



Crathes Drumoak & Durris Community Council Monthly Meeting

Wednesday 15th March 2023

FEBRUARY MEETING MINUTES

1. INTRODUCTIONS & APOLOGIES

Present:

Community and Aberdeenshire Councillors:

Jules Wood (JW) – Drumoak rep.
David Edgar (DE) – Chair and Durris rep.
Lynn Coull (LC) – Drumoak rep.
Shaun Falcus (SF) – Durris rep
David Morrish (DM) – Crathes rep (virtually)
Anne Shearer (AS) - Drumoak rep

Councillors:

Cllr Sarah Dickinson (virtually)
Cllr Wendy Agnew (virtually)

Not present:

Mark Ansell (MA) – Treasurer and Durris rep.
Les Oliver (LO) – Local Resident
Joanna Prystupa – local resident
Cllr Eileen Durno
Cllr Dawn Black
Cllr Yi-Pei Turvey
Cllr Alan Turner
Cllr Ann Ross

Minutes:- Shaun Falcus (SF)

The meeting was declared quorate (minimum, at current CC membership is 3).

2. REVIEW AND APPROVAL OF PREVIOUS MINUTES

a) Approval of Minute of Meeting (Jan 2023)

LC proposed them for approval, DM seconded it. DE can now publish on website

DE

b) Actions & Matters Arising from Feb meeting

Mark had sent details on



3) SECRETARY'S REPORT and CORRESPONDENCE

Actionable correspondence.

The document email correspondence 15th Feb 2023 to 9th March 2023 had been circulated in advance of the meeting. Rather than go through the entire document, it was agreed to just focus on certain emails where feedback/follow up action was required.

Banchory Patient Participation Group meeting held 7th March, with main items being 'New Appointment Model' and 'Patient Feedback'. Feedback from the meeting required.

MA

Banchory Community Council – Boundary Consultation regarding proposed change in boundary as per previous correspondence, David replied to confirm agreement with the proposed plans.

SEPA 2023 Opinion Survey – AS has taken the lead to respond to query the process / management of flooding for a new development and how this corresponds with SEPA's 10% growth that is mentioned for Drumoak but no stipulation for other areas in the CC. Also noted a requirement to query regarding on the woodlands development (MA taking the lead) to check up on the 20" or 10 houses allowance which Cllr Sarah Dickinson has asked to share the correspondence with herself. Noted that SUDS Principles identifies the requirement for a new site to have neutral flow and cannot increase which is not understood how a new mains supply going to a private waste can align with this principle. **Actions** are to confirm this response is a query and not a complaint. To confirm how the growth percentages are managed for new developments and to continue correspondence with Niki Hare-Scott about new mains supply vs private to property (utilise Upper Balfour as an example).

AS / MA assist

Crathes Trees – With the tree shelter belt being removed due to windfall, the houses which backed onto these trees have now seen the view and prefer not being encroached by the large trees. There is a requirement for a shelter belt as part of the development to blend this into its natural development. Suggestion made to speak with Stuart Young from Dunecht Estates to open up to the community to take feedback from the community in what should be planted with the hope to appease both parties and create engagement.

DM / DE

The meeting with Stuart Young could also capture the discussion on community paths network, Hill of Fare Windfarm proposition and the steel gate that has appeared at the rear of Milton football pitches

Bike Lockers – Cllr Yi-Pei Turvey previously suggested there may be an opportunity for sponsorship if these are to go ahead and advised Shell may be interested and an opportunity to progress. The local resident that contacts was located to the North of Crathes Castle Estate and has been included in correspondence moving forwards. Discussion was held on how to take this project forward and agreed to contact Martin Hall (Strategy Manager with Aberdeenshire Council working on the Integrated Travel Towns Initiative which DM is currently in communication regarding) to receive their feedback on the suggested lockers and see the possibility on working with them to raise the necessary funding.

SF / DM



4) Police Reports

Awaiting new report to be issued

5) COMMUNITY UPDATES

a) Road Safety Subgroup

Feedback submitted to the council.

Requirement to digest the plan and best method of informing the community via social media and the community newsletter. **DE**

There has been a modal study released by the Council on a multi modal study between Aberdeen and Banchory to improve public transport. This has raised some concern on how this would tie in but also some of the comments regarding park bridge, stating that *Re-opening of park bridge would anticipate having a negative impact on study of the corridor (identified as TP01 and TP02 of the Multi Modal Study Final Report) and is contrary to the overall aims of this study. Furthermore, reopening of the Bridge is contrary to the position of Aberdeenshire Council*, which raises significant questions regarding all the work that has been done to this date on progressing the re-opening of park bridge. Action to question Aberdeenshire Council and advise on conflict to Park bridge **AS**

b) Park Quarry/Nether Park Quarry

No further updates. DE, DM, JW are to arrange a date suitable to visit both sites

**DE /
DM /
JW**

c) The Glebe

Reference has been made to an e-mail correspondence between MA and Malcolm White on the following:

Fiona Banks has been liaising with Police / Fire Scotland to assist in joint patrols in the area and social media campaign prior to the busy periods.

Council have supplied a price of £353 + VAT for the BBQ Stands and queried about CC being able to get a quotation. Action for Mark to update and advise Malcolm White. **MA**

BBQ Bin has arrived and Aberdeenshire Council are looking to get it out on site along with moving the existing bins and picnic benches as previously agreed. BBQ bin will be emptied on the same cycle as the existing bins on consideration that the ash is not how.

Parking Issues on Deeside Way is looking to have fencing installed and a more permanent footpath so cars can no longer block this area.

Interpretation Board first draft has been completed by the Ranger and is to be sent to the CC for review prior to progressing further. It was noted the appreciation of the Rangers support in progressing this matter.



Biodiversity Measures are still to be proposed and discussions are being had internally with the Landscape Services and Greenspace departments in Aberdeenshire Council.

CIlr SD

CIlr Sarah Dickinson was to liaise with Malcolm White in getting back to Mark.

d) Park Bridge

AS

AS to e-mail regarding feedback on the modal study regarding the conflict with Park Bridge being re-opened. Noted within the road safety section.

CIlr WA

It has been advised that the CC cannot have information passed to the assessor of the bridge as previously thought. There is an e-mail recently received that is required to be reviewed on the feedback to why the CC cannot pass on information that is seen to be relevant.

CIlr Wendy Agnew to speak with Donald MacPherson and advise.

e) Community Path Network. Kirkton of Durris – Woodlands of Durris Core Path Connection.

During a walk it was noted about wading points across the river in which could present a possibility for stepping stones to cross the river and possibly known boggy areas like that is seen on more rural walkers routes.

Action to enquire about the steppingstones.

DE

Action to discuss matters with Dunecht Estates during the meeting previously mentioned.

f) Hill of Fare Windfarm

DM attending a meeting with various people from the community. One of the topics raised was on the Scottish Energy Policy which was reviewed against the HoF Windfarm and this questioned the actual demand for this windfarm development being way above the expectation of the policy.

LC had reviewed potential advantage points within the Drumoak area, particularly the Castle and garden grounds. However, no direct view of the peak of the hill could be seen to represent, not able to confirm the turbine tips may not be visible.

It was also noted that there are many community groups which are against the development but no groups that are for.

An article is to be issued in the coming weeks within the local community newsletter. The questionnaire has been turned back on in hope this will prompt further response from the direct local community that falls within the CC's area.

It was also noted that a lot of people can see the Northern Lights and the lighting that will be positioned on top could play detriment on this being possible in the future, especially those in the higher rural areas (Durris).



Actions for Cllr SD to confirm with Planning whether this is a Section 35 application on which Aberdeenshire Council Planning officers are just being consulted or whether there will be views sought from local councillors.

Cllr SD

Will a report come to the Marr/Kincardine and Mearns Area Committees potentially for a view?

Against what criteria will the application be assessed by officers?

Will they apply the 2014 Strategic Capacity Study as the reference point for landscape capacity?

g) Recognition – The Simpson Brothers

Kirkton Hall has responded in agreement to host the sculpture in recognition of the brothers.

Defibs

Action to inform Grampian Training Services that the funds are now available for the Defibs and to confirm latest invoice proforma is suitable to move forward in ordering the units.

SF

Inform relevant people that once the Defibs order has been placed and organise relevant deliverables (Delivery of equipment, installation of supports, installation of defibs).

6) FINANCE

Currently up to date for applications and funding.

CDDCC account £11,510.73 (**actual CDDCC £6,470.73**)

54 Crathes Hall to purchase an additional 100 chairs and Trolley £2685

These chairs will match the existing ones and will allow the hall to cater for larger events- e.g. concerts, ceilidhs; as they currently have to borrow chairs from other halls.

55 Durris Kirkton Hall to purchase replacement stage curtains and replacement hall lap-top, total £2246

These will replace old curtains around the stage £2017, and match the recently renewed hall curtains. The secretary's/booking laptop is slowing down and needs replacing £229.

All CC's unanimously supported the applications and approved.

7) PLANNING & PLANNING APPLICATIONS

a) Planning Applications

No further comments from the SEPA discussion had above.

Validated



Condition 1 ((a) Siting, Design, Layout, External Appearance, Finishing Materials, (b) Landscaping Scheme, including tree survey and protection plan; (c) Levels Survey and Site Sections; (d) Foul and Surface Water Disposal; (e) Means of Access, Vehicle Parking; (f) Passing Places and Visibility Splays; (g) Bin Uplift of Planning Permission in Principle Reference APP/2019/1867 Erection of 3 Dwellinghouses and Formation of Access 


**Land To South West Of Upper Balfour Durris Banchory
Aberdeenshire AB31 6BJ**

Ref. No: APP/2023/0257 | Received: Wed 15 Feb 2023 | Validated: Fri 17 Feb 2023 | Status: Awaiting decision

Installation of Replacement Slate Roof Tiles, Rooflights and Gutters 


West Wing Durris Stables Durris AB31 6BD

Ref. No: APP/2023/0005 | Received: Thu 05 Jan 2023 | Validated: Fri 17 Feb 2023 | Status: Awaiting decision

Condition 1 ((a) Layout and Siting; (b) External Appearance and Finishing Materials; (c) Landscaping Scheme; (d) Levels Survey and Site Sections; (e) Foul and Surface Water Disposal; (f) Access including Visibility Splays; (g) Car Parking and Vehicle Turning Area; (h) Refuse Collection Point and Storage) of Planning Permission in Principle Reference APP/2018/0434 for Erection of Dwellinghouse 

**Land To The West Of Upper Balfour Farm Durris Banchory
Aberdeenshire**

Ref. No: APP/2023/0392 | Received: Mon 06 Mar 2023 | Validated: Wed 08 Mar 2023 | Status: Awaiting decision

Alterations and Extension to Dwellinghouse (Including Demolition of Existing Bothy), Erection of New Bothy, Formation of Link to Bothy, Erection of Detached Garage, Decking and upgrade of Existing Access 

Darnford Toll Durris Banchory Aberdeenshire AB31 6DH

Ref. No: APP/2023/0296 | Received: Tue 21 Feb 2023 | Validated: Mon 06 Mar 2023 | Status: Awaiting decision



Approved

Erection of 3 Dwellinghouses and Installation of Air Source Heat Pump

Land To South West Of Upper Balfour Durris Banchory

Aberdeenshire AB31 6BJ

Ref. No: APP/2023/0220 | Received: Wed 08 Feb 2023 | Validated: Fri 10 Feb 2023 | Status: Decided

Erection of Dwellinghouse (Change of House Type and Plot Layout) of Planning Permission APP/2019/1306

Plot 21 Land To East Of Woodend Barn Arts Centre Banchory AB31 5QA

Ref. No: APP/2022/2686 | Received: Fri 23 Dec 2022 | Validated: Fri 23 Dec 2022 | Status: Decided

Reference	APP/2022/1423
Alternative Reference	100577424-001
Application Received	Mon 27 Jun 2022
Application Validated	Mon 04 Jul 2022
Address	Site To The South West Of Glashmore Drumoak Aberdeenshire
Proposal	Demolition of 2 Existing Derelict Dwellinghouses and Erection of 2 Dwellinghouses including Formation of Access
Status	Decided
Decision	Approved
Decision Issued Date	Mon 27 Feb 2023
Appeal Status	Unknown
Appeal Decision	Not Available

8) Aberdeenshire Council Updates

Cllr SD noted that council recycling centres were taking electrical items again. However, the contractor that is covering Shore Recycling centre has reached capacity and cannot take any further items until the backlog has been cleared. This will be an ongoing problem so will need to be monitored.

Strategic initiatives

Nothing to report.

9) AOB

a) April Meeting

Next meeting – date tbc – likely to be at Kirkton Hall

DE

b) Icy Conditions – Sunnyside and Drumoak school grounds

c) Microsoft Teams

To be discussed at next meeting



- d) **Bike Lockers**
Discussed earlier