

**MINUTES of the 314th BUSINESS MEETING**  
**of the**  
**STONEHAVEN and DISTRICT COMMUNITY COUNCIL**

HELD IN THE COWIE LOUNGE OF THE INVERCARRON RESOURCE CENTRE  
following after the AGM held at 7.30PM ON TUESDAY 13<sup>th</sup> March, 2007

<b><u>Item</u></b>	<b><u>Description</u></b>	<b><u>Action</u></b>
<b>1.</b>	<b>Welcome, sederunt, apologies and declarations of interest</b>  Present: <ul style="list-style-type: none"><li>• David Fleming (Chairperson), Ian Balgowan, Peter Bellarby, Raymond Christie, James Cleves, Jane Davidson, Sarah Dickinson, Steven Hurrell, Ian Hunter, Michael Innes, Lenny Lawrence, Ditta Neumann, Isabel Parkes, David Wood.</li><li>• Kincardine and Mearns Councillors: Cllr. Mike Sullivan, Cllr. Wendy Agnew, Cllr. George Swapp, Cllr Sandy Wallace</li><li>• Sgt Grant Wallace and Constable Stuart Akers (Community Officer)</li><li>• Three members of the Press, Charlie Haskett and Steve Scott of Scottish Water, Ian Downie of Balfour Beattie, Richard Milne and Bob Reid representing FM Developments, and some 10 members of the public.</li></ul> Apologies were received from Lynda Digney, Lyn Jardine, Cllr. Jack Morrison, Sharon Hall (Minute Secretary)	
<b>2.</b>	<b>Minutes of the meeting held on February 13<sup>th</sup> 2007</b>  The Chairman reported that some 10 amendments (mainly typographical) had been received from David Wood after the minutes had been circulated, and that he was happy to accept them. A fresh copy will be put on file.  Steven Hurrell proposed that the minutes be approved, subject to them being thus amended, seconded by Isabel Parkes. This was agreed unanimously.  Ian Hunter had a matter arising but with the consent of the meeting it was agreed that it would be raised at the April meeting given the length of the agenda and time available.	<b>Chairman</b>      <b>Agenda Meeting</b>
<b>3.</b>	<b>Crime Prevention – Report by Police</b>  Sgt Wallace introduced Constable Stuart Akers the newly appointed Community Officer in Stonehaven who has previously served for some time in the response unit with Stonehaven. As a Community Officer he will be looking to put a face to the local police and to build links and liaise with local community groups. He will be around the town on foot and bike.  Constable Akers reported on a number of outcomes resulting in reports to the procurator Fiscal, and stressed that these outcomes had been helped by the involvement of members of the community.  Sgt Wallace also informed the Council that the Anti-Vandalism bus would be at Mackie Academy on Wednesday (14 <sup>th</sup> ). He said there was not much wrong with local kids but they need somewhere to go; they have to tell us what they want.	

**4. Stonehaven Youth Action Group**

Some 12 members of the Stonehaven Youth Action Group, led by a youth worker, Li Simpson, gave a presentation expressing the wishes of the newly formed group about the need for youth facilities in the town. There are currently some 60-70 young people, aged 12-25, meeting across 4 groups in the Community Education Centre. This is not the best location for them as it includes, for some of their meetings, having to use the Under 3s room which has very small children's seats and, in general, it is not a particularly youth-oriented or friendly place. The Cheers building down near the front might be available for the young people but required some £5000 to be raised to address issues associated with the use of that building. They were against vandalism and wanted to make a difference to the community.

Raymond Christie said the community needed to do more for young people. Ian Hunter said that leisure centres need to be family orientated; at present all go their separate ways and youngsters often have no where to go; we are all at fault. Sarah Dickinson said that the Future of Stonehaven consultation showed that the people of Stonehaven were aware of the lack of facilities and wanted better sport and leisure facilities.

A new working group has been set up by the Schools Liaison Officer with the acronym SAVED – Stonehaven Against Vandalism and Environmental Damage.

After discussion, it was proposed by Sarah Dickinson and seconded by Ditta Neumann that:

*This Council supports the work of the Stonehaven Youth Action Group to offer a youth drop-in facility in the town.*

Agreed unanimously.

**5. Sewerage Upgrade Scheme**

Ian Downie of Balfour Beattie presented a written progress report (copy attached).

It was confirmed that the routing of the pipeline over the Cowie was being reconsidered. Plans to take it over a new pedestrian bridge were currently under discussion and regulatory assessment.

The use of the old Gas Works site as a temporary car park (for construction staff vehicles as well as the public) was also being actively considered.

Members raised a number of issues concerning safety:

- the time sequence of the traffic lights controlling the one-way system at Cowie seemed short, leading to cars facing each other in the one way area;
- HGVs were likely to find it difficult to pass through the narrow part of the High Street given the current parking;
- HGVs passing Dunnottar School put children at risk during certain peak times;
- some youths had been seen inside the security fence at the Backies.

Ian Downie said that notices to inform the public and to inform HGV drivers of the dangers had been ordered and that he would consult with the police.

Ian Downie stressed that he wished to be contacted (currently via his mobile on 07985 874487, although a landline into the Project Offices at Cowie was on order) or via the Scottish Water call centre on 0845 601 88 55, if residents had concerns. He could then take prompt action. A member of the public suggested that the contact number should be displayed prominently on all relevant notice boards.

The Chairman felt that safety was in danger of being compromised. Steve Hurrell felt that a proper risk assessment needed to be done.

The Chairman invited the representatives of the project to attend at the next Business Meeting on 10<sup>th</sup> April, and to present another progress report.

### **Reports on Planning Issues**

#### **6. Actions of Planning Committee on planning applications**

Peter Bellarby said there was one additional application to those on the report. This was at Hyndswells where, after assurances had been received from the planning officer, the Council's objections had been withdrawn.

The amended report was accepted.

#### **7. Ury Estate Development**

The Chairman welcomed Richard Milne of FM Developments (accompanied by Bob Reid of Halladale, Fraser & Munroe). They presented and circulated a new map and drawings of the proposed development of Ury House and the Ury Estate, showing 4 hamlet areas where mixed housing was planned, a small through road to link these with the Slug and Netherley roads, and various leisure and recreational amenities. They explained that the details of the restoration of Ury House were still under discussion, but the intention is for a non-residential leisure and conferencing facility. Overnight accommodation would be in lodge houses elsewhere on the estate.

In answer to questions, Mr Milne said that

- The golf course, already approved, would have to be redesigned to accommodate the hamlets
- The operations of the hotel and any associated leisure facility would not be overseen by FM Developments and so details of prices etc. could not be forecast or guaranteed to be affordable for the majority of the local population
- Any developer contribution had yet to be determined but discussions relating to the provision of a Cricket and Rugby Pitches were underway with local representatives of these groups and Cycle Lanes across the estate were foreseen. The Chairman noted that these discussions were not a formal part of the Developer Contribution process which was determined in consultation with Aberdeenshire Council and related to mitigating the impact of the development on the town's facilities
- Plans for the upper two storeys of Ury House were not yet complete, but public access and use was likely

The Chairman thanked Mr Milne for consulting the community, and said the Council looked forward to seeing the completed plans in due course.

<u>Item</u>	<u>Description</u>	<u>Action</u>
8.	<p><b>County Hotel</b></p> <p>The appeal for the previous application for 27 flats had now been withdrawn. Mr Pettit of Barratts had hoped to attend and present details of the new application for 22 flats, but the Chairman reported that he had received an e-mail saying that, due to an unforeseen personnel matter, Mr Pettit was unable to attend. The agenda item was postponed until next meeting, and the Planning Service would be informed of a resulting delay in the Community Council's response to the application.</p>	<p><b>Chairman</b> <b>Secretary</b></p>
9.	<p><b>Invercowie House</b></p> <p>A site visit for the application had taken place that morning (13<sup>th</sup> March). Revised plans were produced at that visit. It was clear at the site visit that the proposals were controversial. The chairman informed the meeting that the planning officer expected the matter to be deferred at the next Area Meeting. The Chairman proposed that:</p> <p><i>The Council should write and ask the Planning Service to re-consult once plans were finally agreed.</i></p> <p>The motion was seconded by Ian Hunter, and approved unanimously.</p>	<p><b>Chairman</b></p>
	<p><b><u>Committee activities</u></b></p>	
10.	<p><b>Transport Committee</b></p> <p>The Chairman said that he felt it would be unhelpful to go over the context and meaning of the letter that had been sent to NESTRANS about the Regional Transport Strategy. However, it was important to be clear about the Council's view about air services. He therefore proposed that:</p> <p><i>Whilst this Council recognises the demand for increased air services, and wishes Aberdeen to remain a major regional airport, it asks NESTRANS to give guidance on fulfilling this in the most sustainable way possible.</i></p> <p>The motion was seconded by Ian Balgowan.</p> <p>In reply to David Wood, the Chairman explained that the motion implied that sustainability was relative. We needed to choose whether flying direct was better than flying via a hub, and flying with full aircraft was better than half empty ones. This was the type of advice that was being requested of NESTRANS.</p> <p>The motion was approved unopposed, but Lenny Lawrence, Ian Hunter, Jane Davidson and Raymond Christie abstained.</p>	<p><b>Secretary to write</b></p>
	<p><b>Blue badge and taxicard schemes</b></p> <p>Lenny Lawrence had received a letter that morning, which indicated that the problem had been resolved. He asked that he check out the letter, and report to the next meeting.</p>	<p><b>Lenny Lawrence</b></p>
	<p><b>Speed limits at Glenury and Den of Logie</b></p> <p>Raymond Christie reported that the Local Roads Manager, Mark Skilling, was hoping to get the completed arrangements approved at the Area Committee meeting in April.</p>	
10A	<p><b>Future of Stonehaven Committee</b></p> <p>Sarah Dickinson reported that a meeting with Willie Munroe, Andrew Carruthers (Imagine Stonehaven) and Jacqui Christie (Community Planning) had to be postponed. She reminded members that the next Business Meeting should discuss practical ways forward, and asked them to make suggestions by then. Members should forward ideas to Sarah for collation.</p>	<p><b>All</b></p>

**Business matters**

**11. Formation of Stonehaven Town Partnership (STP)**

The Chairman reported on his attendance at the STP Working Group, and that the Group recommended that the STP should be set up as a company limited by guarantee. This would be a successor to our involvement in the Aberdeenshire Towns Partnership. The company would be formed by inviting a representative of each properly constituted organisation in the town to subscribe. The purpose of this was to provide a flexible vehicle to undertake some of the major works that the Town required. Work was underway on the formation of the company, and an inaugural meeting was being planned for Wednesday May 30<sup>th</sup>. Some funding had been secured from Aberdeenshire Council.

Ian Hunter asked that the full Memorandum and Articles of Association and the Bye-laws of the Company be circulated, and the Chairman agreed to do this. Sarah Dickinson felt that the two full motions tabled with the agenda were premature. After some discussion, Sarah Dickinson proposed and Ian Hunter seconded an amended motion that:

**Chairman**

*This Council supports the progress towards the formation of the Stonehaven Town Partnership.*

Agreed unanimously.

**12. By-election**

The Chairman reported that Alan Bissett of Connon had agreed to be Returning Officer, and proposed that:

*This Council empowers the officers to organise a by-election as soon as practicable.*

Seconded by David Wood, agreed unanimously.

**13. Wind Farm public meeting**

Ian Hunter reported that finding a suitable venue was not proving easy, and that he needed to contact suitable speakers. Mike Sullivan said that, on reflection, it might be inappropriate for him to take an active part, since he, as an Aberdeenshire Councillor, may be part of a subsequent planning consent process.

Other names were mentioned, and anyone with a contact was asked to send details direct to Ian Hunter as soon as possible.

**All**

**14. Appointment of Acting Secretary for April and May meetings**

Peter Bellarby reminded the Council that he was reluctant to remain Secretary during the Aberdeenshire Council elections. This was partly because of workload, but also to avoid concerns that any party politics might be brought to workings of the Council.

The Chairman expressed confidence that Peter would not do so, and members agreed with this, and encouraged Peter to remain as Secretary. Peter accepted these assurances.

A motion that

*Peter Bellarby be asked to remain as Secretary*

was passed unopposed, Peter Bellarby and Michael Innes abstaining.

(Footnote: In the event of Peter being elected in May, he would have to resign from the Community Council).

<u>Item</u>	<u>Description</u>	<u>Action</u>
15.	<p><b>Membership of Committees</b></p> <p>In view of the forthcoming by-election, it was proposed by David Fleming, seconded by Raymond Christie, that:</p> <p><i>This Council agrees to postpone the appointments to its committees until after the by-election for membership of the Council.</i></p> <p>Agreed unanimously</p>	
16	<p><b>Representatives on other bodies</b></p> <p>It was further proposed that:</p> <p><i>This Council agrees to postpone the appointments of its representatives until after the by-election for membership of the Council</i></p> <p>Agreed unanimously</p> <p>In view of the lateness of the hour, a motion to suspend Standing Orders was put to allow the agenda to be completed after 9:45 pm, proposed by Peter Bellarby, and seconded by Raymond Christie. It was approved unanimously.</p>	
17.	<p><b><u>Chairman's activities</u></b></p> <p>• <b>Community Council Forum</b></p> <p>The Chairman submitted a short report of the meeting (attached to these minutes) which he attended with Ian Balgowan. Minutes will follow in due course from Aberdeenshire Council.</p> <p><b>Lidl</b></p> <p>The Chairman has met with Stephen MacDonld of Lidl, UK Ltd who were looking for a suitable site in the area for one of their stores. They may give a presentation to the Council in due course.</p> <p><b>Leisure Centre</b></p> <p>The manager of the Leisure Centre has announced that some repairs have been sanctioned, which should alleviate a number of the complaints raised last Autumn.</p> <p><b>AWPR</b></p> <p>We have yet to hear the results of their assessment of our suggested revised junction layout.</p> <p><b>Field 52</b></p> <p>David Strang-Steel has kept in touch regarding the development of this land, and hopes to address the Council in due course.</p>	

### Correspondence

There was a discussion about why these items appeared on the agenda. It was agreed that, in future, the agenda meeting should seek to delegate the handling of most correspondence to individual councillors or committees, and therefore the Council would only have the item on the agenda once the matter had been addressed, and a reply or response was prepared and proposed.

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| 18. | Email from Sandra Morrison, Invercarron Resource Centre, re benches and picnic tables beside the Carron:- Sarah Dickinson reported that the Horizon group have taken this matter up.  |                        |
| 19. | Nominations for Aberdeenshire Community Planning Executive:- Ian Hunter is progressing his nomination for this, with the support of the Council.  | <b>Ian Hunter</b>      |
| 20. | Letter from David Dalziel, Chief Fire Officer, Grampian Fire and Rescue Service. Consultation on Strategic Plan 2007-2010:- Ditta Neumann agreed to review this.  | <b>Ditta Neumann</b>   |
| 21. | Letter from Robert Gray (Aberdeenshire Council) and Margaret Bochel (Aberdeen City Council). Consultation on Aberdeen City and Shire Structure Plan.:- David Fleming agreed to review this.   | <b>David Fleming</b>   |
| 22. | Letter from Fiona Stewart, Aberdeenshire Licensing Boards. Consultation on draft Disability Scheme and Action. Lenny Lawrence agreed to review this.  | <b>Lenny Lawrence</b>  |
| 23. | Letter from Ian Hunter, Chairman, Stonehaven and District Community Development Group. The Community Council was asked whether they would wish to participate in an audit of community facilities in the town so that decisions relating to facility requirements for the future could be better informed. Sarah Dickinson said she thought this was a good idea, and the meeting had previously supported the idea.. Members concurred, and Ian was asked to find out whether help was needed.   |                        |
| 24. | Other items. None raised.   |                        |
| 25. | <b>A.O.C.B.</b><br><br>A member of the public (Bill Emslie) asked that the thanks of the 41 Club be registered for the excellent work in producing the Future of Stonehaven Report.<br><br>The announcement that Aberdeenshire was withdrawing funding from the Grampian Forum for the Blind was raised. Sarah Dickinson agreed to investigate and to report back.<br><br>Ian Balgowan raised concerns about the representation by Aberdeenshire Councillors of the town's interests and queried whether Aberdeenshire Council Officers had undue influence on decision-making. Cllr Mike Sullivan offered to discuss this concern with Ian Balgowan outwith the Community Council meeting.<br><br>The meeting concluded at 10:08 pm. | <b>Sarah Dickinson</b> |
| 26. | <b>Date of next meetings</b><br><br>The agenda meeting will be held on Tuesday 3 <sup>rd</sup> April at 6:30 pm in the Dunnottar Lounge.<br><br>The next Business Meeting will be held in the Cowie Lounge at 7:30 pm on Tuesday 10 <sup>th</sup> April.  |                        |

# Stonehaven Waste Transfer Scheme



## Stonehaven and District Community Council

Progress Update

**13 March 2007**

Cowie Area

- Site offices and workforce welfare facilities have been established. Existing office set-up will be supplemented by additional portacabins arriving in April.

- WA Fairhurst and Partners, Aberdeen carried out non intrusive surveys on properties along Boatie Row and Helen Row.
- The twin sewerage pipeline has been installed from outside the existing treatment works to the entrance to the Queen Elizabeth Caravan Site. Final surfacing will be carried out next week from Boatie Row to Beach Road at the Amusement Arcaded junction.
- Aberdeenshire Council have requested that the pipeline to Slughead is installed between the end of Beach Road and the north side of the mini roundabout before relocating to Backies. This will prevent proposed improvements at the roundabout being affected by the pipeline soon after they are completed.

## Backies Area

- Site offices and workforce welfare facilities have been established.
- WA Fairhurst and Partners, Aberdeen will carry out property surveys in the Jubilee Court and Old Pier area this week.
- Excavation of the 13 metre deep shaft has commenced. To accommodate turning of HGV vehicles a section of island in the centre of the carpark has been removed with the loss of 6 parking spaces. An alternative parking area, including parking for works related cars and vans is being sourced from Scottish Gas at the former Carron gas works. This we hope to provide for the duration of the works to alleviate the congestion normally experienced around the harbour area which will be exacerbated by the construction works.
- Construction of the pumping station shaft will continue for 16 weeks with disposal of rock on tipper lorries expected to be on a twice a week basis. (250 loads, with approx a third during this week). Deliveries of the precast concrete segments for the shaft lining on articulated vehicles will commence tomorrow. With two lorry loads expected each week thereafter.
- Closure of the boardwalk from the Carron footbridge to Backies is planned on 26 March 2007 with removal of the footbridge being the first operation to take place. Following modifications to the footbridge pipelaying along the boardwalk will commence and be completed prior to the May Day weekend.

# General Notes

- Signage will be erected around the town to direct construction traffic to the sites at Backies and Cowie. Tipper lorries leaving the Backies site will leave the town via the southern access road to join the A90 but due to the location of the disposal site will return empty from the north through the town. General deliveries from the south and north will avoid the town centre.
- Other warning signage will be erected where possible at the entrance to Cowie and Backies especially at the Dunnotar School. This however requires agreement with Aberdeenshire Council and may be difficult where numerous existing warning signs are already visible. Drivers working at the Backies site have been made aware and instructed to be extra vigilant around the school opening and closing times.
- Information boards are being made and will be erected at Backies and Cowie. The boards will provide information on the progress of the works and drawings that were on show at the open day held last week.
- A meeting is to be arranged with Aberdeenshire Council to discuss the proposed alternative route incorporating a new footbridge over the Cowie. Comments on our proposals have been requested but a response is still awaited.

## Notes of the Community Council Forum - 22<sup>nd</sup> February 2007

Presentation by Inspector Gordon, Grampian Police

Insp. Gordon reiterated his current staffing position, as previously stated direct to Stonehaven & District Community Council. Even if all officers are available, there are only 6 officers covering the whole of the South Aberdeenshire area on any one shift.

Constitution

A paper summarising the various views was presented, and the Forum decided not to proceed with a constitution. However, they did feel the problem of representation still remained.

Attendance at the Forum

An analysis of who had attended was presented. It appears the main reason for absence was getting enough volunteers, and prioritising other matters seen to be a higher value.

Planning Gain

Willie Munroe indicated that details would soon be published.

Presentation by K&D Voice

This organisation exists to support local voluntary sector groups, and seems to be involved in community planning. There is a draft document explaining what community planning is.

There will be a "community planning event" on 18<sup>th</sup> – 20<sup>th</sup> May, for which, presumably we will get details shortly.

Road Repairs

It was reported that the road surfaces which were re-done recently (e.g. David Street, Evan Street, Market Square Car Park), and which have since broken down will be repaired. The contractor has acknowledged that they are not fit for purpose, and the repair will be at their expense.

Stonehaven Town hall

A Public Entertainment Licence has been issued for this building, with a considerable and severe list of conditions. I now have a copy of the document.

David Fleming

8<sup>th</sup> March 2007.