



North Kincardine Rural Community Council

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Minutes of the ordinary meeting held on Monday October 18th 2010 at 7.30pm in Maryculter Community Hall

Present:

Robin Winmill (Chairman of meeting)
Robert Keeler
Phillip Smart
Susan Astell
Toby Lenehan (Secretary)
Avril Tulloch
Hazel Witte (Treasurer)
Cllr Ian Mollison
Cllr Carl Nelson
Six members of the public

Representing:

Cookney / Netherley
Cookney / Netherley
Cookney / Netherley
Maryculter
Maryculter
Maryculter
Maryculter
Aberdeenshire Council
Aberdeenshire Council

1. Presentation by Emma Kidd, Community Planning Officer, Kincardine & Mearns Community Planning Group

RW introduced Emma Kidd who gave a presentation on the K&M Community Planning Group. Emma outlined the Group's history and current status and some recent community planning activities it had instigated. It was noted that NKRCC had not so far taken an active role in the Community Planning Partnership after the inaugural meeting. A number of mechanisms were discussed whereby NKRCC could more actively participate and receive support from the Group. In particular it was noted that as the community planning partnership is in a central liaison position, it was in a good position to facilitate communication between different community bodies in the region who share similar problems or ambitions. The Group received NKRCC's minutes each month so was in a position to see which issues affected North Kincardine. NKRCC also learnt that the Community Councils had a representative (David Nelson, Laurencekirk) on the Community Planning Group. Additional copies of the Community Plan were requested in order that NKRCC members could better see how the Group functioned and how NKRCC might work with it in future. RW thanked Emma for her presentation on behalf of all those present.

2. Apologies:

Bob McKinney, Ann Townsley, Mike Birch, Robin Baxter, Cllr Paul Melling, Cllr Alastair Bews.

3. Police Report

WPC Alison Todd was in attendance. She noted that with darkening nights, increased awareness of security and the risk of crime were needed. She noted and re-iterated that if the public were concerned about any suspicious activity they should call the police and that no call to the police was wasted. Blairs College had again been the target of lead theft. Due to high metal prices, metal thefts had become common. Police investigations were continuing though no suspect description was yet available. It was felt that these thefts were the work of one or a small number of individuals. Police advice was not to leave scrap metal on view, to block site entrances and exits (making removal of heavy loads more difficult) and to be vigilant for clues such as overloaded vehicles. The door of a mini-digger had been stolen from a building site in Banchory-Devenick. This appeared to be 'stolen to order' and had involved a £1200 replacement cost. Sadly, a young woman had been killed in a road traffic accident on the South Deeside Road. Investigations into the cause of the accident were ongoing. A member of the public noted that road closure signs related to the accident were still up. A number of road safety matters in the region were raised with the intention of having a full debate at a later

date. The current assessment of road safety hazard was based on police accident statistics. A number of problems with this system were raised: that it implied someone had to be hurt before road safety improvements could be made and that ambulance crew attendances did not necessarily seem to be recorded in the police statistics. WPC Todd was thanked for her time. TL noted that Insp. Steve Golightly had requested feedback from the CC on attendance by police officers at CC meetings. All present were in agreement that police attendance at the meetings was highly desirable for illuminating the detail and wider context of police report. PS suggested taking the police report whenever the officer was able to arrive which may fit in better with the officers' other duties on the night. TL would respond to this effect.

4. Minutes of the Meeting of 20th September 2010

A number of minor corrections were agreed to the draft minutes. RK proposed approval of the minutes of the last meeting, AT seconded and the minutes were duly approved. TL questioned whether the current practise of sending draft (and potentially error prone) minutes to the wider community rather than finalised and approved minutes was sensible. There was a constitutional requirement to send draft minutes of the previous meeting one week before the next meeting and so the current practise would continue.

5. Website

MB could not attend but supplied an email report. The website had been brought up to date. A web design company had been approached to give the NKRCC site a face lift. A not-for-profit special rate of £250 had been indicated. MB requested permission to discuss matters with this company further. TL stated that this represented very good value for money and recommended allowing more detailed discussions to take place. Members agreed to allow MB to request a quote and scope of work. MB also suggested asking local schools to run a competition to redesign the NKRCC logo. TL stated that he felt this was not a good idea: NKRCC was not an organisation that specifically benefitted school children; it would lead to a 'childish' logo and teachers were busy enough with curriculum matters as it was. He offered to redraft the existing logo. HW, AT and RK stated that they were satisfied with the logo as it was. No other members expressed a view and so for the timebeing the logo would remain unchanged.

6. Roads

IM updated those present on the status of the planning application for a new road linking Badentoy Industrial Estate westwards into the NKRCC area and the existing minor road network. In email correspondence, the Banchory-Devenick members had expressed the view that in the original planning conditions for the estate it was agreed that a green belt zone west of the site would be maintained and that this new road would breach that. IM informed the meeting that, having checked the records, there was no mention of a green belt condition. A discussion about the inadequacy of the local roads for HGVs ensued. It was observed that the roads are too narrow and poorly maintained for HGVs. IM said that the proposed new road was principally to provide a second entry point into the site. The matter would be voted on by the area committee shortly. There was nothing new to report on the AWPR.

7. Planning

7.1. Recent Planning Applications

W/C 24 September 2010

APP/2010/3128	The Old Dairy, Jockston Steading, 3 Ardoe, Aberdeen, AB12 5XT	Alterations and extension to dwelling
APP/2010/3127	Blairview, Jockston Steading, 2 Ardoe, Aberdeen, AB12 5XT	Alterations and extension to dwelling
APP/2010/3094	Jockston House, Ardoe, Aberdeen, AB12 5XT	Alterations and extension to dwellinghouse and alterations to vehicular access

W/C 1 October 2010

APP/2010/3154	7 Altrees Wood, Maryculter, Aberdeen, AB12 5GH	Erection of outbuilding (garden machinery store/garden room and ancillary accommodation)
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W/C 8 October 2010

APP/2010/3303	The Bungalow, Hardhillock Farm, Maryculter, Aberdeen, AB12 5GQ	Alterations and extension to dwellinghouse
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7.2. *Chapelton of Elsick Charrette*

Letters had been sent to the Elsick development company pointing out that the timing of the charrette prevented many interested parties from participating, expressing displeasure that NKRCC had been offered a very minor role in the event and requesting that an informal green belt be created to prevent future spread of the site. Caroline Southesk had replied reiterating the company's commitment to encourage as widespread engagement as possible and supporting the preservation of green spaces on the site. HW & AT had attended the parks and public spaces meeting on behalf of NKRCC and reported that the event was very slick and held in a non-contentious spirit. The meeting also heard from MOP who had attended the event and had numerous remnant concerns. These included: the lack of green belt in the final plans; that question asking had been discouraged at some of the meetings; the shortage of capacity in, for example, building trades to deliver the project; infrastructure problems, for example, sewage line capacity; confusion, which developed over the course of the event over the role of the AWPR Fast Link and how much extra traffic would end up on the A90. MOP also expressed the views that the project looked attractive at headline level but began to unravel in detail. One MOP described the consultation process as good in principle but with 'lots of glitter but not much substance'. RW stated that this may result from the late decision to locate the new town at Elsick when, for some time, Banchory-Leggart had looked like the favoured site and that the Elsick company was now having to catch up. TL asked councillors present why Elsick had been chosen when Banchory-Leggart was the preferred site of Council planners. While he could not speak for other councillors, IM listed his personal reasons for voting for Elsick which included public representations received, traffic issues, and that Banchory-Leggart could have become a heartless suburb of Aberdeen. A finalised plan for Elsick was expected in December 2010.

7.3. *Meikle Carewe*

NKRCC has submitted its response to RES' decision to appeal refusal of planning permission for the windfarm. The next step would be that the Scottish Government would appoint a reporter to deal with the case. The Windfarm Action Group had adopted NKRCC's representation for its own submission and this was similar to Aberdeenshire Council's case. This meant that one QC could represent all three groups. A MOP questioned whether NKRCC adopting a QC to argue their case on Meikle Carewe, but not other NKRCC matters, raised a precedent and impartiality issue. PS replied that NKRCC was not choosing to engage a QC on this issue but taking advantage of the fact that one was available through the WAG group to also represent it.

7.4. *Housing Development Adjacent to Lairhillock School*

Bancon Developments Limited had submitted an application for Permission in Principle for a mixed use development of 70 houses and 5 commercial units on land adjacent to Lairhillock School. The application which gave respondents until 11 November to reply had been submitted at the start of the two week half term holiday. The application was for the development presented at the April 2010 NKRCC meeting. As the development was for more than 50 houses it was classed as a 'major development' so would be decided by the full Aberdeenshire Council. The documentation submitted with the application was not clear about whether this was the final proposal or merely phase 1 of the much larger plans presented at April's meeting and submitted to the LDP Main Issues Report. The documentation submitted also claimed that April's presentation at the NKRCC meeting was a public consultation on the proposals because Bancon had, unbeknown to NKRCC, advertised the event in a small box advertisement in a local newspaper. NKRCC members were unanimously opposed to the suggestion that the April presentation should be construed as a public consultation and felt this was an attempt to manipulate both NKRCC and the planning process by the applicant. It was agreed to write to the Council refuting the suggestion that a public consultation had been held. RW asked whether NKRCC should object to the planning application and what the grounds for objection should be. TL expressed the view that NKRCC's submission on the application should be guided by the public's reaction to the proposals which were displayed in the Lairhillock School foyer. The application's timing had coincided with the school holidays hindering this, and other members felt that insufficient time was available to collate and express wider public opinion. It was agreed that RW would draft NKRCC's objection to the planning application and distribute to members for comments before submission.

8. Finance

As of 18 October September 2010 NKRCC had a cash balance of £2045 of which £240 was earmarked for 300 Club prizes. The October 300 Club prizes were drawn. The winners were:

October	
£50	#6, Melfort Campbell
£15	#145, Christine Spark
£10	#340, Alison Turner
£5	#393, Rupert Lumsden

A motion was proposed by HW, seconded by AT and passed by those present to remove RK from the authorised signatories list and replace with new secretary TL. A request for financial assistance for their Christmas party had been received by Maryculter Senior Citizens. HW noted that assistance of £150 had been provided each year for many years and proposed providing the same amount again. Members voted in favour of donating £150. HW noted that NKRCC had made grants in 2010 which exceeded 300 Club takings but that the cash position remained healthy.

9. Correspondence

Due to time pressure, only the written correspondence was reviewed. The email correspondence would be forwarded to members at a later date. The written correspondence included newsletters from SEPA and Scottish Natural Heritage and the Aberdeenshire Community Plan which were distributed to members. The Association of Scottish Community Councils had sent nomination papers for forthcoming elections which were passed to RK.

9.1. Licence Applications

None received.

10. AOCB

IM reported that proposals to begin domestic collections of food waste for composting had been rejected due to a lack of budget for the £0.5 million cost involved. Kees Witte reported that he had tried to contact the Council to ask about the status of the proposed roundabout at the South Deeside Road / Milltimber Brae junction necessitated by the Blairs development. The matter was with the legal department in Stonehaven but no response had been received. KW reminded the meeting that the roundabout would be on the football field and that without football revenue the Maryculter Community Hall would close. HW made apologies in advance for non-attendance at November's meeting and reported that 300 Club tickets for 2011 would be distributed to members for sale at that meeting.

There being no other business the meeting was closed at 10.15pm.

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