



North Kincardine Rural Community Council

Secretary: Toby Lenehan, Millbank Lodge, Maryculter, Aberdeen, AB12 5FS
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Visit our Website - www.nkrcc.org.uk

Minutes of the ordinary meeting held on Monday September 20th 2010 at 7.30pm in Maryculter Community Hall

Approved on 18 October 2010

Present:

Bob McKinney (*RM*, Chair)
Robert Keeler
Phillip Smart
Robin Winmill
Susan Astell
Toby Lenehan (Secretary)
Avril Tulloch (*AvT*)
Robin Baxter
Mike Birch
Ann Townsley (*AnT*)
Cllr Ian Mollison
Cllr Carl Nelson
Four members of the public

Representing:

Cookney / Netherley
Cookney / Netherley
Cookney / Netherley
Cookney / Netherley
Maryculter
Maryculter
Maryculter
Banchory-Devenick
Banchory-Devenick
Banchory-Devenick
Aberdeenshire Council
Aberdeenshire Council

1 Apologies:

Hazel Witte

2 Minutes of the Meeting of 16th August 2010

RW proposed approval of the minutes of the last meeting, AT seconded and the minutes were duly approved.

2.1 Police Report

PC Neil McHattie had expressed his apologies for not attending and sent in a written police report which was read out. The main issue of note was a gathering of youths in Tollochill Woods which required police attendance. This had led to a residents' group meeting which CN had attended. He reported that the gathering appeared to be an organised event and that the youths had used aggressive and threatening behaviour towards local residents. The police had submitted proposals for a new local strategy to deal effectively with similar incidents in the future.

2.2 Rural Schools and South Deeside Under Fives

Banchory-Devenick & Lairhillock Schools and the Maryculter Youth Café had nothing new to report. AvT provided an update from South Deeside Under Fives on the progress of their new group. The Babies and Toddlers, Twos Group' and Rising 5s were up and running and had received widespread local press coverage. Thirty-seven children from as far afield as Banchory were attending with a few spaces remaining for new children. A series of fundraisers including a Halloween party and applications for community and local business grants were planned. The new group's website is <http://www.south-deeside-under-fives.co.uk>.

No response had been received from SEERAD regarding ragwort in and around Lairhillock School. TL reported that the school had grown impatient at waiting for action and now planned to remove the ragwort from the school grounds by hand. As an eco-friendly school and due to concerns about overspray to children, the school were not keen on having the ragwort sprayed with herbicide anyway. Members advised that once removed, the ragwort would need to be bagged and transported to a Council facility for disposal. TL would make the School aware of this need.

2.3 Website

MB reported he was now able to access the website and in the process of updating it. He felt that the design of the site was a rather outdated. TL agreed and offered to assist in modernising the layout.

2.4 Roads

RK had been contacted by the Evening Express to comment on a story that Aberdeenshire Council's roads budget was due to be severely cut and had given an interview. A discussion ensued about the particularly poor condition of the Causey Mounth road and over who had responsibility for its maintenance. The matter was not resolved. IM had noted in email correspondence that councillors were being asked to consider proposals for a new road linking Badentoy Industrial Estate with North Kincardine.

AvT reported an instance of fly tipping and was advised that the Council contact to deal with such problems was Jim Donald (01569 762001, waste@aberdeenshire.gov.uk).

AnT reported that the 103 bus service in Banchory-Devenick was not running to its new timetable at present.

TL noted a lack of progress on a number of road safety issues that had been raised recently and proposed inviting those involved in improving road safety to debate the matter at a future meeting. This was agreed. Invitees would include Mel Edwards (Aberdeenshire Council and Scottish Accident Prevention Council) and PCs Neil McHattie & Steve Golightly.

2.5 Aberdeen Western Peripheral Route

There was nothing new to report on the AWPR.

3 Planning

3.1 Recent Planning Applications

W/C 20 August 2010 APP/2010/2695	Old Bourtreebush Steading, Newtonhill, Stonehaven, AB39 3PA	Conversion of steading to form dwellinghouse and erection of garage
W/C 27 August 2010 APP/2010/1848	Drambeel Lodge, Durriss, Banchory, AB31 6EB	Replacement of windows and doors
W/C 3 September 2010 APP/2010/2731	Deeview, West Tilbouries, Maryculter, Aberdeen, AB12 5GD	Alterations and extension to dwellinghouse and erection of detached garage
APP/2010/2731	Kincraig, Blairs, Aberdeen, AB12 5YT	Erection of detached double garage
W/C 10 September 2010 APP/2010/2975	West Steading, Sunnyside, Maryculter, Aberdeen, AB12 5GT	Alterations and extension to dwellinghouse
APP/2010/2876	Borrowfield House, Netherley, Stonehaven, AB39 3RB	Erection of boundary fence
APP/2010/2937	Gardeners Cottage, Auchlunies, Blairs, AB12 5YS	Erection of dwellinghouse and conversion of existing dwellinghouse to garage and home office
W/C 17 September 2010 APP/2010/3015	Land west of Glenisla, Netherley, Stonehaven, AB39 3RA	Renewal of temporary planning consent for siting of mobile home (KM/APP/2007/1663)
APP/2010/2990	Pineview, Netherley, Stonehaven, AB39 3QN	Alterations and extension to dwellinghouse

3.2 Meikle Carewe

RES had submitted an appeal against the decision to reject planning permission for the Meikle Carewe windfarm. A large amount of new information had been made available as part of this planning appeal. A 28 day window for objection to the planning appeal was open and a debate ensued about what position NKRCC should adopt on the matter. PS declared an interest in the matter due to the location of his house near the proposed development and while he contributed information to the debate when requested to do so, he abstained from taking any part in the voting. NKRCC debated whether they should maintain their previous opposition to the development and if so, how this would be best achieved. The Windfarm Action Group had engaged a QC to prepare their case for opposition to the development and any subsequent Local Enquiry. Debate initially centred on whether NKRCC should prepare its own submission or align with WAG. The development had been previously opposed by NKRCC on the grounds that it was contrary to a number of lines of current planning policy and guidance. It was noted that the proposed development contravened policy and guidance on ridge line developments; television interference; noise; shadow throw; and air traffic control issues. Due to a number of personnel changes at NKRCC since the last motion on the matter, it was put to the vote whether NKRCC should continue to oppose the development due to the continued contravention of planning policy and guidance. It was unanimously agreed by those present and eligible to vote that NKRCC would remain opposed. The issue of whether NKRCC should use WAG's QC in any submission to an Enquiry Reporter was discussed. Members expressed the view that a QC was likely to relieve members of significant workload in submission preparation while also delivering the message more succinctly. Members questioned what the cost to NKRCC of the QC's services would be. They were assured that WAG were paying the QC and any representation on behalf of NKRCC would be free of charge. RB suggested that a separate submission by the QC on behalf of NKRCC would be both more independent and persuasive than a joint submission with WAG. The debate moved on to the large amount of new evidence produced for the appeal. Councillors expressed surprise at the amount of new material that had been produced much of which appeared to have existed but not been made available at the time of their original vote on the planning application. CN suggested NKRCC should motion to the Reporter that this new evidence should not be considered. Members felt that while this was a reasonable suggestion, in the meantime the 28 day period for objection would close and NKRCC may be left with new evidence being allowed for consideration without having submitted an objection to it. MB motioned that NKRCC should review the new material, agree a course of action and submit a response to the planning appeal within the 28 day window. RW seconded the motion, the matter was put to the vote and all members voted in favour.

3.3 Local Development Plan

RW reminded those present of the consultation timetable for the proposed Local Development Plan. The period for consultation submissions ends on 1 October 2010. On completion of the local government and Examination in Public process and after ratification by the Scottish Government, the LDP would essentially guide development in the area for the twenty years. The first phase of the LDP would approve the building of 2350 houses in K&M in the period to 2023 including developments on former green belt land. SA expressed the view that the resultant permanent loss of good agricultural land was undesirable. RW also noted that the LDP had made use of the fact that much policy could now be written into supplementary guidance and as this was not subject to consideration at Examination in Public, the public consultation period was the last forum in which to comment upon it.

RW highlighted a number of areas with significant proposed changes to supplementary guidance including business developments, retail in countryside developments, tourist facility change of uses and enabling developments. A number of areas in which the proposed SG was either too vague or where definitions were not explicit were discussed. In particular it was noted that the meaning of settlements and the positions of the boundaries between some areas was not clear. It was agreed that NKRCC submission as part of the LDP consultation process would aim to tighten the wording and meaning of some of these phrases and policies. MB questioned whether NKRCC's submission should comment favourably on areas where NKRCC felt the new guidance was an improvement on previous policy. It was agreed that it should. RW and RB would prepare the NKRCC submission on the proposed LDP taking account of the feedback from members and distribute it to members for comment before submission.

4 Finance

As of 20 September 2010 NKRCC had a cash balance of £2705 of which £270 was earmarked for 300 Club prizes. An administration grant of £510 had been received from the Council. The September 300 Club prizes were drawn. The winners were:

July	
£15	#173, Gordon Nicol
£10	#69, Jim Sutherland
£5	#383 Natasha Mauthner

A request for financial assistance had been received from Maryculter Scouts who noted that a number of their tents had been destroyed by recent gales. They requested either a contribution towards a tent exclusively for Scout use or a £550 contribution towards a larger tent which could also be made available to local community groups. Some members felt that this was an excessively large donation while others could see the benefit of a community tent. It was noted that the Scouts had last received financial assistance from NKRCC in 2001. After some debate, those present agreed to donate £550 towards the cost of the larger tent, to be shared with the community.

5 Correspondence

The following written and electronic correspondence was shared:

- The agenda for the Kincardine and Mearns Area Committee meeting on Tuesday 21 September was made available.
- Paull & Williamson's solicitors had written as agent for the Chapelton of Elsick development with a Proposal of Application Notice and information on the forthcoming charrette. Some MOPs noted that the main charrette meetings were during weekday office hours meaning that many of those interested would be unable to attend. TL concurred with this sentiment and agreed to write to Elsick Developments about the matter. IM also noted that an incorrect location for the Betteridge Centre was given in the pre-charrette paper.
- TL reminded members of the Community Council Forum meeting on 23 September. RM had so far agreed to attend.
- The Kincardine and Mearns Community Planning Group had written asking to be allowed time for a presentation. Emma Kidd would give a c. 25 minute presentation at October's meeting. To ensure the presentation was useful to both sides, TL had requested a synopsis of the matters for discussion and would this distribute to members before the event.
- Torquil MacLeod had emailed regarding Maryculter Organic Farm and committing to perform a site visit in December to ensure the seasonal caravans had been removed. It was also noted that the farm shop had now opened. It was agreed that this brought the matter of Maryculter Organic Farm to a close.
- Email correspondence on the Scottish Government Rural Broadband Challenge Fund had been received offering broadband grants to rural community groups. Unfortunately this had not been forwarded to NKRCC until close to the deadline for grant applications which had now passed. It was noted that Lairhillock School's computer room was largely inoperative due to inadequate internet connectivity. Members also noted that NKRCC did most of their work via internet and were hampered in this by poor broadband connectivity. Despite the deadline having passed TL would reply to the Fund holders highlighting these groups' needs.
- Email correspondence from the Council had been received inviting North Kincardine to participate in a pilot scheme for the Green Dog Walkers Initiative. This was a scheme to promote cleaning up after dog fouling in a non-confrontational way. Members felt that North Kincardine had relatively minor problems with dog fouling and that the pilot would be more appropriate for the urban area Community Councils.
- Sir Robert Smith MP had written with posters advertising his annual series of local workshops which would take place on 5 October this year. These were distributed for display on the community noticeboards.
- An emailed press release from www.tradesadvisor.com was summarised. This new web-based service would link building trades people with members of the public requiring their services and allowed good trades people to build up positive local recommendations
- The Scottish Environmental Protection Agency had emailed their latest flooding newsletter. This was forwarded to interested members.

- Aberdeenshire Council had written thanking Community Councils for nominations for the biennial Aberdeenshire Design Awards

5.1 Licence Applications

None received.

6 AOCB

RM presented RK with a gift in recognition of his outstanding service as NKRCC secretary and all joined in with their appreciation.

There being no other business the meeting was closed at 10.35pm.

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