

**MINUTES of the 33st 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 12th AUGUST, 2008**

No	<u>Notes</u>	Action
1.	<p><b>Welcome, apologies and declarations of interest</b></p> <p>Present: David Fleming (Chairman), Karen Allan, Raymond Christie, Ian Hunter, Michael Innes, David Wood, Steven Holt, Linda Digney, Lyn Jardine, Lenny Lawrence, Robert Michie, Allan Sutherland.</p> <p>Kincardine and Mearns Councillors: Cllrs. Wendy Agnew, Peter Bellarby, Graeme Clark</p> <p>Two members of the Press and some 20 members of the public.</p> <p>Apologies were received from; Ditta Neumann, Ian Balgowan, James Cleves, Cllr. Mike Sullivan.</p> <p>Alistair Lawrie was absent.</p> <p>Police Sergeant Grant Wallace sent his apologies</p> <p>Declarations of Interest: None</p>	
2.	<p><b>Minutes of the meeting held on July 9<sup>th</sup> 2008</b></p> <p>There were no comments regarding the minutes so their adoption was proposed by Raymond Christie, seconded by Michael Innes, and agreed unanimously.</p>	
3.	<p><b>Crime Prevention – Report by Police.</b></p> <p>This had been previously circulated. There were no comments on police matters.</p>	
4.	<p><b>Sewerage Upgrade Scheme</b></p> <p>Opening ceremony has been postponed until we know that the works are complete.</p> <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>	

## **Committee Activities**

### **5 Planning**

#### **5.1 Stonehaven South**

The Chairman asked the meeting to discuss what should happen next regarding this development. Peter Bellarby said there is a need to have a debate on the issues to engage the public in the decision. Allan Sutherland pointed out that there is need for a clarification of the process. Cllr. Graeme Clark informed the Council that the councillors were ready to take the views of the Community Council on board.

David Fleming said that the draft Aberdeen City & Shire Structure Plan is in the consultation stage (see 5.3 below), and this was the first part of a three part process. The second part was the Local Plan, whose revision was just starting (see 5.4 below). The third part would be the actual planning application itself. So there was a long way to go before the Stonehaven South proposal would be formally considered by Aberdeenshire Council. He informed the Council that the Local Plan specifies the boundary lines where planning permission might be granted, and at present the Local Plan did not include the Stonehaven South area. Cllr. Wendy Agnew pointed out that there is outline planning permission already for an area for industrial use at the top of the hill.

In reply to a member of the public, the Chairman said that, at the last Inquiry into the Local Plan, the Reporter ruled that all the space within the town boundary should be first utilised before more could be allocated outside the existing town boundary. That condition was now fulfilled in that most plots within the town had been built on.

The Chairman pointed out that the Community Council has a statutory right to be consulted by Aberdeenshire Council.

Wendy Agnew informed the Council that the Catterline Community Council will have a meeting on the issue, and that the Stonehaven South area was entirely within that Community Council's area. She also pointed out that individuals could write to the council if they are for or against the development.

A member of the public suggested that, if any debate took place with the developers now, it might be construed that the Town was wholeheartedly in favour. He advocated that such consultations should be put on hold pending the finalisation of the Local Plan, which might be at least two years away. The Council was in favour of this stance, and agreed that the Chairman should write to the developers in that vein.

Chairman

<p><u>5.2</u></p>	<p><u>AWPR Junction</u></p> <p>David Strang Steel (of Sluie Estates Trust) gave a presentation to the Council on the Trust's plans for the AWPR junction, which they had submitted to Transport Scotland and the forthcoming Public Inquiry. The diagrams were on large boards, which he left in the Council's keeping. He pointed out that all the necessary assessments have been done to ensure road and environmental safety. The plan will not change the building time-scale of the initial route but will be a bit more expensive than the present proposal.</p> <p>Graeme Clark expressed concern the traffic lights (as suggested by Transport Scotland) would cause more pollution.</p> <p>A member of the public hinted that the new junction should be future proofed to avoid future corrective measures.</p> <p>The Council agreed that the Sluie Estates proposal was a great improvement, and met with their concerns about the Transport Scotland plan. They therefore supported the Sluie Estate proposal unanimously.</p>	
<p><u>5.3</u></p>	<p><u>Aberdeen City &amp; Shire draft Structure Plan</u></p> <p>A date has been set for a meeting organised by the Aberdeenshire Council at St. Leonard's on the 28<sup>th</sup> August 2008. Everyone was encouraged to attend.</p> <p>David Fleming pointed out that preliminary analysis of the Strategic Plan has resulted in the published motion. In particular, the Plan is worked on the basis of 9% growth in population, which does not tie in with the population predictions. Furthermore, the figure for 6000 houses in the Portlethen/Stonehaven corridor has not been justified.</p> <p>Peter Bellarby said that encouraging economic development is the core of population growth.</p> <p>David Fleming proposed, and Lyn Jardine seconded that:</p> <p><i>In considering the Aberdeenshire City and Shire Draft Structure Plan, Stonehaven &amp; District Community Council welcomes a number of significant improvements, such as:</i></p> <ul style="list-style-type: none"> <li>• <i>New buildings to be carbon neutral by 2016</i></li> <li>• <i>Limits on municipal waste</i></li> <li>• <i>Integration of commercial and housing developments</i></li> <li>• <i>Use of briefing documents for developments</i></li> </ul> <p><i>However, the Council expresses very grave concern that the Draft Plan is inconsistent, confusing and ramshackle in that:</i></p> <ul style="list-style-type: none"> <li>• <i>The strategic housing forecast (of 9% growth) is based on economic assumptions 2 years out of date,</i></li> <li>• <i>It uses a high-end forecast that has already been discounted by Aberdeenshire Council itself</i></li> <li>• <i>It uses artificially high inward immigration to boost the figures</i></li> <li>• <i>The forecast has been generated to meet the alleged needs of the Development Plan, rather than the other way round</i></li> <li>• <i>The Structure Plan's target of 36,000 new houses for the Aberdeenshire area is 20% more than the most inflated forecast, and over 50% more than the most probable forecast</i></li> </ul>	

	<ul style="list-style-type: none"> <li>• <i>There is no justification included at all for the subdivision over various Strategic Growth areas</i></li> <li>• <i>It does not reflect the community needs of an ageing, and/or single person household population.</i></li> </ul> <p><i>S&amp;DCC will set up a Working Group to</i></p> <ul style="list-style-type: none"> <li>• <i>resolve these issues,</i></li> <li>• <i>formulate questions to be raised proactively at the public meeting on 28th August</i></li> <li>• <i>organise to take notes at that meeting</i></li> <li>• <i>construct a response in time for the next meeting of the Community Council</i></li> </ul> <p><i>S&amp;DCC asks Aberdeenshire Council to review the basis for the Plan so that it reflects the sustainable growth that the community wants.</i></p> <p>The motion was agreed unanimously.</p>	
<b>5.4</b>	<p><b>Local Plan - policies</b></p> <p>Aberdeenshire Council has asked for comments on how the current local policies might be revised. A paper had been circulated making a number of suggestions. In addition to agreeing this the following suggestions were made:</p> <ul style="list-style-type: none"> <li>• The density of housing should be part of the design brief for an area, so that the developer understands what the community would like.</li> <li>• More specific policies should be made about the consultation process, both before and after the formal submission of a planning application.</li> <li>• Strengthening of the policy with regard to the long-term maintenance of proposed public areas, with the Council retaining control.</li> </ul> <p>It was agreed that, after these alterations, the document should be submitted.</p>	
<b>6</b>	<p><b><u>Business Matters</u></b></p> <p><b>Public Issues</b></p> <p><b>Allotments</b></p> <p>Karen Allan said that the Allotment Association awaits a letter of response from Aberdeenshire Council.</p>	Karen Allan
<b>7</b>	<p><b>Future of the crèche at Stonehaven community centre</b></p> <p>This matter is progressing. No further action by S&amp;DCC at this time.</p>	
<b>8</b>	<p><b>Office space for voluntary organisations.</b></p> <p>Lenny Lawrence notified the Council of many unused properties owned by Aberdeenshire Council and that there were voluntary bodies urgently wanting to find space. It was not clear why these premises were not being made available.</p> <p>Lyn Jardine remarked that unused public property should be made available to any suitable organisations, and that the process should be public.</p>	

	Lennie was asked to provide detailed information on the properties in Stonehaven that are not in use and organisations that might use them. Then the Chairman could write to Aberdeenshire Council to try to effect the release of these buildings.	Lennie Lawrence
<b>9</b>	<b>Draft Kincardine &amp; Mearns Area Committee Community Plan/ Community Planning Newsletter.</b>  The draft Community Plan had apparently been published, but there had been no input from the Community Council, and we awaited involvement.	
<b>10</b>	<b>Local Transport Strategy - Draft of policy on Walking and Cycling</b>  Lenny Lawrence pointed out that the Safety Partnerships to comment on the issue. No further action was considered by the Council.	
<b>11</b>	<b>Statistical Profile of the Area.</b>  The Chairman pointed out that Statistical Profiles for communities in the area were being produced, although the one for Stonehaven has not been published yet. This is part of the preliminary work for the new Local Plan. When it is published, members will be asked for comments.	
<b>11a</b>	<b>Bequest Investment Fund ( Renewal)</b>  The Treasurer pointed out that this item had been missed from the agenda. She needed the Council's views on whether the funds should be re-invested. After some debate, and given that there were no outstanding applications for donations, it was agreed to reinvest the monies for a further year.	
<b>12</b>	<b>Stall at the MRI Festival 17<sup>th</sup> August.</b>  Members were asked to volunteer for one hour shifts. Linda Digney, David Fleming, Michael Innes, Allan Sutherland, and David Wood offered to help.  Linda Digney suggested to the Council that, in future, individual members should be conscious of whether or not he/she will be available to take part in an event they actively vote for.	All to note.
<b>13</b>	<b>Representatives on other bodies.</b>  <u>Appointment to the Licensing Forum.</u>  Item postponed, as the relevant person was not present.	
<b>14</b>	<b>Community Council Forum</b>  The council Representatives appointed to attend the meeting are Raymond Christie and Ian Hunter in the Viewmount Council Chamber on 2 <sup>nd</sup> October 2008 at 7.00 p.m.	

<b>15</b>	<b>Meeting with Assistant Information Commissioner</b> This follows the request for registration under the Data Protection Act. The meeting is to be held on Monday 25 <sup>th</sup> August at 7:00 at Woodhill House. David Fleming will attend and give a report on the proceedings.	
<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. Bowling, darts and table tennis will be available. Only 3 members (with their partners) of those present indicated that they would be able to come. Wendy Agnew, Peter Bellarby, Graeme Clark, Mike Sullivan with their respective partners said they hoped to be there.	
<b>17</b>	<b>Working Party to sort out Council Records</b> Volunteers were asked for time during week commencing 25th August. Karen Allan, David Fleming, Ian Hunter and Lenny Lawrence offered to help. James Cleves will be organising it.	
<b>18</b>	<b>Potential visit to Police Service Centre, Bucksburn</b> As James Cleves was absent, the matter was left in abeyance.	
<b>19</b>	<b>Correspondence items requiring Business meeting attention (not covered elsewhere)</b> None	James Cleves
<b>20</b>	<b>AOCB</b> Michael Innes reported that the Beach Toilets had been greatly improved, but were due to close for the winter. Their future use was still to be agreed, especially since it was hoped that, in line with Aberdeenshire Council policy, the Leisure Centre facilities would be more easily available.	
<b>21</b>	<b>Date of next meetings</b> The agenda meeting will be held on Tuesday Sept 2 <sup>nd</sup> at 7:30 pm. The next Business Meeting will be held on Tuesday Sept 12 <sup>th</sup> at 7:30 in the Cowie Lounge of the Invercarron Resource Centre.	