



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 17 November 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	Rob Winmill (Vice Chairman) Bob McKinney	Mike Birch (Chairman) Duncan Petrie Keith Johnston	Ian Mollison Carl Nelson

24 Members of the Public

Police Report – Inspector Jim Gordon and PC Kirsty Lawie attended.

Theft of statue from Storybook Glen – positive line of enquiry. Theft of a strimmer from Maryculter property and £1500 of goods stolen in Banchory-Devenick break-in.

21 year old reported for careless driving on B979. Two accidents on South Deeside Road, one involved slight injury. Mike queried control of firework displays. Inspector Gordon said that if a display was open to the public a licence was required but if private then no control. Bob agreed to provide more information at the next meeting.

Inspector Gordon advised that he has 14 Community Councils in his area and tries to visit each at least once per year. He explained that he is very keen on leaving Community officers in their own areas, but still providing 24 hour cover from Stonehaven. A new scheme to allow this to occur is due to start on 7 December and that this will be monitored.

Presentation on Proposed Banchory-Leggart Development

Rupert Lumsden introduced his team. They outlined plans for a three pronged development including Housing, a Business Park and a Country park – all within Banchory Devenick. This “Banchory Leggart” development was intended to be in accordance with the proposed new Structure Plan and in contrast to others would be more deliverable as the site was well located for commuting to the city and was business led. The development included a high grade office development adjacent to the planned AWPR and 3000 homes with schools that could accommodate children from the proposed Blairs development. It was also intended to provide a by-pass to take traffic away from Leggart Terrace and a foot bridge across the Dee. The developers explained that they wished to be involved in the Community and hear their views.

Following the screening of a DVD of the proposal a number of questions were asked by the community council as noted below:

NKRCC: Is the development all within the Banchory Devenick Estate?

B-L: It goes outwith marginally and all but 20 acres is in Aberdeenshire

NKRCC: When would you seek planning permission?

B-L: 2010 at the earliest, if approved start envisaged as 2012/13

NKRCC: Are there any plans for a Park and Ride?

B-L: Key feature of plan even if AWPR not approved.

NKRCC: Has there been any discussion with the local councils on “planning gain”?

B-L We are aware of this, no details discussed yet.

NKRCC What type of housing is envisaged?

B-L Mixed housing to include flats but no high rise

NKRCC: What about schools and other community facilities?

B-L: One primary school and one secondary school plus GP surgery, Village hall and corner Shops but no major retail development)

NKRCC: Who will manage the country park?

B-L: The Country Park would remain within estate management and will continue to be mostly farmed with some increase in public access.

NKRCC: Does this depend on AWPR?

B-L: It does to an extent but the development could go ahead anyway, though more expensive.

NKRCC: How does the bypass at Leggart help congestion at Bridge of Dee?

B-L: NESTRANS believe it would assist flow over the bridge and to the South.

NKRCC: What about bus services?

B-L: There would be a new roundabout linking with Kincorth services.

Mike then opened up the discussion to members of the public to ask questions as follows:

MoP: Unemployment figures in the area remain unchanged, very low. Where will employees for Business Park come from?

B-L: Structure Plan envisages people moving from elsewhere.

MoP: How accurate is the number of houses in Structure Plan?

B-L: Strategic Plan must look ahead 30 years. Lack of foresight in previous plans had led to a shortage of business land.

MoP: Concerned about density of traffic. (800 houses at Portlethen, 3000 Banchory-Devenick, 5000 more at Portlethen). Bridge of Dee already very bad – look at the example of Westhill.

B-L: Developers would contribute to road development costs. Public transport provision is vital.

MoP: Why were residents last to know. Rupert apologised

MoP: Three plans published all different – my house could be in the centre of village.

B-L: Anticipate higher density in centre with lower density towards the outer area. Also hoping for a new Charleston junction but do have other sites. Agreed to highlight all roads on the website plan as they are covered by shaded areas.

Mike summarised concerns expressed during meeting as Traffic impact (above all), Process – does it fit with AWPR and Timescale given that the draft Structure Plan numbers are very optimistic. Mike also thanked Rupert and his team for their presentation and answering the questions raised.

APOLOGIES – Hazel Witte (Treasurer), Sylvia Pike, Robert Keeler (Secretary), Philip Smart and Cllr Paul Melling

MINUTES of the meeting of 20 October 2008 were approved subject to – Roads should read “poor workmanship of verge reconstruction at B-D”

1. MATTERS ARISING

Lairhillock School – Avril will arrange to talk to children about Community Council

School Buses – Letter from Steven Horan – legal issues are reserved to Westminster but local councils can ask operators about seat belts. We will forward letter to Director of Education for comment and local Aberdeenshire councillors. The matter will be discussed by Area Committee tomorrow.

Web site – Up to date.

Roads – Letter from roads department acknowledging our comments on Lairhillock bridge improvements and will ensure clear view East to West .

Western Peripheral Route – Sluie development trust will not now appear at the Inquiry and will rely on written evidence. Closing submission not expected until January 2009. Mike thanked Rob for his continued contribution.

2. PLANNING

New planning applications –

APP/2008/3676 Nether Ashentilly Cottage Maryculter Aberdeen AB12 5GQ Erection of Detached Garage/Store

APP/2008/3760 Land West Of Glenisla Netherley Stonehaven AB39 3RA Erection of Agricultural Building

APP/2008/3721 Greens Of Crynoch Blairs Aberdeen AB12 5YX Removal of Condition 1 (Temporary 12 months) and Condition 2 (Site to be Restored) of Planning Permission Reference APP/2007/1350

APP/2008/3757 Coneyhatch Stonehaven AB39 Change of Use from Agricultural Storage Building to Commercial Premises

APP/2008/3634 Store East of Gardners Cottage Blairs Aberdeen AB12 5YP Change of Use of Store from Class 6 (Storage and Distribution) to Class 9 (Houses)

APP/2008/3785 Craigwood Blairs Aberdeen AB12 5YT Alterations and Extension to Dwellinghouse

Blairs – Rob advised that he was unaware of the status of the SNH and Transport Scotland objections but confirmed that outline permission had now been granted. The Hall playing field will be a reserved matter – Corbie Hall committee will have to keep an eye on this.

Banchory-Leggart proposal – Mike suggested we write to Developers with some of tonight's questions to note their response. Mike and Rob to draft note.

New Structure Plan – List of small and large settlements discussed by Area Committee and changes made; B-D, Netherley, Maryculter West and Kirkton of Maryculter all now scheduled for some 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 as it is unclear whether all CCs will be asked for comments.

Meikle Carewe – Nothing to report.

3. FINANCE

As Hazel is indisposed Keith will stand in.

Funds - £1,715 – (including £260 - 200 Club prize money)

200 Club – Prizes

September £15 329 D Ripley £10 108 R McKinney £5 95 H Nicol

200 Club tickets were distributed to NKRCC members with a request that they be returned by the January meeting so that the 2009 draws could commence.

Letter of thanks received from Cookney Hall.

Request for funds for garden project – trees and bulbs required – Cllr Nelson will contact Doug Allan then contact Keith. It was agreed to donate £100

4. CORRESPONDENCE

Scottish Government – School Transport

To Aberdeenshire Council – Bridge/Culvert C13k

From Aberdeenshire Council – Bridge/Culvert C13k

Email to Aberdeen City Roads dept – Maryculter sign on A90

Sir Robert Smith – School transport

Mike Rumbles MSP – School Transport

Waterwatch Scotland – “Drop in” session

Aberdeenshire Council Road Casualty Reduction - Consultation

Co-Op – Area Committee

Aberdeenshire Council Budget 2009 - 2012

Community Council Forum 26 November

Nigel Don. MSP - Email in support of seatbelt email

Email from Elsick Development Company – settlement Newtonhill

Email from Willie Munro – Stephen Marshall Deceased

Email to Willie Munro – Stephen Marshall Deceased

Email from Banchory Leggart Estate – Planning Aid

Email to Elsick Development Company – invite to attend December meeting

Email from Elsick Development Company – agreed to attend December meeting

Email to Banchory Leggart Estate – Planning Aid and Hall available from 7:15

Email Roads re U62K Sylvia's road

Newsletters – Crown Estate, SEPA view Community Plan

AOCB

Bus Shelter on South Deeside Road – Mike to write to Roads dept to follow up on previous questions.

Bob queried if track from Cookney Church to C12K is a right of way believes so but not sure – He has written to Council in regard to this but as yet no reply.

DATE OF NEXT MEETINGS

15 December 2008 at 7:30pm

19 January 2009 at 7:30pm

Visit our Website – www.nkrcc.org.uk