

MINUTES

Chapelton Liaison Committee Meeting By Zoom

Thursday 25th March 2021, 6.00pm

Attendees: The Duke of Fife (EDC) (DF)
The Duchess of Fife (EDC) (CF)
Jonathan Dymock (CCIC) (JD)
Norrie Kitson (Turnberry Development Ltd)
Helene Ruffie (Portlethen Community Council) (HR)
Rod Farquhar (North Kincardine Rural Community Council) (RF)
Peter Flockhart (Newtonhill, Muchalls and Cammachmore Community Council) (PF)
Councillor Mollison (IM)

1. Minute of 3rd December 2019

Matters Arising

Park and Choose Lighting

DF read out the latest response received from Aberdeenshire Council, "It remains the case that if the carpark was the responsibility of Aberdeenshire Council, which would include being brought up to adoptable standards, that Aberdeenshire Council would adopt and maintain the facility including any associated lighting. In advance / lieu of this being the case we are currently investigating an alternative solution that could bring forward a resolution for this issue for the benefit of local communities."

PF said that he had been in contact with the Council and would follow the matter up. The current situation was clearly inadequate and was probably contributing to fly-tipping in the area. IM said that he would also pursue the matter.

Benches

DF thought that this had been done. If anyone thought that more were required they should get in contact.

Adult outside exercise areas

DF said that he had raised this with the Design Team.

2. Programme Update

DF reported as follows:

Market

There had been more activity in the local housing market over the recent past. The main problem remained the overhang of properties for sale which was preventing prices from

recovering. The ASPC website currently listed 5,300 compared to the 6,000 in the autumn but still over double the level pre-the oil industry recession.

Current Position

There was a total of 205 occupations, with a further c. 80 completed or under construction (excluding the retirement village). Of these 25 were sold or reserved.

Retirement Village – occupations were at a disappointing level considering the interest initially shown. The pandemic had made sheltered accommodation difficult.

Housebuilders – Short Term

PfP (a.k.a. ZeroC) has made good progress with the 44 private affordable units to the north at Ashley. Work was also well underway, with a third started, for their next phase of 33 private houses at Moray Place.

Snowdrop had 10 reservations for its larger properties to the east and has started work on a number of them.

AJC had sold all its existing plots and has now bought the 21 units at Wolrige with work well underway on several foundations. They were also well along the track to a small deal of 8 larger units on Jack Lane.

Stephens had 5 reservations for their plots on Murray Street and would start building 8 of them imminently.

PfP's next development at Quarryline would be of 51 units, including 3 commercial. A land sale should be concluded within the week.

In addition, EDC was developing a small, 6 house self-build scheme to the south. This might also include a development of the Nether Cairnhill steading area which would create another 3 or 4 plots.

Housebuilders – Longer Term

Places For People

PfP had expressed an interest in securing a longer-term supply of land. EDC had proposed selling them a number of parcels of land for about 280 units, with a mixture of market, subsidised and commercial. They would install all the required infrastructure which would also service the first school site. The proposal has been agreed in principle.

Block 30 – Duck Green

Snowdrop were proceeding at such pace that another area, along the southern boundary was being designed for them to develop.

Other Matters

Haul Roads

DF reported that two had been built to the south and north to keep construction traffic away from occupied areas.

Woodland management

DF explained that the intention was to try and replace mature commercial woodland with a mix more suitable from an amenity and wildlife point of view. This had been delayed by bureaucracy but a way ahead was now in sight.

Rockface

The 'cliff' left by earlier land platforming work on Cairnhill had now been re-modelled to its final shape to allow the establishment of a grassy bank.

3. Marketing Update

CF Reported as follows:

We continued with a strong social media programme through lockdown whilst construction work halted and show-homes closed. The Chapelton lifestyle with its focus on community was appealing to families trapped at home. We gained over 1,000 additional followers on Facebook and 400 on Instagram and it contributed to a surprisingly large surge in sales in the last 6 months.

In the first half of 2020 we organized virtual/distanced events such as an online Escape Room and a 24-hour relay run in place of the 10k both of which raised funds for the Chapelton defibrillator which is now in place at The Hut. When rules opened a little, we created events for families such as the Fairy Woodland walks, devised with social distancing in mind. We managed to run 3 out of the 4 Farmers Markets and the Chapelton Scarecrow competition which were greatly appreciated. By Christmas it was a wreath workshop held in the marquee at Elsie House.

Looking ahead there will be an Easter Egg hunt with a difference. 12 wooden eggs decorated by local artists are being placed around Chapelton and the trail for people to find and at the end the eggs will be auctioned by the chosen charity, Grampian Autistic Society. The 10k run is unable to go ahead but we will be holding the bike ride and we hope CLAN are organizing a maze in the Country Park in June.

In keeping with our Farmers Markets and the Chapelton lifestyle we have been encouraged by approaches from food and lifestyle businesses keen to start up in the area. The result is that we have put in for planning permission for a Box Park adjacent to the Stephens show-home and opposite The Hut. This will be for 8 units with toilets and a temporary solution with a view to them moving to the neighbourhood centre as the residential area is built out.

We intend to hold an exhibition for residents and interested parties on Saturday 15th May although the format will need to comply with the restrictions applying at the time. We hope that the materials used will be displayed the following day at the Farmers Market.

[Post Meeting correction: The Farmers Market is the following Sunday, 23rd May]

4. Open Forum / Residents Matters

HR raised the issue of the state of the Cookney Road in November. DF said that it was regrettable and frustrating that it had happened and steps had been taken to prevent a re-occurrence. IM advised the meeting that the Police were collating the location of all defibrillators in Aberdeenshire. He would advise them of the recent addition of one at The Hut.

5. AOB

DF reported that Jane Kane had moved away and a replacement was needed so any suggestions were welcome. RF offered to advertise the position on the NKRCC Facebook page.

6. Date and Agenda Items for Next Meeting

6:00 p.m. Thursday 25th November 2021 in The Hut, Liddell Park.