

## FEUGHDEE WEST COMMUNITY COUNCIL

### Approved Minutes of Meeting held in Strachan Hall On Thursday 25<sup>th</sup> January 2018 at 7.30 pm

#### **Present:**

#### **Community Councillors:**

Mr S Richard (Chairperson), Mrs J Randalls (Secretary), Ms S Wylde, Mr W Smith, MR P Tyrrell, Ms M Stallaert, Mr I Brockie, Mr I Morrison, Mr A Neish (Treasurer), Mr W Ross, Mr C Smith.

#### **Banchory and Mid Deeside Councillors:**

Cllr E Durno and Cllr A Ross.

#### **Marr Area representative:**

Kirsty Macleod

#### **Minutes:**

Ms A Dykes

#### **Members of Public:**

28 Members of the public were present.

The meeting opened with an apology from the Chair for the Community Council letting down the community in recent months particularly over the issue with Strachan Hall and for failing to follow due procedures at the previous meeting. These issues would be addressed at correct points during tonight's meeting.

Mr Richards also expressed concerns that if there were procedural failings then they should be brought up at the meeting although Mr Tyrrell did say that he had tried to raise points at the meeting.

#### **1. Apologies and Absences**

Apologies were tendered by Ms L Craig.

#### **2. Minutes of the previous meeting**

Minutes were agreed following a request from Mr Smith to have an amendment added to paragraph 5. (The following was added and circulated to members for approval after the meeting).

The issue of the perceived lack of information from the two CLG representatives (Mr W. Smith and Mr A. Neish) was again discussed at the instigation of Mrs J Randalls. When Mr A Neish interrupted to explain to Mrs Randalls that all the relevant information from the CLG funding group had been passed on he was asked to 'shut up' by the Chair. Mr Neish and Mr Smith felt that the info had been reflected in the FWCC Minutes after each CLG meeting. Mrs Randalls who had copies of the CLG notes and the subsequent FWCC Minutes disputed this.

Minutes Proposed by: Ms S Wylde  
Seconded by: Ms M Stallaert

### **3. Treasurers Report**

Opening Balance	£21,991.45
DD to BT Web Cam	£ 63.60
Strachan Play Park	£20,000.00
Deeside Computers replace router at web cam	£ 130.26
DD to BT Web Cam	<u>£ 63.60</u>
Closing Balance	£ 1,725.99

Outstanding payments to Strachan Hall £280 (\*TBC) for hire from April – October 2017

### **4. Police Matters**

No police were present and no communications received from them.

### **5. Change of FWCC Constitution (ref FWCC meeting 25<sup>th</sup> May 2017)**

The change to the Constitution will need to be done in line with the new Scheme of Establishment.

### **6. Adoption of New Scheme of Establishment**

Kirsty Macleod from Marr Area Office advised that the New Scheme of Establishment had been approved and Community Councils had until September to update their constitutions. Changes included that there must be a minimum of 5 and maximum 11 on community council although a request could be put in to Marr Area Manager to increase this if necessary. Junior members of which there should be a minimum of 2 will be aged 14 and 15. In the new Scheme 16 year olds can stand as a full member.

The procedure to update the constitution is to have the item on a normal agenda and discuss changes in principle then submit draft to Marr area for feedback then approve the new constitution at an AGM or a special meeting. Must be completed by September.

Mr Smith asked if community council members could be asked to step down to allow a better representation from Inchmarlo area but this was not an option and seats would only become available once members terms are due to expire or they voluntarily stood down.

Mr Stenhouse asked about the previous change to the constitution to drop the requirement for specific seats being allocated to Inchmarlo. Mr Tyrrell said that the information containing in previous minutes was not correctly recorded and

questioned if the change had been unconstitutional. Ms Dykes stated that the correct procedures had been followed and Les Allan from Marr Area had been consulted. Mr Tyrrell asked Ms Macleod if it would be possible to check the historic paper trail at Marr Area to clarify whether the changes were done correctly. A formal request will be submitted by the cc to Marr Area for the information.

Mrs Randalls made the point that residents from Inchmarlo had an equal opportunity to stand for election to the CC in April 2017.

## **8. Glendye Windfarm**

The Chair and Mrs Randalls attended a meeting with Mearns Community Council to discuss investment in the proposed development (both the investment of 10% of the Community Benefit, and the possible investment into the whole project). The two community councils submitted a list of 14 questions that they wished to be answered in order to help with decision making. Both this list of questions and the response from Coriolis was circulated to all members of FWCC prior to tonight's meeting. A further meeting between the two community councils is proposed for February.

Mr Smith, as previous secretary, complained that he had received an email from the Chair telling him to not attend the above meeting. This was due to Mr Smith being asked on numerous occasions to provide a copy of the original email from Coriolis inviting the Secretary and Treasurer of the Community Council to attend community benefit meetings as representatives of FWCC. He has agreed to provide a copy of the invitation to the community council from Coriolis.

Ms Wylde gave an update on the Information Pack for the Windfarm which Ms Craig and the working group had done a fantastic job in putting it all together. Thanks was also given to Mr Jeff Dickens for all of his help too.

It was agreed that it could now be published on the FWCC website and could also be displayed in the local halls. It was also agreed that it could be emailed to any interested party.

A unanimous vote agreed that this was the correct way forward with the distribution of the Information Pack.

## **7. Appointment of Secretary, Vice Chair and Councillor responsible for Youth and Education.**

At last meeting Mrs Randalls raised a vote of no confidence in Mr Smith due to 3 letters or emails he had sent signed as secretary of FWCC but which did not represent the views of the community council. Whilst it was correct that FWCC could dismiss a Secretary, the vote at the time was unconstitutional, as only those who had confidence in the Secretary were asked to raise their hand. Only one hand was raised. The Chair apologised for not asking for those who had no confidence or who wished to abstain to vote. A correct vote was then taken.

Vote of no confidence in Mr W Smith as Secretary resulted in 5 votes  
Vote of confidence in Mr W Smith as Secretary resulted in 4 votes

There was one abstention.

Result – the vote of no confidence in Mr W Smith as Secretary was carried.

There was one volunteer, Mrs Randalls to replace secretary position Ms S Wylde nominated Mrs Randalls, seconded by Ms M Stallaert.

Kirsty Macleod confirmed that this procedure had been followed correctly.

Mrs Randalls agreed to become secretary. This resulted in opening of Vice Chair position.

Ms L Craig volunteered to stand as Vice Chair, proposed by Ms Wylde and seconded by Ms Stallaert and Mr P Tyrrell was proposed by Mr Neish and Mr W Smith this went to vote

Vote for Ms Craig as Vice Chair resulted in 5 votes

Vote for Mr Tyrrell as Vice Chair resulted in 4 votes

There was one abstention.

At this point the Chair had to ask Mr Smith to control his language as he was swearing at a fellow community councillor in a public place.

Result – Ms Craig was elected Vice Chair

Ms Stallaert volunteered to take over Youth and Education which was agreed due to no other interested parties.

## **9. Midhill community Benefit Applications**

No new applications have been received.

Mr P Mr Tyrell reported that he had spoken to Mrs Horsfall regarding finding other funding options for the Youth Club. She has applied to other sources including Tesco and the Big Lottery fund. She was asked to contact Mrs Randalls should she require any help or assistance in finding other funding sources.

There is currently in excess of £50,000 in the fund at the moment which includes the £44,000 on hold for Strachan Hall.

Mr Tyrrell also requested that all future communications with Fred Olson should only be undertaken by the FWCC secretary or the Wind Farm subcommittee secretary.

Next meeting of subcommittee was planned for 1<sup>st</sup> Feb but has since been cancelled due to no new applications

### *Strachan Hall Application*

The Chair, Mr Richards, apologised to everyone who did all the hard work to bring the application together. The community council had let the hall committee down by

having to bring the application up for discussion again. This followed the email sent to Fed Olson by previous Secretary Mr W Smith expressing his private opinion (as opposed to the Community Council view) that the application should be scrutinised again due to the school now being mothballed and that the hall was never used.

Ms Randalls provided a time line of the Strachan Hall Application showing that it had been brought to the community council on two occasions with it being unanimously approved on both occasions and provided a lengthy list of the groups and activities that take place in the hall on a regular basis.

Mrs Randalls responded and corrected the points that had been raised in an email to Fred Olsen, signed by Mr Smith, which were not those agreed upon by community council at any of its public meetings.

Mr Smith had stated that Strachan Hall had applied for funding on two separate occasions but had yet to complete any modifications. Mrs Randalls pointed out that the hall committee had kept FWCC informed of its decision-making process throughout which had led to the delay in spending the funding.

Mr Smith had stated that Strachan School had been mothballed two years ago. This was incorrect. When the application had been received in March 2017 the school was still open. The school was mothballed in June 2017 which is after the application was submitted.

Mr Smith also went on to say that there had been no public functions held in the hall for a long time because the badminton club no longer existed leaving the youth club using it every two weeks. This information was again wrong and the hall booking secretary provided a list of 11 local groups which used the hall on a regular basis plus 12 different organisations which had used the hall for events and meetings.

Mr Smith stated that the hall is built on an earth foundation with the roof strapped to the walls to stop splaying. Mrs Randalls confirmed that the hall committee had provided documentation from the architect and structural engineer which states that the existing structure is capable of supporting the planned pitched roof.

Mr Smith also said that it was felt by a number of CC members that the existing hall should be demolished and a new one built in its place probably at a lesser cost. Mrs Randalls responded that the Strachan Hall are asking for Midhill funding in the region of £44,000 together with the original £12,000. It is unlikely that a new Hall could be built and kitted out for under £60,000. It was pointed out that with Leader funding the cost of the improvement would be significantly more. It was also acknowledged that FWCC were being asked to approve funding rather than discuss the pros and cons of a new build. That discussion had taken place at Hall Committee level.

A discussion followed regarding the structural engineer's report which states that the improvement works could proceed safely despite several local residents expressing concern that the existing foundation may not be able to take the improvements. Robert Brown reiterated that the improvement works have been carefully designed to minimise additional loads on the dubious foundations and to take maximum advantage of the solid foundations under the existing toilet extension. He further

highlighted that there would be no additional loads on the most exposed sections of the existing foundation around the south western corner. Member of the public Mr J Strachan also pointed out that the structural analysis of the building would have been part of the planning process. The Council would have only approved the planning application once they were happy that the structure was sound following independent scrutiny. Mr Neish was concerned as to what would happen if there were problems after the alterations had been completed. It was felt that building insurance would cover this.

The hall committee have been consulting with the community since June 2016. There has been no interest from anyone in the community to look into a new hall and they therefore have worked hard to get the funds to do the repairs on the current hall.

There then followed a discussion about whether it was appropriate to repair the hall rather than replace it. It was agreed that there was currently no other location available for a new hall and that it would be very difficult to raise the finance for a new build. The Hall committee felt that to repair the hall and keep it running as it is would be the best option.

Mr Tyrrell felt that the application should be returned to the subcommittee before proceeding to the FWCC for approval but it was agreed that this was not necessary as the application for funding has already been approved on two previous occasions.

Member of the public Mrs Julia Davies then clarified that the subcommittee was set up to assess the funding applications before advising the FWCC who actually made the decision on whether to approve the application or not so there was no need for it to be return to the subcommittee as the CC could make the decision immediately.

A vote was then taken as to whether the application should be returned to the subcommittee

Vote for the application to be returned to subcommittee resulted in 4 votes  
Vote for the application to go straight to CC resulted in 5 votes  
One abstention.

Result – application would be decided by CC immediately

A vote was then taken as to whether the community council approved of the funding application of £44,000 for Strachan Hall improvements

Vote to approve funding received 6 votes  
Vote to not approve funding received 0 votes  
There were 4 abstentions

Result – Funding for £44,000 for Strachan Hall improvements were approved by the community council.

## **10. Planning Issues**

### **Glenola Blackhall Road Blackhall Banchory**

Erection of Detached Garage

Previously approved but now wish to rotate position of garage

No comments or concerns raised

### **Gellan Strachan Banchory Aberdeenshire AB31 6LJ**

The Steading. Changes to road splay

No comments or concerns raised

### **Bowbutts Farm Strachan Banchory Aberdeenshire AB31 6NN**

Reduction in the sizes of houses from previous planning approval

No comments or concerns raised

### **Site at Ardine Belts Strachan Banchory**

Reducing previously approved three housing plots down to two.

To be looked into further as there have been 2 resident's objections submitted.

Community Council will respond as soon as possible.

### **Templeton Cottage Strachan Banchory Aberdeenshire AB31 6LN**

External Steps, timber decking and hand rails (part retrospective)

No comments or concerns raised

### **Land to The North of Castlewood Strachan Banchory Aberdeenshire**

Additional information required for planning in principle.

No comment or concerns raised.

A query was raised by Mr Richards about whether the CC should comment on the Hill of Banchory East proposals for a new retail park and restaurant as this will pose a threat to the High Street. It was agreed to add this item to the agenda of the next meeting to allow everyone to look into this further.

## **11. Community Action Plan**

Funds of £10,000 have been received in a CARES grant by the cc to create the way forward. Tenders for assistance in creating the CAP will be getting sent to 5 or 6 suitable consultants in due course. Mr Tyrrell and Ms Wylde commended Mr Richards on all the work that he has done in helping to start creating the CAP.

Confirmation was given that Marr Area Partnership have been fully consulted and will also be assisting in the creating of the CAP but a consultant was being used to complete the work in a timely manner.

Mr Richards also stressed that it was really important that the community were engaged with the planning of the CAP.

## **12. Roads**

Mr Morrison reported that the trees roadside trees requiring trimming back between Castlewood and Strachan have now been put in the planned work to do by the council.

Mr Morrison also highlighted that the Council had stopped gritting the road in front of the council houses in Strachan despite still doing Bowbutts Brae.

Mr Morrison left the meeting at this point.

An Inchmarlo resident also requested that the community council ask Aberdeenshire Council to install a “smiley face” speed warning sign west of the Inchmarlo hall in an effort to reduce traffic speed passing through the village.

## **13. Aberdeenshire Local Development Plan & 14. Affordable Housing**

Feedback was requested on the results of the Main Issues Report pre-consultation with Piers Baxter. Ms Wylde was concerned that the minutes suggested there was no demand for social housing in the Strachan area and that was not what was agreed. There is a demand for social housing in the area.

Mr Neish had been in contact with Audrey Johnstone and Aberdeenshire council regarding the lack of development of the low-cost housing plots in Strachan. This was due to their only being three units and this was not a cost-effective number for the council to proceed with building them. What may be possible was incorporating the low cost builds potentially 2 at Gateside and 2 at Hallwood (Finzean) which would bring it up to seven low cost/shared ownership properties and would be more likely to go ahead due to it being viable for the council to build them.

## **15. Youth and Education**

Nothing to report

## **16. Community Issues**

Payment of minute Secretary – Mrs Addison was approached and offered payment for being minute secretary. Mrs Addison declined the offer and was happy to continue doing it on a voluntary basis. The Community Council would like to extend their thanks to Mrs Addison for doing a brilliant job.

Xmas Tree, flower tubs and Remembrance Day Wreath – these items would be added to the appropriable agendas nearer the time to ensure there is clarity on who should be organising them.

## **17. Change to electoral register**

Mr Tyrrell explained that three properties in Inchmarlo had a boundary split between the Feughdee West and Mid Deeside community areas by the Canny Burn. The residents were requesting that they could become part of FWCC as they were

already very involved with Inchmarlo hall and community affairs. They also felt that they would prefer to have a stronger voice from within FWCC with regards to Glendye Windfarm and Trustach tree felling. Mr Tyrrell explained that they did not want a boundary change but just to become part of FWCC.

A point was raised that the residents did not have to be part of the FWCC area to still be involved with local activities and express opinions on community matters but the residents felt they would have a stronger voice by being officially part of FWCC

Mr Tyrrell confirmed he had forwarded email comments and observations made by a community councillor as part of a FWCC email discussion to residents of Inchmarlo. He had removed information on who had commented. Some Inchmarlo residents wished it to be noted in the minutes that they strongly objected to the suggestion that the boundary changes could be seen as Gerrymandering.

Ms MacLeod from Marr area committee confirmed that this would require a formal boundary change which FWCC would have to put in a request to Marr Area and Aberdeenshire Council for their approval.

A vote was taken to approve the move of these 3 resident's properties on to FWCC electoral roll list

This received 7 votes in favour therefore the community council will write to Marr Area office to formally request the boundary change.

## **18. Any other business**

Incinerator planned in Torry which is proposed that Aberdeenshire contributing 48% of the costs with the City contributing 38% and Moray contributing 14% making the Aberdeenshire contribution of £2.5 million towards the development has been opposed by all three local Councils around it. It was proposed that FWCC should write to the Chief Executive or Chief of Infrastructure, Peter Argyle, to get more facts about the development and costs to be spent by the Council.

Mr W Smith accused the Chair of acting irresponsibly regarding the handling of the Strachan hall funding and requested a vote as to whether Mr Richards was credible to be on the Community Council

A vote as to whether Simon Richards was worthy as Chairman on the community council 4 votes

A vote of not worthy received 3 votes

2 Abstentions

Therefore, the voting agreed the Simon Richards should continue as Chair

A vote as to whether Jill Randalls was unworthy received 3 votes

A vote as to whether Jill Randall was worthy received 4 votes

2 abstentions

Therefore, the voting agreed that Jill Randalls was fit to be on the Community Council and continue as Secretary.

## **19. Date of Next Meeting**

The meeting closed at 10.20 pm

The next meeting will take place on Thursday 22<sup>nd</sup> Feb at Inchmarlo Hall