

**MINUTES of the 332nd 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 9<sup>th</sup> SEPTEMBER, 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), Ian Balgowan, Raymond Christie, Ian Hunter, Michael Innes, Alistair Lawrie, James Cleves, David Wood, Steven Holt, Lyn Jardine, Lenny Lawrence, Ditta Neumann, David Wood</p> <p>Kincardine and Mearns Councillors: Cllrs. Wendy Agnew, Graeme Clark and Mike Sullivan,</p> <p>In attendance: Cllr. Paul Melling</p> <p>Apologies were received from; Karen Allan, Linda Digney, Stephen Holt, Police Sergeant Grant Wallace sent his apologies</p> <p>Declarations of Interests: Jenni Keenan – Item 8 James Cleves – Item 8</p> <p>Youth Representatives</p> <p>The Chairman warmly welcomed the two new Youth Representatives, Jenni Keenan and Sam Dickinson, and asked them to make sure their voices are heard.</p> <p>A cheque of £5000 was presented by the Chairman to Janet Ralston on behalf of the Stonehaven Skate Park Committee.</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 Lyn Jardine, seconded by Lenny Lawrence, and agreed unanimously.</p>	
<b>3.</b>	<p><b>Crime Prevention – Report by Police.</b></p> <p>No comments were made on the report received.</p>	
<b>4.</b>	<p><b>Sewage Upgrade Scheme</b></p> <p>In the absence of Ian Downie of Balfour Beatty, this item was not discussed</p>	
<b>5.</b>	<p><b><u>Planning Matters</u></b></p>	
<b>5.1</b>	<p><b>Stonehaven South Master Plans.</b></p> <p>The Chairman has written a letter to developers, suggesting that the discussion is postponed until the Local Plan is clearer on the subject.</p> <p>There is a meeting of the Catterline Community Council on Tuesday 30<sup>th</sup> September, and members were encouraged to attend.</p>	

## **5.2 AWPR Junction**

The Public Local Inquiry started earlier in the day (Tuesday 9<sup>th</sup>) and the evidence related to the Scheme as a whole. The Fastlink evidence is scheduled to start on November 11<sup>th</sup>.

## **5.3 Strategic Plan: Community Council Final Submission**

David Fleming said he has set up a message board and requested assistance from members of the council in running it and promoting it as a way of gathering opinions from the public.

David Fleming pointed out that consultation period was over the summer holiday and has asked the Planning Team for further time to discuss a response. (Note: an e-mail was received after the meeting turning down this request.).

Cllr. Peter Bellarby expressed dissatisfaction at the running of the Consultation Meeting set up by the Shire & City Planning Team, as the discussion was curtailed and supported the request for the deadline to be extended for the review of the Strategic Plan. He pointed out that Economic Development should be the driving force for the planning of the area and not any forecasts of population.

Cllr. Paul Melling clarified that Aberdeenshire Council is trying to evaluate the statistical link between forecasts of economic growth and population change. He said it is important to get views expressed by the public.

Cllr. Wendy Agnew queried the timetable of how building land is going to be released, and whether existing developments e.g. Laurencekirk are accounted for in the housing growth estimate.

Ditta Neumann expressed the view that the plan is an improbable one. The draft shows housebuilding 20% higher than the actual level of probable forecast population growth, i.e. instead of 4,000 houses it states 6,000 houses.

David Fleming and Ditta Neumann suggested that they should put in the submission (including the points mentioned in the meeting) on the morning of Friday 12<sup>th</sup> Sept. electronically.

## **5.4 Stabilisation work on Bervie Braes**

David Fleming reported that the various options set out in the paper discussed at the Kincardine & Mearns Area Committee should be put out for consultation to the members of the public. Cllr. Peter Bellarby clarified that these options would be considered with or without a road.

Raymond Christie pointed out that the council has not done anything about the Braes for many years, and that action should be taken. Ditta Neumann said that it should be taken into account what kind of road the people want. Ian Balgowan reminded the council that in past years, the Braes has been set alight, and that the purpose of this, based on experience, was to help keep the vegetation under control, and to encourage proper drainage. Cllr. Wendy Agnew confirmed this, and the point was noted.

Cllr. Graeme Clark said that the council does not own the land but the organisation that did own it (Dewar's Children Trust) does not currently have the cash.

Alistair Lawrie suggested that there must be publicity on the issue for debate at both local level and national level.

Cllr. Wendy Agnew reassured the council that there are emergency plans set out in case of any problems.

Cllr Paul Melling said that the Area Committee felt the need of a public meeting (and had voted as such), and the contractors were readily available to comment on the options, respond to questions or reply to certain issues.

David Fleming was given permission to consult with Mr. Mark Skilling, with a view to setting up a public exhibition and meeting later in the year. He added that he would create another section on the message board ( at [www.stonehaven.yuku.com](http://www.stonehaven.yuku.com) ) to receive views and information.

Mike Rumbles MSP has already tabled a question in the Holyrood Parliament about the funding. The council is to give maximum publicity to the issue, and gather support for an appeal for funding to the Scottish Government.

### **Other Planning Applications**

#### **5.5 5A Robert Street:**

Ditta Neumann has sent in a holding letter, and the item will be discussed in the next meeting.

### **Public Issues**

#### **6. CDG Annual Report:**

Ian Hunter commented that it is very thin. He had seen the report before it was presented to Kincardine & Mearns Area Committee, but had not proposed any improvements. It does not contain sufficient information, and is inaccurate. It shows, correctly, that the CDG had a large amount of money unspent at the end of the year. Cllr. Peter Bellarby reported that the Aberdeenshire Councillors are not happy with the way the CDG is working. It had little sense of direction, and insufficient involvement of the many local people who should be part of it. David Fleming said that there should be an action plan to correct the CDG's lack of clear objectives, structure and outcome. He hoped that Aberdeenshire Council would act urgently to improve the situation.

#### **7 “Get Involved “ Volunteer Day Organised by the CDG.**

This event is going to take place on Sunday 5<sup>th</sup> of October from 1.00p.m-4.00p.m. Members were asked to support the event.

#### **8. Licensing Act Applications.**

The following application for the renewal of licensed premises received no comments or objections from the council: Carron Restaurant, Heugh Hotel, Market Bar, Somerfield, Spar, Station Hotel, Tandoori Haven, Tollbooth Restaurant and Zara's Brasserie

It was agreed that the following observations should be passed on to the Licensing Board for their consideration.

- Queens Hotel: Reports of cheap alcohol adverts while football matches are on.
- Ship Inn: Some concerns that some customers were taking alcohol in glass tumblers (instead of plastic ones) into the road (Shorehead), and leaving glasses on the walls (safety issue).
- Star Inn: Unwillingness to join the PubWatch scheme

At this point in the meeting, a debate ensued and Lenny Lawrence expressed

dissatisfaction with the discussion and left the meeting.

It was decided that general matters about alcohol abuse were best dealt with separately, and that next month's meeting should contain an appropriate agenda item.

**9. Proposed Local Public Holidays 2009**

The dates quoted on the agenda were noted without comment:

- National days are Jan 1st and 2nd, May 4th, and Dec 25th and 26th
- Proposed Local Holidays to be April 6th, June 8th, Sept 7th, Oct 19th.

**10. Provision of site for Allotments in Stonehaven**

KA reported that the letter from the landlord is weak on promises of action.

**12. Future of the crèche at Stonehaven community centre**

The matter continues to progress.

**13. A Strategy for Community Radio**

Ian Hunter reported that Highland Council has a strategy for community Radio. He requested that the Community Council ask Aberdeenshire Council is to consider adopting a similar one. A motion proposing this put by Ian Hunter, and seconded by David Fleming. After a short debate it was agreed unanimously.

**Business Matters**

**14. Treasurer's Report**

Lyn Jardine reported that the administration account will go down to £1,000 with the notice-board invoice coming in and that no funds have so far been provided by Aberdeenshire Council.

**15. Membership of Community Council Committees**

**15.1** The Chairman remarked that the Community Council ought to have committees on

**15.2** Transport, Planning and Communications, amongst other ad hoc ones. The Chairman asked everyone to consider these, and be prepared to volunteer at the next meeting.

Meanwhile, the Hannah Dyson Award Committee was set up with Alistair Lawrie, James Cleves, Jenni Keenan and Sam Dickinson.

**16 Community Council Forum**

A new date of 2nd October at 7.00p.m in Viewmount was publicised. Any member of the Community Council can attend.

**17 Potential Visit to Police Service Centre, Bucksburn.**

No report.

## **18 Christmas Tree Lights**

No report.

## **19.1 Reports from Representatives on other Bodies**

Bus Forum

James Cleves reported that there had been considerable discussion on the delays in services.

## **19.2 Meeting with Assistant Information Commissioner**

David Fleming reported that he had objected to the letter demanding that we register. There had been a well attended meeting addressed by the Assistant Information Commissioner for Scotland, but that many questions had been left unanswered. Many of the arguments put forward by the Assistant Commissioner were challenged by those present. He felt the situation was very unsatisfactory, and was yet another obstacle put in the way of people coming forward to volunteer. The £35 registration fee may be paid by Aberdeenshire Council.

## **19.3 Stall at the MRI Festival**

Held on Sunday August 17<sup>th</sup> and reported to be successful. The Chairman thanked all those who had helped.

## **19.4 Social Event**

Held on Wednesday August 27<sup>th</sup> at the Bowling Club and a report was circulated. Michael Innes was thanked for arranging it. A letter of thanks had been sent to the Bowling Club.

## **19.5 Working Party to Sort out Council Records**

David Fleming expressed gratitude to the members who helped and proposed that another working party is needed.

Lenny Lawrence came back to the meeting at this point.

## **20 AOCB**

Ian Balgowan reported that litter bins in Salmon Lane have not been emptied in due time

## **21 Date of next meetings**

The agenda meeting will be held on Tuesday 7<sup>th</sup> October in the Invercarron Centre at 7:30 pm. The next Business Meeting will be held on Tuesday 14<sup>th</sup> October 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 9<sup>th</sup> September 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
  - Youth representatives: Jenni Keenan and Sam Dickinson
- 2 Minutes of the meeting held on August 12<sup>th</sup> (previously circulated) 7:35
  - Approval
  - Action points
- 3 Crime Prevention – Report by Police 7:40
  - Assaults during weekend of 30/31 Aug
- 4 Sewerage Upgrade Scheme 7:50
  - update

### Committee activities

- 5 Planning
  - 5.1 Stonehaven South 8:00
    - Letter to developers
    - Meeting of Catterline CC – Tues 30<sup>th</sup> Sept.
  - 5.2 AWPR Junction 8:05
    - Public Local Inquiry
  - 5.3 Strategic Plan 8:10
    - Message Board
    - Community Council final submission
  - 5.4 Stabilisation Work on Bervie Braes – consultation 8:20
  - 5.5 Other planning applications 8:30

### Business matters

- **Public Issues**

- 6 CDG Annual Report \*\* 8:35
- 7 “Get involved” Volunteer Day organised by the CDG: Sunday 5<sup>th</sup> October 8:45
- 8 Licensing Act applications upon which we are being consulted \*\* 8:50
  - 8.1 Carron Restaurant
  - 8.2 Heugh Hotel
  - 8.3 Market Bar
  - 8.4 Queen’s Hotel
  - 8.5 Somerfield
  - 8.6 Spar
  - 8.7 Station Hotel
  - 8.8 Star Inn
  - 8.9 Tandoori Haven
  - 8.10 The Ship Inn
  - 8.11 Tollbooth Restaurant
  - 8.12 Zara’s Brasserie
- 9 Proposed Local Public Holidays 2009
  - National days are Jan 1st and 2nd, May 4th, and Dec 25th and 26th
  - Proposed Local Holidays to be April 6<sup>th</sup>, June 8<sup>th</sup>, Sept 7<sup>th</sup>, Oct 19th.

- 10
- 11 Provision of site for allotments in Stonehaven – Karen Allan 9:00
- 12 Future of the Crèche at Stonehaven Community Centre – Ian Hunter 9:02
- 13 Office Space for Voluntary Organizations – Lennie Lawrence 9:05
- 14 A strategy for Community Radio – Ian Hunter \*\* 9:07
- **Business Matters**
- 15 Treasurer’s Report
- 16 Membership of Community Council Committees 9:10
- 16.1 General
- 16.2 Hannah Dyson Award Committee
- 17 Community Council Forum – new date of 2<sup>nd</sup> Oct: 7:00 pm 9:15
- 18 Potential visit to Police Service Centre, Bucksburn – James Cleves 9:20
- 19 Christmas Tree Lights - Steve Holt 9:25
- 20 Reports from Representatives on other bodies + Chairman’s activities + other events 9:30
- 20.1 Bus Forum
- 20.2 Meeting with Assistant Information Commissioner – David Fleming
- 20.3 Stall at the MRI Festival – Sunday August 17th
- 20.4 Social Event – Wednesday August 27th, 6:45 for 7 and the Bowling Club
- 20.5 Working Party to sort out Council records – James Cleves
- 21 A O C B
- 22 Dates and times of next Business Meeting. 9:45

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

David Fleming – Chairman

## **KINCARDINE & MEARN'S AREA COMMITTEE: 2 SEPTEMBER 2008**

### **ANNUAL REPORT ON COMMUNITY DEVELOPMENT GROUPS**

#### **1 Purpose of Report**

- 1.1 The purpose of this report is to present annual progress reports from the Community Development Groups in the Kincardine & Mearns Area, to seek approval for the planned use of the Community Development Groups' surplus funds, and to allocate the 07/08 "capacity building" levy.

#### **2 Background**

- 2.1 Community Development Groups replaced Network Development Groups in May 2005 as the vehicle by which the Education Learning and Leisure service engages with communities to plan and meet local lifelong learning and leisure needs.
- 2.2 The Education & Recreation Committee on 27 May 2005 approved that CDGs promote both Community Learning & Development and Recreation activities and projects that complement programmes organised by the Council and its partners.
- 2.3 At the same meeting the Education & Recreation Committee also approved that Area Committees are given annual reports on the work of CDGs in their area.
- 2.4 It was envisaged each Community School Network would have a CDG with a core membership of local people with an interest in youth work, adult learning, community development, sports, arts and culture.
- 2.5. It was agreed that CDGs would continue to retain income from charges, which they can use to promote local programmes and projects and minor improvements to facilities (provided these are agreed with Education, Learning & Leisure and Property) subject to
- (i) an annual levy of 5 per cent of income to help offset the cost of facilities used for their programmes
  - (ii) 5 per cent of the remaining income being set aside for reallocating to CDGs which have to deal with higher levels of disadvantage or have less potential to generate income. This is described in 1.1 above as the "capacity building" levy.
  - (iii) proposals for investing any surplus funds being submitted to the Area Committee for approval.

- 2.6 The surplus funds should be used to assist in meeting the targets in the Education Learning & Leisure Service Plan, and should be in line with the Council's strategies for Lifelong Learning & Leisure and the Community Plan.
- 2.7 The management of CDG finances is now dealt with through the Council's financial management system rather than funds being held in separate bank accounts. These arrangements were put in place in September 2005.

### **3 Discussion**

- 3.1 There are three community school networks in Kincardine & Mearns, namely Portlethen, Stonehaven and Laurencekirk. Good progress has been made this year in establishing CDGs in Kincardine & Mearns, and all three networks now have an active Community Development Group. The Portlethen one is known as North Kincardine, Stonehaven as Stonehaven & District, and Laurencekirk, Mearns.
- 3.2 Appendix A has an annual report for each of the groups. This annual report includes the current membership of the groups, a financial statement and an action plan for the use of any surplus funds. It also contains an update on the use of the 06/07 funds as agreed by the area committee in August 2007.
- 3.3 Although some progress has been made since the CDG review in 2005, it is a very mixed picture across Aberdeenshire. While some CDGs are making good progress, others are struggling to attract members and be clear about their purpose.
- 3.4 Officers met with CDG chairpersons recently and identified a number of issues that are affecting progress. These are: -
- Not all community interests represented
  - Fit with community planning not clear – cluttered landscape of groups and projects
  - Continuing difficulties in recruiting and supporting new volunteers
  - Wide variation in agendas and activities
  - Adhoc initiatives with no clear strategic fit
  - Continuing focus on CLD in many areas
  - Concern about clarity of financial information
  - Single Status and Equal Pay Issues
  - Duplication/competition between CDG activities and Council provision
  - Need for inequalities in charging and letting arrangements for groups using facilities to be resolved
- 3.5 A report on the future direction of CDGs will be submitted to Area Committees in the near future in order that Members' views can be considered by the Education Learning and Leisure Committee before changes aimed at re-vamping CDGs are introduced. At the last meeting with CDG Chairs in June 2008, officers were asked to delay submitting a report until CDGs had the opportunity to consider options for the future in more detail and provide feedback on their preferred way forward.

## **4 Proposals**

4.1 The Area Committee is invited to note the achievements of the CDGs in its area during 07/08.

4.2 Each of the groups has identified the priority areas where it wishes to commit its resources, and seeks the approval of the Area Committee for these proposed actions.

4.3 The “capacity building” levy in Kincardine & Mearns for 07/08 was £6792. £2308 of this derived from North Kincardine CDG, £3656 from Stonehaven & District and £828 from Mearns. Officers recommend that this levy be returned to the CDGs to sustain and develop their programmes further on an equal three way split, i.e. £2264 each. CDGs with access to large facilities have the capacity to generate more income than those with access to smaller ones. This approach provides a means of sharing resources across the Area.

## **5 Area Implications**

5.1 A similar report on CDGs will be presented to all six Areas.

## **6 Policy Implications**

6.1 The proposals under discussion are in line with Education, Learning & Leisure policy and corporate policy on community engagement

## **7 Staffing Implications**

7.1 None

## **8 Financial Implications**

8.1 None

## **9 Sustainability Implications**

9.1 None

## 10 Consultations

- 10.1 Lifelong Learning & Leisure staff and local CDG members have been consulted on the preparation of these proposals and are in agreement with them.

## 11 Recommendations

**The Committee is recommended to: -**

- 1 Note the achievements contained in the 07/08 annual reports from the three CDGs in Kincardine & Mearns
- 2 **Approve the action plans submitted for 08/09 for**
  - i) **North Kincardine CDG**
  - ii) **Stonehaven & District CDG**
  - iii) **Mearns CDG**
- 3 **Agree to the re-allocation of the “capacity building” levy as detailed in 4.3**

Anne Simpson  
Community Learning Manager

Report prepared by: - Anne Simpson  
Date 19 August 2008

# **Annual Report**

## **April 2007 – March 2008**

Members participating in the CDG during the year were:-

Ian Hunter	Stonehaven Community Council
Raymond Christie	Various
Mary Jackson	Horizon
Lenny Lawrence	SATRA
Ross Murray	Stonehaven Churches Youth Trust
Mike Reid	Kincardine and Deeside Arts Forum
Alistair McClean	Mearns FM
Elaine Ewen	Kindergym
Stonehaven After School Club	
Councillor Carr	
Councillor Clarke	
Councillor Bellarby	

The membership for Stonehaven CDG stands at 12 for 2007–08 for the purpose of calculating quorums.

## ACTIVITIES DEVELOPMENT AND ACHIEVEMENTS

During the 2007 –08 year the CDG has:-

- Built and Increased CDG membership  
**Impact:** More community members involved in CDG activities
- CDG Chair attended CDG Chairpersons event  
**Impact:** Opportunity to network and give relevant CDG feedback
- CDG Meetings held regularly in Stonehaven Network  
**Impact:** Local community have the opportunity to share views and opinions on issues that are important to them.
- CDG Tour of Stonehaven and Coastal Towns of Inverbervie, Johnshaven and Gourdon.  
**Impact:** Raised awareness of the issues that coastal communities face in terms of availability and the condition of buildings.
- CDG tour of Mackie Academy from CSN Administrator Louise Coleman.  
**Impact:** A greater understanding of what facilities can be used for future development and use by community members. Raised awareness with EL&L staff for a clear guidance document explaining access and letting processes
- Ongoing support to provide a Sustainable Stonehaven Crèche – CDG supported a public meeting and a follow up parents meeting to investigate a move towards a permanent Stonehaven Crèche and discussed with interested parties options for running the crèche as a community business.  
**Impact:** - Greater discussion on the role of CLD priorities and the need for crèches i.e. to support the adult learning programme
  - Community Council and the wider community attended CDG meetings to voice concerns and opinions.
  - CSN approved a grant to sustain the crèche until Dec 08
- Ran Adult Learning Classes/Community and College  
**Impact:** Adults benefited from classes, some followed progression routes, learned new skills and improved health and fitness.
- Grants to Youth Work – Supported existing and emerging work.  
**Impact:** Young People benefited from social opportunities and informal learning via youth groups and events

<b>Action Plans 2007/08</b>				
<b>Action agreed by Area Committee</b>	<b>Amount Allocated</b>	<b>Amount Spent</b>	<b>Balance</b>	<b>Comments</b>
To provide support for youth work in the Stonehaven network. Groups established Girls Group, Youth Action Group, Bervie Youth Action Team, Johnshaven Youth Club and Tuesday Youth Group.	£5000	£160	£4840	Youth groups were mainly self funding as CDG allowed them to keep their daily fees#. Local Action and Community Safety funding was given to support the Momentum Car Project
<b>Make links with coastal and rural communities, identify need with local organisations and develop projects accordingly</b>	£5000	nil	£5000	CDG visited coastal facilities. No finance used as further engagement required in 08/09.
<b>Improve access to new technologies</b> To set up a multi media room in Stonehaven Community Centre	£5000	£1328.84 (£284.45)	£3671.16	£284.45 invoice to go through 08/09 received after books closed. Project over estimated in finance
Investigate/develop/community newsletter/booklet To publish a relevant booklet for people moving into the area – in English & Polish	£3000	nil	£3000	Funding given through ESOL monies.
<b>Promotion/publicity of CDG</b> To increase CDG membership	£250	nil	£250	Finance not used as membership increased/fluctuated.
<b>Workshop/course on democratic structure</b> To empower local people through discussing the present Community Planning structure	£250	nil	£250	Did not take place, finance not used.
<b>Host an event for other CDGs</b> To meet and support other CDG's in the K & M area.	£500	nil	£250	Chairs of CDG's met – no finance required
<b>Open day</b> <b>To engage with community to identify needs and interests</b>	£500	nil	£500	Event carried forward to 08/09
Joint project with Horizon to develop a sensory garden for Stonehaven Community Centre Playgroup	£500	nil	£500	Horizon funded the sensory garden fully

<b>Action Plan for Stonehaven &amp; District CDG 2007-08</b>
--

	£	£
	<b>2008-9</b>	
Support to Youth Projects	<b>7,000</b>	
Support to Develop Local Community Radio	<b>8,000</b>	
Creative Interactions	<b>8,000</b>	
Discovery Day	<b>3,000</b>	
Rural Bid System	<b>2,500</b>	
Acoustic Stage	<b>3,000</b>	
National Science Week programme	<b>1,000</b>	
Library Notice Boards	<b>1,000</b>	
Establish Adult Learning Forum	<b>2,000</b>	
Contingency	<b>3,914.39</b>	
Total	<b>39,414.39</b>	

### **SUMMARY OF APPLICATION**

<b>Applicant:</b>	Partnership of the Heugh Hotel
<b>Address of Premises:</b>	Heugh Hotel, Westfield Road, Stonehaven AB39 2EE
<b>Licensed Hours Applied for:</b>	On Sale Monday - Saturday 11:00 hours – 00:00 hours Sunday 12:30 hours – 23:00 hours Off Sale Monday - Saturday 11:00 hours – 22:00 hours Sunday 12:30 hours – 22:00 hours
<b>Capacity</b>	Approximately 140 Function Room - 40 Front Lounge – 40 Lounge Bar – 20 Dining Room – 20 ALL SEATED
<b>Seasonal Variation:</b>	N/A
<b>Activities:</b>	Accommodation, conference facilities, restaurant facilities, bar meals, receptions including weddings, funerals, birthdays, retirements etc, club or other group meetings etc, recorded music, live performances, dance facilities, televised sport, outdoor drinking facilities. Restaurant facilities used for residents out of core hours. Provision of alcohol outwith core hours to residents in terms of Licensing (Scotland) Act 2005, barbeque in car park once or twice a year for local charities, Folk Festival one weekend in July when extended hours are required to 03:00 hours on Friday and Saturday of that weekend.
<b>Sale of Alcohol:</b>	On and Off sale

### **SUMMARY OF APPLICATION**

<b>Applicant:</b>	Somerfield Stores Limited
<b>Address of Premises:</b>	Somerfield, David Street, Stonehaven, AB39 2AL
<b>Licensed Hours Applied for:</b>	Off-Sale Hours Monday – Sunday 1000 hours – 2200 hours
<b>Capacity</b>	Main alcohol display area: 75.7 sq m Area behind inaccessible counter: 2m in length

**Seasonal Variation:** N/A

**Activities:** Sales of general convenience goods.

**Sale of Alcohol:** Off-Sales

**SUMMARY OF APPLICATION**

**Applicant:** C J Lang & Son Limited

**Address of Premises:** Spar, 48 Allardice Street, Stonehaven, AB39 2BU

**Licensed Hours Applied for:** Off Sale Hours  
Monday – Sunday 1000 hours – 2200 hours

**Capacity** 23.36 square metres

**Seasonal Variation:** N/A

**Activities:** Sale of general convenience goods  
Post office and national lottery outlet within premises  
Photo booth  
Paypoint facilities  
Supervised complementary wine sampling offered on premises from time to time (no more than twice a year)

**Sale of Alcohol:** Off Sales

**SUMMARY OF APPLICATION**

**Applicant:** Peter Gordon

**Address of Premises:** Star Inn, 8/10 Rodney Street, Stonehaven, AB39 2AS

**Licensed Hours Applied for:** On Sale  
Monday - Wednesday  
11:00 hours – 00:00 hours  
Thursday - Sunday  
11:00 hours – 01:00 hours

**Capacity** 98 people

**Seasonal Variation:** In accordance with the Licensing Board's Festive Hours policy i.e.  
the Friday and Saturday preceding 25 December  
24, 25 & 26 December

the Friday and Saturday preceding 31 December  
1 January until 01030 hours (the following day)  
Each Hogmanay 31 December open until 0300 hours (1  
January)

**Activities:** Recorded music, gaming, indoor/outdoor sports, televised sport,  
outdoor smoking area until 00:00 hours

**Sale of Alcohol:** On Sale

### **SUMMARY OF APPLICATION**

**Applicant:** Station Hotel (Stonehaven) Limited

**Address of Premises:** Station Hotel, Arduthie Road, Stonehaven AB39 2NE

**Licensed Hours Applied for:** On Sale  
Monday - Thursday  
11:00 hours – 00:00 hours  
Friday - Sunday  
11:00 hours – 01:00 hours  
Off Sale  
Monday – Sunday  
11:00 hours – 22:00 hours

**Capacity**  
Standing - 110  
Dancing - 93  
Seating – 188  
Function Room 167 persons  
Restaurant – 35 persons  
Lounge Bar – 122 persons  
Public Bar – 67 persons

**Seasonal Variation:** In accordance with the Licensing Board's Festive Hours Policy  
i.e.  
24<sup>th</sup> December open until 01:00 hours  
31<sup>st</sup> December open until 01:00 hours

**Activities:** Accommodation, conference facilities, restaurant facilities, bar  
meals, receptions including weddings, funerals, birthdays,  
retirements etc, club or other group meetings etc, recorded  
music, live performances, dance facilities, gaming,  
indoor/outdoor sports, televised sport, outdoor drinking facilities.  
Conference facilities can start at 09:00 hours but no alcohol on  
sale until 11:00 hours.  
The function hall is hired out on a weekly basis. Meeting and  
fundraising events are held from time to time. In addition the  
following regular events are held which are in the function room  
with no alcohol provided;  
Pipe Band practice, Monday 19:00 – 21:00 hours  
Highland Dancing, Tuesday and Thursday 15:00 – 21:30 hours  
Line Dancing, Wednesday 19:00 – 21:30 hours  
Weight Watchers, Thursday 10:00 – 12:00 hours

Dunnottar Quoiting Club – for bingo – this is a licensed event –  
Sunday 19:00 – 21:00 hours

**Sale of Alcohol:** On and off sale

#### **SUMMARY OF APPLICATION**

**Applicant:** Musleh Uddin Ali

**Address of Premises:** Tandoori Haven, 54 Allardice Street, Stonehaven, AB39 2AA

**Licensed Hours Applied for:** On Sale  
Monday - Sunday  
12:00 hours – 14:00 hours then  
17:00 hours – 23:00 hours

**Capacity** 72 covers

**Seasonal Variation:** N/A

**Activities:** Restaurant facilities and recorded music

**Sale of Alcohol:** On Sale

#### **SUMMARY OF APPLICATION**

**Applicant:** Carron Restaurant Limited

**Address of Premises:** Carron Restaurant, 20 Cameron Street, Stonehaven, AB39 2HS

**Licensed Hours Applied for:** On Sale  
Tuesday - Saturday  
11:30 hours – 00:00 hours

**Capacity** Small Dining Area – 22 persons  
Main Dining Area – 95 persons  
External Seating – 30 persons  
Maximum capacity of all areas is 147 persons.

**Seasonal Variation:** Wish to open last Sunday before Christmas 11:30 hours – 23:00 hours. May be closed from Christmas Eve for one or two weeks.

**Activities:** Conference facilities, restaurant facilities, receptions including weddings, funerals, birthdays, retirements etc, club or other group meetings etc, recorded music, live performances, dance facilities, outdoor drinking facilities.

**Sale of Alcohol:** On Sale

### **SUMMARY OF APPLICATION**

**Applicant:** Mark O. Anderson

**Address of Premises:** Market Bar, Market Buildings, Stonehaven, AB39 2BY

**Licensed Hours Applied for:** On Sale  
Monday - Saturday  
11:00 hours – 00:00 hours  
Sunday  
12:30 hours – 00:00 hours

**Capacity** 80 persons

**Seasonal Variation:** N/A

**Activities:** Recorded music, televised sports, outdoor drinking facilities.

**Sale of Alcohol:** On sale

### **SUMMARY OF APPLICATION**

**Applicant:** Belhaven Brewery Company Limited

**Address of Premises:** Queens Hotel, 9 Allardice Street, Stonehaven, AB39 2BS

**Licensed Hours Applied for:** On Sale  
Monday - Thursday  
11:00 hours – 00:00 hours  
Friday - Saturday  
11:00 hours – 01:00 hours  
Sunday  
12:30 hours – 23:00 hours  
Off Sale  
Monday - Saturday  
11:00 hours – 22:00 hours  
Sunday  
12:30 hours – 22:00 hours

**Capacity** 162 persons

**Seasonal Variation:** In accordance with the Licensing Board's Festive Hours policy  
i.e.  
the Friday and Saturday preceding 25 December  
24, 25 & 26 December  
the Friday and Saturday preceding 31 December  
1 January until 01030 hours (the following day)  
Each Hogmanay 31 December open until 0200 hours (1  
January)

**Activities:** Accommodation, bar meals, receptions including weddings, funerals, birthdays, retirements etc, club and other group meetings, recorded music, live performances, dance facilities, gaming, indoor/outdoor sports, televised sport.

**Sale of Alcohol:** On and Off Sale

### **SUMMARY OF APPLICATION**

**Applicant:** S.J Cruikshank Limited

**Address of Premises:** The Ship Inn, 5 Shorehead, Stonehaven AB39 2JY

**Licensed Hours Applied for:** On Sale  
Monday - Thursday  
11:00 hours – 00:00 hours  
Friday – Saturday  
11:00 hours – 01:00 hours  
Sunday  
11:00 hours – 00:00 hours  
Off Sale  
Monday - Sunday  
11:00 hours – 22:00 hours

**Capacity** Public Bar/Lounge - 72  
Restaurant - 33  
Guest Bedrooms - 14  
Total – (approximately) 119 persons

**Seasonal Variation:** In accordance with the Licensing Board's Festive Hours policy i.e.  
Each Hogmanay 31 December open until 0200 hours (1 January)

**Activities:** Accommodation, restaurant facilities, bar meals, receptions including weddings, funerals, birthdays, retirements etc, club and other group meetings, recorded music, live performances, gaming, indoor/outdoor sports, televised sport.

**Sale of Alcohol:** On and off sale

### **SUMMARY OF APPLICATION**

**Applicant:** Capehaven Cuisine Limited

**Address of Premises:** Tolbooth Restaurant, Old Pier, Stonehaven Harbour, Stonehaven, AB39 2JU

**Licensed Hours Applied for:** On Sale

Monday - Sunday  
12:00 hours – 00:00 hours

**Capacity** 50 persons

**Seasonal Variation:** Closing for Annual holidays during January.

**Activities:** Restaurant facilities, receptions including weddings, funerals, birthdays, retirements etc, recorded music, live performances

**Sale of Alcohol:** On Sale

### **SUMMARY OF APPLICATION**

**Applicant:** Swokoth Ali, Flat 1, Zara House, Burnside Drive, Dyce, Aberdeen, AB21 0HW

**Address of Premises:** Zara'a Brasserie, 60 Allardice Street, Stonehaven, AB39 2RA

**Licensed Hours Applied for:** On Sale  
Monday - Saturday  
11:00 hours- -23:00 hours  
Sunday  
12:30 hours – 14:30 hours then  
18:30 hours – 23:00 hours

**Capacity** 63 persons

**Seasonal Variation:** In accordance with the Licensing Board's Festive Hours policy i.e.  
the Friday and Saturday preceding 25 December  
24, 25 & 26 December  
the Friday and Saturday preceding 31 December  
1 January until 01030 hours (the following day)  
Each Hogmanay 31 December open until 0200 hours (1 January)

**Activities:** Conference facilities, Restaurant facilities, receptions including weddings, funerals, birthdays, retirements etc.

**Sale of Alcohol:** On Sale

## **Aberdeenshire Community Radio Strategy**

As this community council is aware Mearns FM is currently progressing towards the launch of a Community Radio service for the Mearns. From attendance at the AGMs, and donations and letters of support from many community organisations across the Mearns there is strong evidence that Community Radio is desired by the public.

Although the initiative has received some support from individual Aberdeenshire council staff, progress has been impeded by a lack of knowledge and direction on how they should respond to what to them appears to be a relatively new initiative.

Highland Council has adopted a “Strategy for Community Radio” which clearly endorses Community Radio's merits and outlines how the council should support, encourage and engage with community radio groups. There is no doubt that the development of community radio in Aberdeenshire could be accelerated and enhanced if Aberdeenshire Council adopted a similar strategy.

I would therefore like to propose the following.

“Stonehaven and District Community Council requests that Aberdeenshire Council creates a clear community radio strategy, similar to the one adopted by Highland Council, to support the development and maintenance of community radio initiatives within Aberdeenshire.”

Proposed: Ian Hunter

Seconder: Lenny Lawrence

# Stonehaven & District Community Council

## *Consideration of the Draft Aberdeen City and Shire Structure Plan*

### VISION

1. *Do you agree with the draft plan's vision (p5)? Is it sufficiently clear and aspirational?*

### AIMS

2. *The six aims of the plan are set out on p5. Are these the right aims and do you agree that the first two should be identified as the main aims – reflecting the importance of the growth & diversification of the economy and the urgent challenges of sustainable development and climate change?*

Both the Vision and the Objectives are so broad as to be unobjectionable.

### SPATIAL STRATEGY

3. *The spatial strategy is described on p6-8. Do you agree that this approach with three strands (strategic growth areas / local growth and diversification areas regeneration priority areas) is an appropriate response to the future of the area?*

Broadly yes, although no reasons are given for the choice of this strategy over the other 6 options presented earlier this year. Some people think that that idea of a new town should not be dismissed.

This spatial strategy is presaged on the assumption that the infrastructure (e.g. Crossrail) will be in place. However, there is no consideration given to an alternative should any of this vital infrastructure not be forthcoming. There is not even any reference to the many other strategies with which this draft Plan must interface.

4. *Half of the growth in the area is directed to Aberdeen City, split between brownfield sites, greenfield sites and regeneration areas (see p22). Do you think that this is appropriate?*

No specific comments, as this was a political decision. Doubts have been expressed as to the risks associated with the capability of Aberdeen City to deliver their 50%.

5. *One proposal and two potential alternative patterns of development have been presented for Aberdeenshire on p22. Do you have any reasons to prefer one of these and do you have any comments about the scale or timing of growth in particular areas?*

There is absolutely no explanation of what these alternative patterns are, or of any option appraisal. Therefore, this question is unanswerable.

Within the draft Plan and the table on page 21:

- There is no explanation in of how the figure of 72,000 houses has been arrived at.
- There is no justification included at all for the subdivision over various Strategic Growth areas
- It does not reflect the community needs of an ageing, and/or single person household population.
- It is exceedingly unhelpful to have no subdivision within the Portlethen/Stonehaven SGA, because the consequences of growth ion particular towns along this area are very variable.

It is difficult to see where there is space for this very high level of house-building. Some 800 houses at Hillside required a new roundabout. Where will the A90 be modified to cope with the traffic flow from 6000 houses?

This strategy is based on a) improved transport links in the named corridors, b) improved infrastructure (schools, local shops, etc.) and there is no land allocated for these. The draft calls on landowners to fund these, but no indication or guarantee that the landowners have the funds or the willingness to undertake these large investments.

The AC&S total of 72,000 new houses is divided up in the Table on page 22 of the Plan. However, there is no explanation of how the division was done, and how the figure of 6,000 for the Portlethen/ Stonehaven corridor was arrived at.

*6. The parts of Aberdeenshire outside the strategic growth areas are defined as 'local growth and diversification areas' on p8. Is the planning response to the issues faced by these areas appropriate – allowing sufficient flexibility to identify locally appropriate responses to particular issues while achieving strategic objectives?*

Definitely not. Simply to state that some 17,100 new houses will be scattered over the whole or rural Aberdeenshire cannot be called a "planning response". Are they going to be scattered evenly. Are some villages going to have to double or treble in size?

*7. Have the right areas been defined as 'regeneration priority areas' and do you feel the strategy outlined for these areas on p8 is appropriate?*

Whilst we can sympathise with the need to regenerate these areas, there are almost no details as to how that regeneration might occur. In particular, there is no steer given as to what will drive that regeneration. In particular, there is no mention of the employment land in these areas which will almost certainly be needed if any regeneration is to take place. It is therefore likely on this plan that this regeneration will never happen.

*8. Could one or more new settlements play a role in helping to deliver the draft plan?*

Some people believe this might be a better solution. We are surprised that no option appraisal is apparent for such a different solution. See also Q3 above.

## **OBJECTIVES**

*9. The draft plan has tried to be clear about what it is trying to achieve while not being too prescriptive (leaving appropriate matters to be determined by each council individually). Have we achieved an appropriate balance?*

No comment

*10. Six objectives have been set (see p9-18) - are these clear and will they help meet the vision? Are there any missing?*

None identified.

*11. Do you support the strategy for growth and the targets for population growth in particular (p13&14)?*

- The strategic housing forecast (of 9% growth) is based on economic assumptions 2 years out of date,
- It uses a high-end forecast that has already been discounted by Aberdeenshire Council itself
- It uses artificially high inward immigration to boost the figures
- The forecast has been generated to meet the alleged needs of the Development Plan, rather than the other way round

12. Are the targets SMART (Specific, Measurable, Achievable, Realistic and Timebound?) and will they help us achieve our vision? Are there any additional targets that we should consider setting?

There has been a laudable attempt to make ALL the targets meet ALL the SMART criteria, but there are some notable lapses.

We would comment on the target subjects as follows:

Economic growth (pages 9/10)

It is in our view unrealistic to talk of Aberdeen be one of the top 25 retail areas in the UK. There should be a statement that there will be a presumption against any out of town retail complex.

Aberdeenshire is very short of suitable and attractive “incubator” space for small businesses to both start in, and to grow into, and this needs to be addressed.

Sustainable Development (pages 11/12)

We would like to see a statement that new house are built to last, are fit for purpose, and can be adapted over the years as the population changes. We are concerned that the focus is on building houses, rather than building communities.

Population growth

a) Growth

We notice the population forecasts in the Strategic Forecasts document show:

% population growth 2006 - 2031

	Low	Probable	High
City	-4.64	1.51	6.34
Shire	0.06	4.55	10.89
Both	-2.13	3.13	8.77

from page 22 of Strategic Forecasts

It not clear where the figure of 9% overall, used in the draft Plan, comes from. Why is it greater than the most optimistic forecasts, especially in view of the economic changes in the last year.

b) Total Housing requirement and affordable housing

The Structure plan does not comment on house size, or give any guidance on the proportions that should be planned. We believe this is vital given considerations of:

- The rapidly changing population demographics, presumably leading to changes in demand for different house sizes
- The need in Local Plans to specify the type of housing to be built in a given area
- The policy requirement to build more affordable houses

A Structure Plan such as this needs a methodical input on the subject of Housing Need. We understand that it is not planned to complete this until the Spring of next year. Guidance has recently been issued by the Scottish Government on how this should be done. It seems illogical to create the Structure Plan in advance of completing the Housing Needs analysis.

The target of 3000 houses per year (presumably, therefore, 1500 per year for Aberdeenshire) and 25% affordable (on page 17) means 375 affordable homes per year, every year. The

current Local Plan Policy (Hou\8) is for 35%. Both of these are at odds with the SOA statement (at 7.3) of a current baseline of 108 houses/year and a target of 350 per year.

There are many definitions of “affordable housing” bandied around. Why is the term “affordable” not described precisely and in numeric terms, in order to clarify whether or not the target is reached? At present, the very loose wordy definition provides a huge get-out for developers to say they are meeting the policy, when quite clearly they are not. Reduction of the waiting list is considered a high priority.

### Sustainable mixed communities

The targets for housing should be refined:

- a) to include a much clearer definition of affordable and/or social and/ smaller houses
- b) to address the housing waiting list, the target percentage for social housing in new builds needs to be much higher, say 40%

### Infrastructure

We believe more needs to be put into the Structure plan about infrastructure, both that supplied via Aberdeenshire Council and also that by other public bodies and partners.

The development corridor of Huntly to Laurencekirk is shown on the map (and in Schedule 1) as four blobs (Huntly – Pitcaple, Inverurie – Blackburn, Portlethen to Stonehaven, S. of Drumlithie to Marykirk). Since it is very unlikely that someone in Huntly is going to use many services or infrastructure in Drumlithie – Marykirk, why is there not more subdivision of the plan into these 4 blobs. For example, we notice that provision is made for one school – which blob is it going to be in?. This provision (and many others) must affect the housing allocation into these 4 blobs (or vice versa).

Why are community and tourist facilities given such weak statements (e.g. on page 8 para 2 tourism ... has role to play)? If we are to develop tourism, planning decisions must strongly support such growth.

The strategy (quite rightly in our view) plans developments along the transport corridor from Laurencekirk to Huntly. However, there is no mention of any transport development to go along with this. There is no numerical target for the reduction in car miles; no mention of improved rail services; no mention of ways of improving bus usage; and above all, no objective of the integration of transport modes. Whilst we can understand that most the detail of these will be in the NEST and other strategies, the issues do have planning interactions and implications. These need to be spelt out.

Similarly, we welcome the commitment to reducing municipal waste, but the plan does not mention how, strategically, this is to be done, and whether there are any planning interactions or implications. Is there to be a waste incineration plant? Are more landfill sites required?

Under the monitoring heading (page 14), we would like to see the monitoring of quality of build. Developments are considered much more acceptable if they achieve a high quality (under many and various criteria, such as energy efficiency, trees and landscaping, etc.)

Why are there no numerical data and targets meeting our quality of environmental aspirations, such as biodiversity and habitat, and why is there no link to LBAP, even though it is about 8 years out of date?

## **PUTTING THE PLAN INTO PRACTICE**

*13. A wide range of proposals are outlined on p20 - these are seen as critical in helping the area achieve its potential. Do you feel this list is complete, or should other projects be added?*

These are all at this stage just proposals. They all involve much investment, very little of which is currently sourced, let alone guaranteed. The draft does not contain any measure of the

risks associated with building these into the plan. There needs to be a discussion of the effect of any one or more of these not coming to fruition within the 25 year planning period.

## **PRESENTATION**

*14. We have tried to produce a draft structure plan which is both clear and easy to read. Have we achieved this?*

Some parts of the text are clear and contain very worthwhile statements of intent. Some are obscure in the extreme. In particular, the breakdown between City and Shire should be much clearer, and the plan should show on every occasion the figures for City, Shire and Total.

It would make the consequences of the draft Plan much clearer if values were stated for the current situation. Then percentage growth would be far easier to understand. For example, how many houses are there currently in the "local growth and diversification area, into which 17,100 houses are planned? How much brownfield acreage is available?

It is vital in our view to link this draft Plan with other plans, and to show the source of the data that has been used in the plan. Furthermore, it is vital – if consultation is to mean anything at all – that all the options are put before the public, and the reasoning by which certain options have been chosen is set out clearly.