

**MINUTES of the 329th BUSINESS MEETING**  
**of the**  
**STONEHAVEN and DISTRICT COMMUNITY COUNCIL**

**HELD IN THE COWIE LOUNGE OF THE INVERCARRON RESOURCE CENTRE**  
**at 7.30 p.m. ON TUESDAY 8th JULY, 2008**

<b>No</b>	<b><u>Notes</u></b>	<b>Action</b>
<b>1.</b>	<p><b>Welcome, apologies and declarations of interest</b></p> <p>Present: David Fleming (Chairman), Karen Allan (Minutes), Raymond Christie, Ian Hunter, Michael Innes, Alistair Lawrie, James Cleves, David Wood, Steven Holt</p> <p>Kincardine and Mearns Councillors: Cllrs. Wendy Agnew, Graeme Clark and Mike Sullivan</p> <p>Ian Downie of Balfour Beatty for item 4.</p> <p>Harry McNab and colleagues from Bancon Developments, Stewart Milne Homes Ltd and Duncecht Estates were present for item 5.1.</p> <p>One member of the Press and some 15 members of the public.</p> <p>Apologies were received from; Lynda Digney, Lyn Jardine, Ditta Neumann, Linda Digney, Ian Balgowan, Allan Sutherland, Cllr. Peter Bellarby.</p> <p>Police Sergeant Grant Wallace sent his apologies</p> <p>Declarations of Interest: None</p>	
<b>2.</b>	<p><b>Minutes of the meeting held on June 10<sup>th</sup> 2008</b></p> <p>There were no comments regarding the minutes so their adoption was proposed by Alistair Lawrie, seconded by Raymond Christie, and agreed unanimously.</p>	
<b>3.</b>	<p><b>Crime Prevention – Report by Police.</b></p> <p>This had been previously circulated. There were no comments</p>	
<b>4.</b>	<p><b>Sewerage Upgrade Scheme</b></p> <p>Opening ceremony has been postponed until we know that the works are complete.</p> <p><u>Hiding of air vents.</u></p> <p>The Chairman said that 12 proposals were received, 4 were unsuitable due to probable high maintenance. The remaining suggestions were rolled together into proposals for the 2 sites – a diagram agreed with Balfour Beatty and Scottish Water was circulated. The overall idea is that they will become look-out towers each with a ramp, wooden cladding and possibly a telescope on top. The Council approved these ideas unanimously. Ian Downie, on behalf of Balfour Beatty agreed to progress this design.</p>	<p><b>David Fleming/ Scottish Water/ Balfour Beatty</b></p>

No	<u>Notes</u>	Action
	<p><u>Quality of work at Cowie Bridge.</u></p> <p>A number of examples of poor quality workmanship around the Cowie bridge have been reported, e.g. the surface of the bridge is not suitable for the elderly. Balfour Beatty agreed to take action with the manufacturer to rectify these matters.</p>	<b>Balfour Beatty</b>
	<p><u>Progress report</u></p> <p>Ian Downie apologised for his absence from S&amp;DCC meetings for the past 2 months due to work commitments. The main sewer was now connected and clean water is being pumped from Stonehaven to Nigg. Sewage from the town will be fed into the pipe from Monday 13<sup>th</sup> July. This will be followed by a 6 week period of observation by Balfour Beatty, before handing over to Grampian Waste Water Services who will operate the scheme on behalf of Scottish Water. Balfour Beatty will be on site for another 3 months to reinstate the Backies car park, demolish temporary tanks at Cowie and other works.</p>	
	<p><u>Gate into Turner Court</u></p> <p>Tenants at Turner Court asked when they would regain access via the gate to the promenade, as they have been waiting since March. Ian Downie apologised and said gate is ready and the panel is being created in Sheffield. The lock will use the existing key. This work is due for completion by the end of July. "Private" notices will also be replaced.</p>	<b>Balfour Beatty</b>
	<p><u>North entrance to Stonehaven</u></p> <p>A member of the public asked when the hideous sheds at Den of Logie will be hidden. Ian Downie replied that trees and shrubs are to go in, but they are limited in scope due to small area, Plans have been agreed. Some low fencing is still to go in.</p>	
<b>5.</b>	<b><u>Planning Matters</u></b>	
<b>5.1</b>	<b><u>Stonehaven South Master Plans.</u></b>	
	<p>David Fleming welcomed Harry McNab from Bancon Developments, who talked the meeting through the draft plans and public feedback so far. Copies of the presentation and the results of the public feedback were tabled. The plans have not been submitted to the Aberdeenshire Council Planning Service yet, and probably won't be for a year or so, after reviewing the feedback and revising /developing the plans.</p>	
	<p><u>Questions from the public:</u></p>	
	<p>Q1. Braehead residents have concerns re the road diversion where children currently play.</p>	
	<p>A1. Bancon was asked by the Council to look at improving the road. Bancon will look at this again.</p>	
	<p>Q2. The Effect on the environment was not on the questionnaire.</p>	
	<p>A2. Quite a few people made comments on this anyway. An EIA (Environmental Impact Assessment) has been done and is with the Council. Bancon will put it on the website if possible.</p>	
	<p>Q3. Website is not available.</p>	
	<p>A3. Bancon to send web address to S&amp;DCC.</p>	

**No****Notes****Action**

[Note: It is <http://www.bancon.co.uk/stonehavensouth/> which at present only includes the presentation material. ]

Q4. There is a Catch 22 when it comes to community facilities. Where is the money coming from? In the past, a school at Edenvue was promised, but it still hasn't been built. It is said that the site is not big enough now. Also, who will pay for the running of any school.

A4. Strategic Planning should help clarify this process. In the past, developers only considered housing, but under the new Act, the process is changing.

Q5. Ury will provide many sports facilities – what will these plans provide that is different?

A5. The plan does not have much space for outdoors sports, because the land is not very flat. It may be that the provision is by way of money to support sports facilities elsewhere..

Q6. This is a *huge* addition – 20-30% of the existing town. It would need more than one primary school. It is almost identical to original Braehead development plans which were scaled back from 1000 to 60 houses after a Public Local Inquiry about the current Local Plan. What has changed in the last 10 years?

A6. This is half the size of the 1990's proposal. The Reporter's views have been taken into account. Today, almost all of the other sites within the bypass have been developed. This is a more sustainable community approach as per the draft structure plan. Inverurie and Westhill developments show that town centres can remain vibrant.

Q7. Councillor Wendy Agnew has had many representations on this. What was the Traffic Impact Assessment (TIA) result – more cars turning into and out of the Market Square in Stonehaven – and changes to access would mean losing scarce parking places. She was also worried about rat-runs through Kirkton.

A7. The TIA should be available in a couple of weeks. Bancon will see if it can go on the website.

Q8. There will be lots of young people – how to separate them from traffic?

A8. Dedicated cycle tracks from the supermarket to the town centre, or through Dunnottar Woods were suggested.

This was thought very unpopular by members of the public present. This would require lighting for example, and the plan says the Woods won't be touched.

Q9 How many of the 1000 dwellings would be affordable

A9. About 25% (as required by law). Also demographics are changing so probably smaller houses.

Karen Allen said that, on a point of information, there is no definition of "affordable" – the Scottish Government is working on it. David Fleming asked that we distinguish between affordable housing (which could be of any size), and small housing, needed for starter homes and single people.

Q10. 1000 houses means 2-3000 people, 1000 cars, hundreds of children. 1000 workers on to roads – the railway station car park is getting 22 new spaces! We need a lot more big thinking!

A10. It was proposed that there should be a dedicated bus to the railway station– 2 loops

**Bancon  
Homes**

No	<u>Notes</u>	Action
	incorporating the 108 service and Mackie approximately every 15 minutes.	
	<p>Other Comments:</p> <p>The proposal actually lies within Catterline Community Council area. Catterline CC will be having a meeting on this. Dunnottar Woods must not be put under pressure.</p> <p>Landscape views are important to the people of Stonehaven. Views from the South will need serious landscaping – get the trees in now.</p> <p>The development is separated from Stonehaven by about half of mile of road. How are we to integrate it into current Stonehaven – a whole community needs lots of “bits” e.g. a care home, not just houses and shops.</p> <p>Harry McNab agreed that there should be a working group to take things forward. They would approach the Council(s) as soon as the developers were ready.</p> <p>David Fleming thanked Harry McNab and his team for their time in consulting with the people of Stonehaven, and looked forward to further discussions.</p>	<b>Bancon Homes</b>
5.2	<p><u>AWPR Junction</u></p> <p>The Public Local Inquiry (PLI) is to run from 9<sup>th</sup> September, at the Treetops Hotel in Aberdeen. It is likely to take 10 weeks.</p> <p>The S&amp;DCC Statement of Case has been submitted. Basically we want:</p> <ul style="list-style-type: none"> <li>• a better junction</li> <li>• no traffic lights</li> <li>• less impact on the landscape</li> <li>• a lower carbon footprint</li> <li>• and the quality of consultation was very poor</li> </ul>	
	<p>Next, the Precognition needs to be drafted, for submission by 12<sup>th</sup> August.</p> <p>The Sluie Estates “flyover” is not yet published hence there have been no negotiations yet. This may come up before or during PLI. S&amp;DCC stance is that we support the Sluie proposal. Field 52 documentation may be available next month.</p> <p>Councillor Mike Sullivan stated that Transport Scotland has said the north end of the Fastlink has a roundabout because there is “insufficient traffic for a flyover” – in other words the Fastlink is unnecessary!</p>	
5.3	<p><u>The Town Hall</u></p> <p>A long letter of objection with our alternatives has gone in. Only a standard acknowledgement has been received so far.</p>	
5.3	<p><u>Broomhill Croft</u></p> <p>S&amp;DCC unanimously decided to object – on the grounds that the change of use looks like a second house will be built next to it.</p>	<b>David Fleming to write</b>

No	<u>Notes</u>	Action
	<b><u>Public Issues</u></b>	
6.	<p><b>Spar, Allardice Street - licensing (renewal).</b></p> <p>A new law means this now comes to the Community Council first. The renewal was approved by the Community Council.</p>	
7	<b>Aberdeenshire Council major Documents</b>	
7.1	<p><b>Draft Structure Plan</b></p> <p>It was agreed to discuss this at the next meeting. Comments must be in by 12<sup>th</sup> September. Ian Hunter suggested that an Aberdeenshire Council officer be asked to attend the next meeting to provide information and to answer questions.</p> <p>On Page 22 of the Plan it is stated that the Portlethen-Stonehaven corridor is to have 2600 houses but no indication as to how this was arrived at. There is also a column on the left that we can't understand. It is not clear where we are now – what housing has already been agreed, started etc.</p> <p>Website: <a href="http://www.aberdeencityandshire-sdpa.gov.uk/home/home.asp">http://www.aberdeencityandshire-sdpa.gov.uk/home/home.asp</a></p>	<p><b>All to read</b></p> <p><b>Chairman to invite</b></p>
7.2	<p><b>Current Local Plan.</b></p> <p>Before starting the new version of the Local Plan, Aberdeenshire Council has asked for views on which policies need updating. These are in the Local Plan document at:</p> <p><a href="http://www.aberdeenshire.gov.uk/planning/finalised/index.asp">http://www.aberdeenshire.gov.uk/planning/finalised/index.asp</a></p> <p>This consideration was also carried forward to the next meeting.</p>	<p><b>All to read and make comments</b></p>
7.3	<p><b>Asset Review.</b></p> <p>The only mention of Stonehaven is Stonehaven Town Hall for a “possible transfer to a trust”. No mention of capital for next 15 years</p> <p>Ian Hunter talked about “dead hand” on assets at the moment, e.g. groups not allowed to paint halls, etc. Aberdeenshire Council staff at Gordon House need to come down to Stonehaven.</p>	
7.4	<p><b>Audit of Best Value and Community Planning.</b></p> <p>This audit report contained a number of accolades, but also a list of recommendations for improvements. David Fleming stated his view as an ex-auditor that it was a weak report. The action list had no deadlines or accountable officers, and the items were written in very general loose terms. He also felt that Aberdeenshire Council should not consider this to be the best of reports as there were many things about Community Planning that were identified as being weak.</p> <p>A number of members expressed the view that no one understands what is happening in Community Planning – neither the community nor councillors. Therefore Aberdeenshire Council is unable to engage with the community. The Press &amp; Journal</p>	

No	<u>Notes</u>	Action
	was too upbeat – it is all just a PR exercise at our expense.	
8.	<b>Naming of New Street at Braehead.</b> “Braehead Drive” was agreed.	<b>Shire Councill- ors to note</b>
9.	<b>Town Hall Inspection</b> Item deferred, pending discussions with officers	
10.	<b>Allotments.</b> Now in discussion with 2 private landlords, one of which is Dunecht Estates. There is still no map of Baird Park from Willie Munro.	
11.	<b>Future of the crèche at Stonehaven community centre</b> This matter is progressing. No further action by S&DCC at this time.	
12.	<b>Office space for voluntary organisations.</b> Postponed in Lenny Lawrence’s absence. Cllr. Peter Bellarby did agree at the last meeting to look into this matter.	<b>Cllr. Peter Bellarby</b>
<b><u>Business Matters</u></b>		
13.	<b>Interim Grant from Aberdeenshire Council.</b> £465 interim payment to be made immediately to Community Councils until numbers finalised	
14	<b>MRI Festival 17<sup>th</sup> August.</b> The three previous organisers (Lynn, Linda and Ditta), were absent but we do need to organise prizes, rota etc. Michael Innes agree to take the issue up and convene a meeting of those willing to help.	<b>Michael</b>
15	<b>Representatives on other bodies.</b> <u>15.1 Licensing Forum Youth representative.</u> They are legally obliged to have a young person, although the police are against it. David Fleming has someone in mind, aged 20.	<b>David Fleming</b>
	<u>15.2 Appointment of Community Councillor to Licensing Forum</u> Michael Innes has had to resign from this role for business reasons. Steve Holt was proposed David Fleming, seconded by James Cleves, and nominated unanimously..	

No	<u>Notes</u>	Action
<b>16.</b>	<b>Social Event.</b>	
	This will be held on Wed August 27 <sup>th</sup> at 6.45 pm. for 7 pm. at the Bowling Club. All Community Councillors plus a guest are invited. Bowling, darts, bowls and table tennis will be available. Michael Innes needs definite numbers by next CC Meeting.	<b>All</b>
<b>16a</b>	<b>Not on Agenda). Consultation on the Role of Community Councils</b>	<b>David Fleming to complete and send in</b>
	David Fleming read out a questionnaire on Community Council development, after pointing out that Aberdeenshire Council have actually been at the fore-front of CC development. Members gave responses. David Fleming said the answers were more than sufficient to allow the form to be completed and sent off. No-one wanted to see completed form.	
<b>17.</b>	<b>Council Records</b>	
	No progress	
<b>18</b>	<b>Police Service Centre</b>	
	No progress	
<b>19.</b>	<b>Correspondence not covered elsewhere</b>	
	None	
<b>20.</b>	<b>AOCB</b>	
	None	
<b>19.</b>	<b>Correspondence items requiring Business meeting attention (not covered elsewhere)</b>	
	None	
<b>21</b>	<b>Date of next meetings</b>	
	The agenda meeting will be held on Tuesday 5 <sup>th</sup> August July at 7:30 pm.	
	The next Business Meeting will be held on Tuesday 12 <sup>th</sup> August at 7:30 in the Cowie Lounge of the Invercarron Resource centre	

# STONEHAVEN AND DISTRICT COMMUNITY COUNCIL

## AGENDA FOR BUSINESS MEETING TO BE HELD at 7.30 pm on 8<sup>th</sup> July 2008 IN COWIE LOUNGE - INVERCARRON RESOURCE CENTRE

All S&DCC Members are asked to attend to consider the under noted items of business.

- 1 Welcome, apologies and declarations of interest 7:30
- 2 Minutes of the meeting held on June 10<sup>th</sup> (previously circulated) 7:35
  - Approval
  - Action points
- 3 Crime Prevention – Report by Police 7:40
- 4 Sewerage Upgrade Scheme 7:50
  - Ian Downie (Balfour Beatty) will be in attendance
  - Opening Ceremony
  - Hiding the Air Vents
  - Quality of work at Cowie Bridge

### Committee activities

- 5 Planning
  - 5.1 Stonehaven South 8:00
    - Harry McNab of Bancon Developments will be in attendance (an information session)
  - 5.2 AWPR Junction 8:15
    - Public Local Inquiry
    - Survey
    - Public meeting (also covering APP/2007/4190 – Field 52)
  - 5.3 APP/2008/0512 - Town Hall – update 8:20
  - 5.4 APP/2008/1417 – Broomhill Croft 8:25

### Business matters

- **Public Issues**
- 6 Spar, Allardice Street: Application for the renewal of licence to sell alcohol 8:30
  - 7 Aberdeenshire Council major documents 8:35
    - 7.1 Draft Aberdeen City & Shire Structure Plan – now available from web site
    - 7.2 Local Plan – 1<sup>st</sup> stage – policy review - paper to follow
    - 7.3 Asset Review
    - 7.4 Audit of Best Value and Community Planning – now available from web site
  - 8 Naming of new street at Braehead 8:45
  - 9 Inspections – Michael Innes 8:50
    - Town hall
  - 10 Provision of site for allotments in Stonehaven – Karen Allan 8:55
  - 11 Future of the Crèche at Stonehaven Community Centre – Ian Hunter 9:00
  - 12 Office Space for Voluntary Organizations – Lennie Lawrence 89:05

• **Business Matters**

- |    |   |      |
|----|---|------|
| 13 | Interim Grant from Aberdeenshire Council  | 9:10 |
| 14 | Stall at the MRI Festival – Sunday August 17 <sup>th</sup>                                      | 9:15 |
|    | <ul style="list-style-type: none"><li>• Working Group</li><li>• Prizes</li><li>• Rota</li></ul> |      |
| 15 | Representatives on other bodies + Chairman's activities (not covered elsewhere)                 | 9:20 |
|    | 15.1 Licensing Forum – 11 <sup>th</sup> June , 10:30 am, Viewmount                              |      |
|    | 15.2 Appointment of Community Councillor to the Licensing Forum                                 |      |
| 16 | Social Event – Wednesday August 27 <sup>th</sup> , 6:45 for 7 and the Bowling Club              | 9:25 |
| 17 | Working Party to sort out Council records – James Cleves  | 9:30 |
| 18 | Potential visit to Police Service Centre, Bucksburn – James Cleves                              | 9:35 |
| 19 | Correspondence items required Business meeting attention (not covered elsewhere)                | 9:40 |
|    | 19.1  |      |
| 20 | A O C B   |      |
| 21 | Dates and times of next Business Meeting.   | 9:45 |

*Items marked \*\* have briefing papers attached*

David Fleming – Chairman