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**Crathes, Drumoak & Durris Community Council (CDDCC)**  
**Minutes of Meeting**  
**8 October 2014 at Crathes Hall from 19.30 hours**

**1. Sederunt**

**Community Councillors:** Howard Scholey (Chairman), Geoffrey Atkinson (part-time), Angela Bichan, Maxine Smith, Mark Ansell

**Aberdeenshire Councillors:** Linda Clark, Raymond Christie, Graeme Clark, Peter Bellarby

**Minutes Secretary:** John Hopkins

**Apologies:** Wendy Agnew, Cliff Grover, David Morrish, Daniel Wake, Ann Ross, Linda Murray

**2. Approval of Previous Minutes**

Peter Bellarby pointed out that Section 5.12 of the September 2013 minutes incorrectly showed that the planners had recommended acceptance of the application for two houses behind Alma Cottage. In fact, the planners had recommended rejection. Councillor Nelson had proposed acceptance. Peter Bellarby's counter-proposal to reject the application, on the basis that it was not "organic growth", had been rejected. Planning permission was granted.

Subject to the above, the August minutes were proposed by Mark Ansell and seconded by Geoffrey Atkinson and accepted as an accurate record.

**3. K&M Area Manager**

Howard Scholey said that Willie Munro had hoped to attend the present meeting, because he had perceived some areas of dispute between CDDCC and Aberdeenshire Council officers and hoped to discuss these. He did, however, have something of a diary clash.

Graeme Clark noted that Willie Munro had been out until the early hours that morning, at the site(s) of potential flooding in Stonehaven attributable to heavy rain and the height of the tide.

Maxine Smith noted that Willie Munro had mentioned his envisaged visit to her at the recent KDP meeting. She had drawn his attention, in particular, to the Keithmuir Park drain issue. It had been agreed that Willie Munro would attend a meeting at Keithmuir Park itself, at 2.30 p.m. on 16 October, to discuss this and other infrastructure problems.

**4. Police Matters**

There was no attendance by Police Scotland.

Howard Scholey said that a Police report had been produced for 3 September. In his absence, however, it had not been picked up in time to be considered at the monthly meeting of CDDCC that same day. He had emailed PC Ingles to request a report, but none had been received prior to the meeting, and it subsequently transpired that PC Ingles had not received the request in time to respond.

**5. Matters Arising from Previous Minutes**

**5.1 Laminated Maps**

Howard Scholey reported that he had completed the mark-up of two maps. He would deliver these to Crathes Hall and Drumoak Church Hall. To complete two further maps before the next meeting (**Action: Howard Scholey**)

**5.2 Street Naming for Nether Sunnyside (Drumoak) houses**

It was noted that this had been dealt with.

### **5.3 Kirkton of Durriss Speed Limit**

Howard Scholey stated that he had raised this issue again with Dennis Robertson MSP in a letter the main purpose of which was to address the issue of the flooding drain in Keithmuir Park.. He believed it possible that action stemming from this might in part have underlain Willie Munro's desire to attend the present meeting.

At a later point in the meeting, this subject was revisited and various aspects of pedestrian safety were again discussed, in particular the potential danger to children waiting for the school bus. Linda Clark mentioned that the Council was considering the provision of refuges for schoolchildren to await school buses, particularly outwith built-up areas. It was hoped that this might encourage them not to stand in the roadway.

At Geoffrey Atkinson's suggestion, it was agreed that the subject of the Kirkton of Durriss speed limit should be raised at the meeting with Willie Munro on 16<sup>th</sup> October. To attend for this purpose (**Action: Howard Scholey**)

### **5.4 Local Development Plan**

To follow-up on both the outstanding MIR and the LDP consultations (**Action: David Morrish**)

### **5.5 Wind Farm Money**

Howard Scholey reported that the Crathes Hall Committee were considering the next phase of improvements to the Hall and had asked for information about how to apply for Wind Farm money.

Mark Ansell noted that applications for Meikle Carewe money had now closed for the current cycle. The application process for Midhill money had still not been finalised, because of a dispute over the funding of administration. Details would be available on the KMAP website. He would be happy to assist the Crathes Hall Committee with any required information.

It was expected that the evaluation of the bids for Meikle Carewe money would take place in November.

Linda Clark noted that the Crathes Hall Committee could also apply, via the Marr Area Committee, for grants from:-

- LEADER
- Other European funds
- Other moneys administered by Aberdeenshire Council

The relevant officer-contacts for these were Belinda Miller and Martin Brebner.

Planning Gain had also been mentioned as a potential source of funds. Howard Scholey reported that the Crathes Hall Committee had apparently been in contact with the Planning Gain Officer, but had received an indication to the effect that planning gain was reserved for council purposes, including schools and infrastructure. Linda Clark stated that this was not the intention for planning gain moneys. If the Crathes Hall Committee should wish, to accompany them to meet the Planning Gain Officer to further discuss the issue (**Action: Linda Clark**)

### **5.6 Livery Stable at South Brachmont**

It was understood that the issues related to this had been resolved, subject to the outstanding provision of passing places in the access road, and that retrospective planning permission was expected to be granted.

### **5.7 Road Modifications at Park Bridge.**

Geoffrey Atkinson raised the above issue.

The consensus remained that the installation of the southern width restriction on an angle made negotiating it unnecessarily difficult, compared to the northern width restriction, which was co-linear with road and

bridge. Moving this southern feature a little way southwards and realigning could help ameliorate the abruptness of the change of direction.

Graeme Clark said that he had inspected the site, noting that the width restriction had already been scraped. He had mentioned the problem with the tree at the southern end (west side) of the bridge to Stewart McFarlane, who would be looking at it with a view to possible trimming to create a sight line. John Hopkins said that mere trimming would probably be ineffective in the circumstance. Worse than that, it would need to be repeated at least annually. Felling the tree, by contrast, would be cheaper for the Council in anything other than the shortest term and would be a complete solution to the problem. To progress this issue  
**(Action: Graeme Clark)**

John Hopkins noted that the road surfacing of the bridge had been completely unsatisfactory ever since it had last been reapplied.

## **6. Planning**

### **6.1 Current Local Planning Applications**

#### **6.11 Crathes and Durris**

Nothing requiring comment by CDDCC

#### **6.12 Drumoak**

Geoffrey Atkinson reported that there were three issues relating to Drumoak. These were:-

- The derelict Drumoak Public Hall (old Free Church building at Park) had finally been sold by Aberdeenshire Council. An application had been made for Change of Use to a single dwelling house.
- There was a proposal to build a house in the garden of Cressbrook (just west of Drumoak entrance to Patk House). It was felt by CDDCC that the Council's normal policies on additional houses in the countryside should apply.
- There was no trace of the promised noise control bund around the oil service company's office on the Drumoak Straight (previously represented as a replacement for the Culter Cars showroom). The planners, it transpired, were aware of this and had allowed a delay until "prior to the next growing season".

## **6.2 Planning Subcommittees**

### **6.21 Crathes Housing**

CDDCC had been asked for proposals on street names for the Crathes Housing development. CDDCC had solicited proposals from schoolchildren at Crathes Primary and from local residents at the recent Crathes Fly. Howard Scholey reported that he had collated all the suggestions and circulated them to all Community Councillors some days earlier, asking for their preferences.

The idea of following the long-standing tradition in Crathes of having only house names and not street names/numbers was, with some regret, deemed impractical because of the numbers of dwellings involved.

The following names were considered:-

From Crathes Primary

- Dee Crescent
- Sunrise Lane
- Holly Bush Lane

From Crathes residents at the Fly

- Coyburn Way
- Nethermills Crescent
- Nethermills Park

- Green Lady Close
- Baldarroch Place
- Clachnaben Close
- Deefield Place
- Milton Way
- Milton Brae
- Milton View
- The Lums
- Funach View
- Carlieth Close
- Carlieth Crescent
- The Sloch
- Quarry Place
- Kelpy \*
- Green Banks \*
- Kashentroch \*

(\* = local Dee fishing pools/beats)

Howard Scholey noted that Jill Webster had alerted CDDCC that it would be helpful if the chosen street names were not too similar to other street names in the area, pointing out that tree names have been widely used in the Hill of Banchory. Linda Clark expressed the opinion that at least one of the suggestions from the school children should be included, which was endorsed by some of the Community Councillors as well.

The three most popular names were:-

- Holly Bush Lane
- Coyburn Way
- Green Lady Close

To email these choices to all Ward 16 Councillors (**Action: Howard Scholey**)

Howard Scholey noted that the Crathes Housing subcommittee had pre-alerted Stewart Milne to the existence of a particularly tough concretion layer under the Crathes Housing site. This was expected to (and did, in the event) generate and transmit noise vibration “almost like a drum”. Steps were taken to limit noise and damage to local houses, as a result. Local houses were surveyed and instrumentation used, to document any cracking and prevent its being exacerbated.

Stewart Milne had wished to run an electrical generator, located adjacent to an existing dwelling, overnight. A trial run had been conducted and a complaint of unacceptable noise forwarded.

## **6.22 Crematorium**

Howard Scholey reminded CDDCC that the idea of forming a planning subcommittee to monitor the crematorium development had been broached by David Morrish. There had been contacts from a small number of local residents on this subject. He proposed that, if they could be co-opted on CDDCC, they could form part of such a subcommittee.

John Hopkins pointed out that not all members of subcommittees necessarily had to be members of CDDCC. Any reluctance on their part to become co-opted onto CDDCC need not prevent their joining the subcommittee. Maxine Smith pointed out that, conversely, a desire on their part to join the subcommittee could be a good way of recruiting additional CDDCC members.

Peter Bellarby asked what would be the remit of the subcommittee. John Hopkins said that the defined way for CDDCC subcommittees to be established included requiring them to draft their own remit (terms of reference, powers, duration and composition) for consideration by CDDCC.

To follow-up Crathes residents who had contacted David Morrish to ascertain their willingness to join a monitoring sub-committee (**Action Howard Scholey**)

### **6.23 Woodlands of Durris Housing**

Mark Ansell said that a consultation process recently run by the developers for the Woodlands of Durris Housing had seemed quite effective. To ask the developers for a copy of the report that they are proposing to write for Aberdeenshire Council consequent upon that consultation (**Action: Mark Ansell**)

## **7. Community Engagement**

### **7.1 Drumoak Durris Community Group (DDCG)**

Maxine Smith gave an outline of the impressive achievements of this Group in its first few months of operation. She drew attention to the fact that more volunteers were needed. Events had reduced their numbers to three (two in the short term). A detailed update had been prepared for the forthcoming local Newsletter, which itself had been slightly delayed.

The Youth Drop-in Centre (Cafe) had successfully commenced operations. For lack of other premises, this was being run in the Drumoak Church Hall. Because of concern about youths who may choose to exclude themselves from use of a church-related facility, other premises are being sought. Maxine Smith stated that she considered that CDDCC should deal with this issue, rather than DDCG. Angela Bichan endorsed the idea of CDDCC putting in a bid for the use of the current Drumoak Primary premises, once the School itself transfers to the new building in North Drumoak.

Howard Scholey asked Maxine Smith if she would prepare a proposal about the Youth Drop-In Centre for CDDCC (**Action Maxine Smith**)

Maxine Smith described the proposal for a Wellness Centre. She had asked Doctor Wells to prepare a paper on this.

Angela Bichan stated that she had applied to both Aberdeenshire Council and Meikle Carewe Windfarm for funds for Christmas lights for Drumoak. She had discussed the issue with the Roads Department and it seemed that:-

- From an insurance point of view, CDDCC needed to be directly involved in providing Christmas lights
- Only one Drumoak lamppost was suitable for suspending Christmas lights

It appeared that - instead of suspended lights - an illuminated Christmas tree, tentatively to be positioned on the greens between Keithmuir Gardens and the North Deeside Road, might be preferable. This would involve the installation of a buried conduit for the electricity supply cable. Costs for this could be £1,500+. In the light of these complications, and of the shortage of time and available effort, it was to be expected that this could not now be implemented until December 2015. Linda Clark suggested that Angela Bichan contact Jean Henretty of the Banchory and District Initiative (which had arranged for the Christmas lights in Scott Skinner Square), for practical advice on the subject.

Graeme Clark said that if Maxine or Angela wished the opportunity to address the K&M Area Committee on the subject of the need for funds for DDCG projects, he would be happy to arrange it.

Howard Scholey commended Maxine Smith and Angela Bichan on behalf of CDDCC for their sterling work on Community Engagement.

To draft the remit (terms of reference, powers, duration and composition) for the Community Engagement sub-committee, for consideration by CDDCC – target January (**Action: Maxine Smith**)

## 8. Community Council Elections

John Hopkins said that six nomination forms had so far been received, most of which lacked electoral roll numbers.

Peter Bellarby pointed out that a copy of the Electoral Roll could be consulted at Stonehaven Library.

Howard Scholey said that despite his previously announced intention not to offer himself for nomination for the next Community Council, if Crathes remained under-represented, he was prepared – on a short term basis - to be a back-stop if overall numbers of nominations for CDDCC fell short.

To contact nominees from the previous round of appointments to CDDCC, to see if they remained interested in the opportunity of serving (**Action: Howard Scholey**)

The extended deadline for nominations was confirmed as **24<sup>th</sup> October**.

## 9. AOB

### 9.1 3G Mobile Coverage in Rural Communities (Vodafone Scheme)

Howard Scholey drew attention to the letter circulated by Sir Robert Smith MP, about the Vodafone Scheme to improve rural 3G reception by installing small public 3G base stations in customers' homes. Angela Bichan said that there was interest in Drumoak. John Hopkins noted that it would not be of relevance to Durris, since very little of Durris had the minimum of 4 MB of broadband bandwidth which is a pre-requisite.

In view of the urgency (the deadline being 14 October), Howard Scholey asked Angela Bichan to respond direct to Sir Robert Smith MP, on behalf of the Drumoak sub-section of CDDCC.

### 9.2 New Scheme of Establishment for Community Councils

Howard Scholey had recently distributed, to CDDCC, copies of the consultation document for the above. The initial deadline has been extended to 14 November. To send any comments to Howard before next CDDCC meeting (**Action: All**)

### 9.3 Correspondence

Maxine Smith drew attention to the (previously-circulated) emails from Les Bray about road safety problems outside Drumoak Primary and from Karen McWilliams about Specialised (Planning) Training for Community Council members by PAS (formerly known as Planning Aid for Scotland).

## 10. Next Meeting

Crathes Hall – 12th November at 1930 hours. *Note that this is a change from the originally-arranged date*

DISTRIBUTION				
EMAIL	EMAIL	EMAIL	EMAIL	WEBSITE
CDDCC Councillors	Kirkton of Durris Hall Notice Board (via Gillian Edward)	Insp. Stuart Ednie	Maureen Newlands (KMAP/MAP/STP)	<a href="http://www.durris.net/">http://www.durris.net/</a> (also for previous minutes)
Cllrs. Linda Clark, Karen Clark, Jill Webster (Ward 16)	Crathes Hall Notice Board (via Nicola Chambury)		Alison Ritchie, Community Learning	

Cllrs. Peter Bellarby, Graeme Clark, Raymond Christie, Wendy Agnew (Ward 18)	Drumoak Church Hall Notice Board (via Mary Robertson)	PC David Mitchell	<b><u>BY POST</u></b>  Banchory Public Library	<b><u>BY HAND</u></b>  Park Shop  Drumoak Post Office
Mr W Munro, Area Manager, Kincardine & Mearns				
Area Manager, Marr	Neighbourhood Watch Co-ordinator - Alister Bisset	Local Newsletter Editor – Marion McNeil		