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Crathes, Drumoak & Durris Community Council (CDDCC)
Minutes of February Meeting
4 February 2015 at Crathes Hall from 19.00 hours

1. Sederunt

Community Councillors: David Morrish (Interim Chairman), Angela Bichan, Robert Harper, Mark Ansell, Peter Renwick, Howard Scholey, Ronnie Mitchell, Marion McNeil.

Aberdeenshire Councillors: Linda Clark, Graeme Clark, Raymond Christie

Members of Public: Graeme Brown, Kira Milne

For Kirkwood Homes: Allan Rae

For Police, Scotland: PC Dale Croall

Minutes Secretary: John Hopkins

2. Approval of Previous Minutes

The minutes of the January meeting of CDDCC were proposed by Howard Scholey and seconded by Peter Renwick and accepted as an accurate record of the meeting.

3. Confirmation of Co-opted Members

Following a check on the rules governing co-option, the following were confirmed as co-opted members of CDDCC:-

- Marion McNeil (Drumoak)
- Ronnie Mitchell (Durris)
- Robert Harper (Durris)

4. Police Matters

Quoting from a written report, PC Dale Croall said that, since the previous CDDCC Meeting, there had been 300 incidents in Kincardine and Mearns, just 18 of them relating to the Drumoak and Durris area. The majority of local calls related to road traffic matters or were weather-related, although there had been incidents regarding suspicious persons and a stolen motor vehicle. Only 2 calls had resulted in Crime Reports being raised.

High visibility mobile patrols would continue throughout the K&M beat area, whenever possible. Speed checks had been carried out and would continue over the next few months.

Over the last few months, there had been a number of vandalism reports. There had also been reports from rural areas of bogus cold callers touting for business.

Operation Ruby, an ongoing national campaign to target thefts of motor vehicles, continued. Despite this, more than 70 vehicles per week were being stolen country-wide. In addition, more than 230 vehicles per week were either been broken into or had items stolen from them, having been left insecure. Police Scotland had now launched Operation Quarterlight, another national campaign to tackle car crime and vehicle theft.

Peter Renwick noted that a friend in Glassel had had fuel oil stolen from a storage tank. David Morrish mentioned the recent ram-raid on Morrisons. In both cases, feedback was requested. It became clear that the written report covered only Kincardine and Mearns – and hence not Crathes or other parts of Marr Area. It appeared that every time there was any sort of police reorganisation or change in personnel, the two-Area nature of CDDCC became forgotten. PC Dale Croall said that he would endeavour to ensure that future reports covered Crathes, as well as Drumoak and Durris. To echo this request to Sandra Crighton and Olga Lorenson (**Action: David Morrish**)

5. Woodlands of Durris Housing Consultation

Allan Rae said that the Woodlands site was in the Local Development Plan as EH1, sized at 20 housing units. Outline planning permission had been granted last year and a Section 75 Agreement put in place. More recently, detailed planning applications had been submitted for 20 houses, including some "affordable" houses and for the SUDS (Sustainable Urban Drainage System). The site included a new car park for the school and an open play area. Because it was expected that expansion/replacement of the existing Woodland water treatment plant would take some time, there was provision for a temporary (underground) water treatment facility to be installed adjacent to the SUDS.

A public consultation meeting had been held at Kirkton of Durris Hall on 24 September 2014. It had been visited by about 50 people and had yielded some 17 feedback forms. From these, a pre-application consultation report had been compiled, showing overall 59% supporting and 41% opposed. Issues identified had included flooding risk, traffic, broadband, landscaping, light pollution and public transport and a request for an ecology garden for the school children. It had been noticed that the boundaries shown on the application were incorrect, and these were being corrected. There had also been a number of detail changes to the plans to respond to the comments, in particular in respect of hedge planting.

The planning applications had attracted 9 representations (of which, 8 were objections) on the main proposal and 5 (of which, 4 were objections) on the drainage arrangements.

Allan Rae said that the proposals had met a sufficient number of the Scottish Water criteria, for that body to put the water plant upgrading work into its capital expenditure plan. This work, which would cover the 20 houses, plus a modest amount of additional capacity, would take some time. There was an end-limit on this, because SEPA had indicated that it would only grant a licence to use the temporary plant for 2-3 years.

The phasing of the build would be such that completion of the 20 units would be expected to be within two years of commencement. In respect of further development to the north of the existing site, Allan Rae said that Dunecht Estates had not promoted this in the existing LDP, but had asked Kirkwood Homes to ensure that the initial infrastructure was sized to accommodate such an eventuality.

Part-way through the presentation, there was a five minute break for meeting attendees to view the proposal plans and elevations laid out on adjacent tables.

Kira Milne asked what would happen if the upgrading of the existing water treatment plant were late. Allan Rae said that his experience suggested that this would not occur, but confirmed that there were no financial penalties if it did. In response to further questions from Kira Milne, Allan Rae said that:-

- no change to public transport facilities was planned
- electricity for the site would be from a local substation; no new pylons were planned
- street lighting would be to the new standard, being LED-powered and downward-directed

Ronnie Mitchell asked whether there were adequate construction traffic access. Allan Rae said that Kirkwood Homes would follow whatever requirements were laid down by the Council Roads Department as part of the planning process. In response to questions from Graeme Clark, Allan Rae said that:-

- he expected the school car park replacement and its connecting road to be in place some 6/8 months after work commencement on site
- heating of the new houses would be by oil

Kira Milne asked why biomass or solar panels were not proposed. Allan Rae said that new regulations laid down very strict requirements for houses, in particular for insulation standards. These had been followed in the design. Biomass and solar panels were often not popular with house-buyers. Provisions for wood-burning stoves had been made at earlier site and the same could be done here, at the request of individual buyers.

David Morrish thanked Allan Rae for his presentation and for answering questions. He said that CDDCC now had to decide whether to make a representation and if to follow previous successful practice by setting up a subcommittee to monitor the development, assuming it went ahead. To draft a representation and circulate it within CDDCC for comment (**Action: Mark Ansell**). If planning permission were granted, a subcommittee of Mark Ansell, Graeme Brown and interested others would be formed.

6. Matters Arising from Minutes of January Meeting

6.1 Transfer of Treasurer Responsibilities

John Hopkins said that the transfer of responsibilities to Peter Renwick was proceeding, albeit at a somewhat stately pace. To complete the transfer once (a) the new signatories were authorised and (b) the 2014/5 Admin Grant payment had been received (**Action: John Hopkins**)

6.2 Park Bridge

Angela Bichan said that she had contacted Park Estate, who had not yet received a letter from the Roads Department on this subject. Once it was received, they would do their own health and safety study and proceed as appropriate.

6.3 Kincardineshire Development Partnership (KDP)

David Morrish reported that he had submitted the application form.

6.4 Thirty mph limit for Crathes

David Morrish noted that this proposal had been supported by Marr Area Committee at its meeting on 29 January. Three weeks of further consultations would now ensue.

He also reported that the centre line had been redrawn and the Heras fencing removed soon after the January meeting, resolving the one-sided narrowing of the road.

6.5 Drumoak School

Graeme Clark had raised the issue of the walking path from the village to the school with the relevant council official. She would now be speaking to her superior on the subject.

6.6 New website for CDDCC

David Morrish said that he had spoken to Maxine Smith on the telephone, earlier that day. A draft website had been made available for Community Councillors to view, but was not yet live. Maxine Smith wanted to include details of all Community Councillors, before go-live. To send a photograph, brief biographical details and those contact details each Community Councillor felt comfortable publishing, to Maxine Smith before 6 February (**Action: Community Councillors**)

It was noted that any email addresses would be included in the format **name<at>emailprovider.com**, instead of **name@emailprovider.com**, to inhibit automatic capture by website scanners.

To develop a transition plan for migration and proposed go-live date for the new website (**Action: Maxine Smith**)

7. Planning

7.1 Current Applications

None requiring attention.

7.2 Crematorium

Howard Scholey reported that he had spoken to three residents, local to the planned Crematorium. They had agreed to forward any comments to him. He had also written to Brian Smith, who acts for the developer, asking him to communicate with CDDCC on any relevant matters.

7.3 Woodlands of Durris Houses

It was noted that three houses were to be constructed in Woodlands of Durris. Tree-felling, to permit this, had commenced.

8. Correspondence

8.1 CDDCC's Hotmail Inbox

Howard Scholey reported that he had started reducing the congestion of CDDCC's Hotmail Inbox, not least the spurious Twitter references. He undertook to continue to monitor the Hotmail account and forward relevant communications to CC members, and had recently redirected material including:-

- New Aberdeenshire Council Scheme for Community Councils
- Funding sources listing
- Policing proposals

He commented that in selecting which material to forward, he was exercising some subjective judgements, and that all members of the cc should avail themselves of the opportunity to look at the e-mail account from time to time.

To put the Funding sources listing on the new website (**Action: Maxine Smith**). To circulate an email reminding Community Councillors how to access the CDDCC Hotmail Inbox (**Action: Howard Scholey**)

9. Subcommittees – Update

9.1 DDCG

Angela Bichan said that a site for the Drumoak Christmas Tree (the grass area between Keithmuir Gardens and North Deeside Road) had been agreed with Aberdeenshire Council. An electricity supply could be taken from the street lights erected outside the new Bancon housing development to an underground electricity supply box. Aberdeenshire Council were considering the possibility of a real Christmas Tree.

9.2 Wind Farm Subcommittee

Mark Ansell said that he was speaking to the Feughdee West representative, about a press release about the Midhill Windfarm grants.

9.3 Crathes Housing Subcommittee

David Morrish said that there was an ongoing discussion, initiated with Jill Webster, about the possibility of existing Crathes houses being able to tie-in to mains sewerage and gas supplies provided initially for the new houses. Janelle Clark was setting up meetings with Scottish Water and Scottish Gas. Linda Clark noted that there was a British Gas scheme whereby households containing over-60s could get low price connections to adjacent gas pipes. To contact British Gas for details (**Action: David Morrish**)

10. CDDCC Day

This had been arranged for 22nd February. Coffee to be served from 0930. Day to run from 10.00 to 16.00.

David Morrish had circulated a “straw-man” proposal for the structure and content of the Day. This had generally been considered acceptable.

Two people had been proposed as possible facilitators. A council official with relevant experience had volunteered and had sent information to David Morrish. To meet her next week to discuss further (**Action: David Morrish**)

David Morrish asked that two things be done, in advance of the CDDCC Day:-

- To read the Community Council Handbook, recently re-circulated by Maxine Smith (**Action: All Community Councillors**)
- To write a few paragraphs about their vision for CDDCC and what they hope to achieve for the community (**Action: All Community Councillors**)

To provide projector (**Action: Marion McNeil**)

To provide screen and laptop (**Action: David Morrish**)

11. AOB

11.1 Extension of Woodlands of Durris 30 mph Speed Limit

Kira Milne said that she believed that the 30 mph limit should be extended eastwards to cover the road past the cottage at the southern entrance to Woodlands Park, to the narrow bridge and the entrance to Clune Wood. David Morrish suggested that a footpath might be an alternative.

12. Next Meeting

Crathes Hall on 4 March 2015 at 19.30 hours (N.B. reversion to normal start time).

JFH

6/2/15

DISTRIBUTION				
<u>EMAIL</u>	<u>EMAIL</u>	<u>EMAIL</u>	<u>EMAIL</u>	<u>WEBSITE</u>
CDDCC Councillors	Kirkton of Durris Hall Notice Board (via Gillian Edward)	Insp. Stuart Ednie	Maureen Newlands (KMAP/MAP/STP)	http://www.durris.net/ (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	<u>BY POST</u> Banchory Public Library	<u>BY HAND</u> 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		