houses (Yellow) – Next to a listed building – Single track, narrow road.

K142 - Elsick – 4,000 to 6,000 houses (Yellow) – Residents strongly oppose it, if it went ahead residents would want a Green-belt area around Cammachmore - Causey Mounth route should be protected – Not really an Eco town –distance from Aberdeen would result in high level of commuting – we should make the most of what we have – not more concrete – No industrial land taken up at Elsick previously.

K104 – Lairhillock – 15 Houses (Yellow) – Over development in small area – Poor roads.

K61 and K70 – Stobhall – 28-33 Houses (Yellow) – Residents have organised an action group – Roads are not suitable –change the character of the area – nearly doubles existing size – Many accidents at junction with South Deeside road. Development here rejected previously.

Other general comments made in relation to L.D.P. as follows:-

Housing need overstated – Big increase in commuting/emissions – present economic difficulties require rethink on population forecast and thus housing demand – Present bid proposals would destroy rural character of area – completely inadequate rural roads.

In response to questions, Community Council stressed: Object individually; lobby local politicians as well as planners; we are in touch with other Community Councils; write to City as well as Shire about Banchory-Leggart; National policy takes a really lenient view on Green Belt.

At the end of the discussion of the individual bids, Mike asked if anyone was in favour of the level of development proposed. There were no responses in favour.

Mike summarised the main points from this evening, said NKRCC will use the website to communicate with residents, and asked residents to respond by letter, email or by the forms provided by the Aberdeenshire Council. He thanked the attendees for their attention and fairmindedness.

Meikle Carewe – Nothing to report.

3. FINANCE

Funds - £2627 (incl £435 300 club prizes.)

300 Club Prizes

June £50 28 I Morrison **£15** 130 B Howard **£10** 68 J King **£5** 395 M Marr

4. CORRESPONDENCE

Emails : Piers Baxter – Extension request – MLD - MIR

B Tilley Planning objection OTEAC

H Witte – Planning Objection – two houses Maryculter

Aberdeenshire Council – AGM K&M Community Safety Group 30 June

Aberdeenshire Council – CC rep for Community Planning Exec

Edit Stephen – Newtonhill Muchalls And Cammachmore CC – Thanks

City & Shire Development Plan team - Survey

Aberdeenshire Council – Walking and Cycling Action Team

Community Engagement: Improvement, Empowerment and Local Decision Making

Enquire – Advice service additional support for learning

Grampian Police – Enhanced Local Contact

Aberdeenshire Council – Primary School provision in Portlethen Area.

Forestry Commission – District Changes

Newsletters – Marine News

Licence Applications - None

5. AOCB

DATE OF NEXT MEETINGS

17 August 2009 at 7:30pm

21 September 2009 at 7:30pm

Visit our Website – www.nkrcc.org.uk