

# North Kincardine Rural Community Council

Secretary: Robert Keeler Howieshill Stonehaven Kincardineshire AB39 3SN  
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## Minute of the meeting held on Monday 16 November 2009 at Maryculter Community Hall.

Subject to approval

### PRESENT

<u>Maryculter</u>	<u>Cookney / Netherley</u>	<u>Banchory-Devenick</u>	<u>Aberdeenshire Councillors</u>
Hazel Witte (Treasurer) Toby Lenehan Sylvia Pike	Bob McKinney (Chairman) Rob Winmill (Vice Chairman) Robert Keeler (Secretary)	Mike Birch Ann Townsley	Paul Melling Ian Mollison Carl Nelson

4 Members of the Public

**Affordable Housing.** Ginelle Clark gave a short presentation on Aberdeenshire Council Housing Allocation policy. The present system is needs based. Circumstances including overcrowding, medical and other factors all attract various points (but time on waiting list does not). Prospective tenants are asked to nominate at least five areas (settlements) to live (Note: only Maryculter is an area in NKRCC district). If property offered is refused twice then application is suspended for one year (very rare). A major review is taking place over the next 12 – 18 months, Community Councils to have an input – most popular change would be to award points to give applicants a better chance to stay in their area. However national legislation will still prevent that. Currently 7000 on waiting list of which 1500 want to exchange. The review will also bring Housing association and Aberdeenshire and Moray waiting lists into one combined register by 2010 (single application for all three). The ‘right to buy’ has been suspended for five years in 88 of the 130 areas in the Shire, for tenancies after 30 September 2002 (Scottish Executive likely to review Right to Buy policy). Sales to tenants have reduced housing stock from 18000 to current level of 12000. Housing Associations currently build approximately 200 p a. Council has 1<sup>st</sup> Phase grant of £25000 per unit for 35 houses, where Council already owns land, 2<sup>nd</sup> Phase to come. Planning Gain should also enable further new builds. Rents vary from about £200 p month (council average) to £400/£800 p month private sector. There is equal demand across the Shire and the largest waiting lists are of course in the largest towns. Suggestion (from MoP) to build modular homes which are substantial and can be erected quickly – Unfortunately Legislation excludes non-permanent homes.

Bob thanked Ginelle for her presentation.

**Police report** - Unfortunately the police were unable to attend – Kirstie Lawie is transferring from our area to become a detective, our thanks for her attendance at many of our meetings and her reports.

Theft of road signs at Maryculter also a break-in at Muchalls where jewellery and cash was stolen..

54 year old male reported for drunk driving, Blairs. 27 year old male reported for driving carelessly and without insurance, Maryculter. Single vehicle accident on Netherley Rd - 2 vehicle accident on South Deeside rd at Maryculter – slight injuries in both accident. Road traffic incidents 10 – Roads 10 – Flooding 16.

**APOLOGIES** – Avril Tulloch, Philip Smart and.Cllr Bews

MINUTES of the meeting of 19 October 2009 were approved.

## 1. MATTERS ARISING

**Rural Schools** – Use of school buildings – WRI had asked if we could help in respect of their inability to use Lairhillock School outwith term time. Suggested that we write to Education department asking for clarification on letting, as great play was made of the fact that the new school would be available for community use. We would also encourage WRI to write if they have not already.

**Web site** – Up to date.

**Roads** – Problems with flooding on many roads – the B979 Netherley Road and B9077 South Deeside Road were badly hit. These were areas where the Community Council had been complaining of for many years. It was generally felt that the Council had failed in its duty to keep roads and drainage in good repair over the last few years. We realise that budget constraints have made life difficult but good maintenance especially of drains and ditches is less expensive in the long run. There were also incidents of residents receiving less than polite replies from Council staff, when asked if the B979 could be closed for a time to stop large vehicles creating waves which exacerbated the problems and also to a resident who suggested the best place to clear a blockage having experienced the same problem in the past. It was also mentioned that in mending a pothole a work gang had in fact covered over a drain. Cllr Melling mentioned that in his discussions with other Community Councils the same comments had been made, regretting the loss of ‘the man with his bike and shovel’ and extensive local knowledge. He also said that SEPA Scottish Water and the Shire Council do not appear to communicate with each other. Bob to write stressing regular maintenance and especially South Deeside and Netherley roads. Elected members asked to assist. Mr Christie – Roads Manager to be invited to a future meeting.

**Western Peripheral Route** – Transport Minister has said Inquiry report will be “considered” by year end (December)

## 2. PLANNING

**New planning applications** –

APP/2009/3426 5 The Meadows Kirkton Of Maryculter Aberdeen AB12 5GZ Removal of Existing Pitched Roof to Create Roof Terrace

APP/2009/3603 Derelict Church Maryculter Aberdeen AB12 5FA Change of Use from Class 10 (church) to Class 9 (dwellinghouse) to include Garden Ground and form New Access

**Structure Plan** - Nothing to report

**Local Development Plan (LDP) – Main Issues Report (MIR)** - There had been 2,760 submissions covering over 10,000 issues. 26 January 2010 Members talk about policies, 9/10 March. Will discuss specific sites for development.

**Banchory-Leggart** – AWPR originally said ‘not essential’. Developer now says ‘can start when AWPR open’.

**Bancon** – Rob read suggested letter setting out our concerns plus queries not answered by Bancon talk – agreed to send letter.

**Meikle Carewe** – Nothing to report

**Changes in Planning System** – Rob read suggested letter to Raymond Reid setting out our concerns on 21 day limit for objections – agreed to send letter. Copies to W Munro and neighbouring CCs

**Organic Farm Maryculter** - Nothing to report

**Lairhillock Lodge** – Nothing to report.

### **3. FINANCE**

**Funds - £2287 (incl £160 300 club prizes.)**

Letter of thanks from Maryculter Senior Citizens Xmas Party organisers for £150 donation

Letter from Maryculter Hall committee requesting £250 to help replace lights in hall. After discussion and information that the committee had to fund bridge repairs as well - grant approved.

**300 Club Prizes**

**November £15** 27 M Tulloch **£10** 349 N Law **£5** 139 I Mollison

Hazel contacted Youth Café in respect of possible further funding – they will be sending in request shortly.

Agreed new Bank Mandate be signed.

### **4. CORRESPONDENCE**

Emails : Institute of Advanced Motorists

Stonehaven CC re planning presentation

Planning Aid Scotland Parliamentary Reception December 10th

National Community Conference – 8 December

Aberdeenshire Walking and Cycling Action Plan

BT – adopt a phone box

Aberdeenshire Design Awards

City and Shire Winter Festival

Digital Uk – Community Outreach pack

Newsletters – Rural Scotland -

Licence Applications – Margaret Milton Pine View Netherley – Old Mill Inn

### **5. AOCB**

Notice Board to be fixed by Mr Pike at Banchory–Devenick, he is concerned that the construction of boards may lead to condensation.

Bob commented that the Community Planning meeting had been interesting

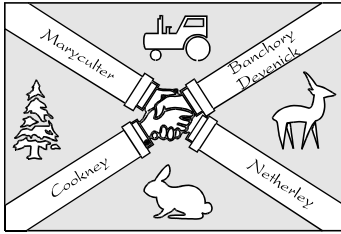
MoP reported closure of road from OTEAC to Maryculter West – No one is aware of reason.

### **DATE OF NEXT MEETINGS**

**14 December 2009 at 7:30pm**

**18 January 2010 at 7:30pm**

**Visit our Website** – [www.nkrcc.org.uk](http://www.nkrcc.org.uk)



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## AGENDA

For the Ordinary Meeting on Monday 14 December 2009 at 7.30pm  
in Maryculter Community Hall.

## Raymond Reid – Roads manager Kincardine & Mearns and Marr

1. Apologies.
2. Minutes of the meeting of 16 November 2009
3. Matters Arising
  - Rural Schools
  - Website
  - Roads
  - Western Peripheral Route
4. Planning
  - New Structure Plan
  - Local Development Plan
  - Banchory Leggart Development
  - Meikle Carewe
  - Recent planning applications
5. Finance:
  - 300 Club
6. Correspondence
  - Licence applications
7. AOCB

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