

# North Kincardine Rural Community Council

Secretary: Robert Keeler Howieshill Stonehaven Kincardineshire AB39 3SN  
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## Minute of the meeting held on Monday 19 May 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	Robert Keeler (Secretary) Rob Winmill (Vice Chairman)	Mike Birch (Chairman)	Ian Mollison  Carl Nelson

6 Members of the Public

**Police Report** – PC Kirsty Lawie gave her report for the last month: There had been 5 solved crimes and 3 unsolved so far. There had been three accidents, two caused by excess speed. There had been a driver Safety Training day for 18 – 25 year olds, only 8 out of 25 drivers had attended despite reminder phone calls. There will be another course at the end of the summer and any 18 to 25 can attend. Regarding fires by Netherley road, no danger created so no action taken. The Fire Brigade had attended one recently.

Cllr Nelson commented that the Bucksburn call centre was very slow and being in a queue was very annoying.

**Affordable Housing** – Janelle Clark - Strategic Development Officer.

Definition – property for rent or sale for those with housing needs and who need assistance to rectify that. There are now 6,000 people on the waiting list for housing (50% increase in 2 Years). The Council has 14,000 units in total., but there have been no new council houses built in the last 10 years. This is being re-appraised. Cost of property has risen over 100% in last 5 years. Planning gain from developers helps, and this can be in the form of property, land or money. The Council MAY suspend the right to buy option for 5 years in areas of need. There followed a question and answer session.

Q. Is the policy aimed at the young and/or local people?

A. Must be first time buyers or change in circumstances, divorce etc. There is an income ceiling of 3 times salary. May have local connections, eg nurse or teacher, existing council or housing association tenants, but anyone can apply to join the list. The majority of applicants are from the North East.

Q. Planning permission has recently been sought for a group of 15 affordable houses be built locally as a stand alone development - Is this in line with policy?

A. It is preferable to have groups of property rather than ones and twos but usually not on this basis.

Q. Is there a Points system to favour local people?

A. No – housing requirements are assessed strictly on need. Aberdeenshire and Aberdeen City work in tandem and recently organised a common housing register

Q. Any time limit on resale of property?

A. If properties supplied by developers, resale at 75% of market price in perpetuity. Planning Gain can mean up to 25% of homes on development should be affordable (if more than 10 being built).

Q. What percentage are available currently?

A. Less than that as it depends on site and infrastructure costs.

Q. Who chooses in which development houses are built, and when does selection take place?

A. Through planning process,. Developer wants to know early and often at planning stage in order to plan early. Section 75 of Planning Act applies.

Q. How many affordable houses do Council hope to build?

A. About 250 per annum from Housing associations and 30 from developers.

Q. Would the Council consider modular buildings?

A. The Council is looking at various building methods but would not consider static caravans; must be permanent structures.

Q. What is the tenancy turn-over?

A. About 1100 per annum.

Q. MOD has surplus property in the Shire area - could it not be sold to Council at a preferential rate?

A. Unlikely but we are speaking to the Forestry Commission and NHS regarding ideas for disused sites.

Q. Were the Council shortchanged over the Hillside development?

A. Developer's costs for underpasses had to be taken into account.

Mike thanked Janelle for her very informative presentation.

**APOLOGIES** –Bob McKinney, Philip Smart and Cllr Melling

MINUTES of the meeting of 21 April 2008 were approved subject to amendment from 9,000 to 19,000 houses in Green Belt in New Structure Plan.

## 1. MATTERS ARISING

**New Lairhillock School** – Planning application to leave road bridge as it is had to be resubmitted due to error in original.

Mike asked who is accountable for this continuing delay in completing the required road improvements? Cllr. Nelson said that ultimately it is the Councillors. Mike suggested that all agencies work in parallel instead of each one waiting on the other in order to expedite a resolution. Cllr. Nelson will speak to The Architect and Estates departments to assess whether this can be achieved.

MoP asked whether as the bridge is listed would there need to be signage for no HGV's and priority arrows. Also as the money for the bridge was included in School building budget where is it now?

Cllr Mollison stated that he was also bemused by the delay and has found it difficult to get answers. He suggested we write to Alan Campbell Chief Executive to express our concerns. It was agreed that we would do so.

**School Buses** – Nothing to report.

**Web site** – Up to date. Sylvia questioned the fact that Minutes were distributed to everyone before they had been approved. It was agreed to add 'subject to approval' on minutes.

**Roads** – Mike had been unable to contact Mark Skilling in respect of the the various issues outstanding from the presentation that Mark had made to the NKRCC earlier in the year. Mike stated that he would write to Mark before the next meeting..

**Western Peripheral Route** – Rob attended the pre-inquiry meeting. Many individuals and organisations want to speak at Inquiry which is scheduled to begin on September 9<sup>th</sup> and last 9 or 10 weeks at least.. The Reporter said cost of road is irrelevant at the Inquiry. Deadline for

precognition is 12 August. The Northern, Southern and Fast Link will all be considered separately. Road-Sense chairman would like all Community Councils to appear. MoP asked if other routes would be considered at the Inquiry. – Rob said that any suggestions would need to be detailed. Mike suggested we organise our statement for next meeting as we do not meet in July in order to meet the required deadline.

## **2. PLANNING**

### **New planning applications –**

- APP/2008/1297 Full Planning Permission for Removal of Condition 4 (Agricultural Occupancy) of Planning Permission Reference 1973/653 at Carrick View Netherley Stonehaven
- APP/2008/1472 Full Planning Permission for Alterations and Extension to Dwellinghouse at Harecraig Croft Cookney Stonehaven
- APP/2008/1524 Full Planning Permission for Alterations and Extension to Dwellinghouse (Sun Room) at The Trees Netherley Stonehaven
- APP/2008/1204 Full Planning Permission for Variation of Condition 2 (The development shall not be occupied until the following matters are completed (i) The road improvement works shown on plan B1650/LHK-412) of Planning Permission Reference APP/2003/1073 at The Lairhillock Primary School Netherley Stonehaven
- APP/2008/1389 Full Planning Permission for Extension to Dwellinghouse (Conservatory) at The Cottage Netherley Grange Netherley Stonehaven
- APP/2008/1442 Full Planning Permission for Erection of Toilet and Shower Block at Camping Site Templars Park Maryculter Aberdeen

New building at Batcharts is a stable block - confirmed

**Meikle Carewe** – Nothing to report.

**Banchory-Devenick Cemetery** – Nothing to report

**Portlethen Corridor Study** – Report to be considered by Area Committee tomorrow, three options for 5000 houses all based in or near Portlethen. Golf Course may be relocated, possible development to east closer to Station.

**New Structure Plan** – Out for consultation soon. Cllr Mollison would like to see plan written in plain English. Cross-rail seems to be slipping into obscurity.

**Consultation documents** - Nothing to report

Sylvia queried blue poles by side of Alba Power – If it is a sign, planning permission is required

## **3. FINANCE**

**Funds - £2662.48** – (including £490 - 200 Club prize money)

### **200 Club – May Prize Draw**

**£25** 111 L Keeler **£15** 24 D Law **£10** 122 M Birch **£5** 4 R Cowan

No requests for funding..

## **4. CORRESPONDENCE**

April 28 Joint Commitment to Community Empowerment

April 28 Licensing Act Scotland 2005 Leaflets

May 2 Registration for Data Protection Act

May Calor Village of the Year Awards

May Association for the Protection of Rural Scotland AGM

May Consultation on Education

May Consultation on a Health and Transport Action Plan for Grampian

May 16 Reminder of Community Council representative on Community Planning Board

Newsletters – APRS

## **AOCB**

**Plant Sale and Coffee morning** – Funds raised for SDV £472.80. Many thanks to all helpers and the Lairhillock for supplying shortbread and others for cakes. Suggest publish result in the press.

Cllr Nelson confirmed that the meeting is arranged of three local Community Councils at Muchalls Hall on May 22 at 7.30pm

**AGM - Community Councillor - Vacancies** Banchory-Devenick (1) Maryculter (2)

Election forms to be sent out.

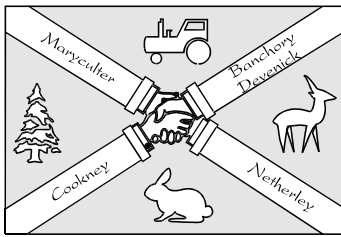
Consultation – Establishment of Community Council document, responses by August 1.

## **DATE OF NEXT MEETINGS**

**16 June 2008 at 7:00pm AGM 7:30pm**

**18 August 2008 at 7:30pm (provisional date)**

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## **AGENDA**

**For the Ordinary Meeting on Monday 16 June 2008 at 7.00pm  
in Maryculter Community Hall.**

1. Apologies.
2. Minutes of the meeting of 19th May 2008
3. Matters Arising
  - Rural Schools
  - Website
  - Roads
  - Western Peripheral Route
4. Planning
  - Blairs
  - Meikle Carewe
  - New Structure Plan
  - Recent planning applications
5. Finance:
  - 200 Club
6. Correspondence
7. AOCB

### **Agenda for the Annual General Meeting on Monday 16 June 2008 at 7.30pm**

1. Apologies
2. Minutes of AGM of 16 June 2007
3. Treasurer's Report
4. Chairman's Report
5. Nominations for Vacancies
6. Election of Office Bearers and appointment of Auditor
7. Meeting Dates for 2008/2009
8. A.O.C.B

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