

Feughdee West Community Council
September Approved Minutes of Meeting
Thursday 26th September 2019 at 7.30pm
Strachan Hall

Present: Simon Richards (Chair), Jill Randalls (Secretary), Lynsey Craig, Peter Tyrrell, Marijke Staellert, Sam Wylde, Cecilia Rogers, John Andrew, Nicola Milne, Jelle Andrew (co-opted on night)

Banchory & Mid-Deeside Councillors: Cllr. Bruce

Minutes: Irene Addison

Members of the public: 13

1. **Apologies:** Cllr Ross, R Clephan (Treasurer), Katy Rumbles, Alice Lewsey, Ian Bertram, Ian Brockie, Iain Adams, Nicola Milne
2. **Approve minutes of previous meeting:**
Proposed: Cecilia Rogers
Seconded: Sam Wylde
3. **Police Report:** No police were in attendance and no report was issued.
4. **Treasurers Report:** The treasurer's report was circulated to members of council. There were no comments or queries arising.
An Invoice was paid for the hire of Strachan Village Hall - £180.
Balance of unrestricted funds as of 16/09/19 is £1,737.77. Committed funds of £459.00 to cover noticeboards, hall hire charges and a data protection fees
5. **Councillor's Report:**
Cllr. Bruce reported that the Banchory Sports Village is now open and encouraged full support from the community. Any issues regarding the centre can be fed back to her.
She also reported that she had recently been selected as Vice Chair of the Education & Children's Services Committee.
6. **Secretary's Report:** All correspondence received has been forwarded to members, as appropriate. This includes the following:

09/08 – Natural Power. Email regarding the opportunity to potentially revise the tip heights of some turbines. Proposal to hold a further drop in session. Date tbc

13/08 – Roddy Aiken, Transport Officer, Aberdeenshire Council: Bus Passenger Satisfaction Survey report.

14/08 – Press Release regarding increased staffing levels at Recycling Centres

15/08 – TPO regarding trees on land west of Riverstone House, Banchory

23/08 – Press release regarding permit system to be introduced at recycling centres.

27/08 – News Release: New stickers for recycling bins

28/08 – AVA newsletter

29/08 – BT Payphone Removal Consultation 2019. Feedback to Aberdeenshire Council by 30th Sept

04/09 – Cancellation of CC networking event 28/09

11/09 – TPO Inchmarlo Cottage, Banchory

11/09 – Carnegie Trust Newsletter

11/09 – Bedding plant order – 30th September

11/09 – Information for CC re VE Day 75 8th – 10th May 2020. Need to register.

17/09 – Aberdeenshire Health and Social Care Partnership – deadline for response 4th Oct

17/09 – Crown Estate Scotland Draft 2020- 2023 Corporate Plan Consultation – deadline 25th November

18/09 – Marr Area Partnership. Details of online tool to help explain the complexities of local government

spending. Until 20th Oct
23/09 – Live life Aberdeenshire – Across the Grain festival
25/09 – Licensing matters event, Woodhill House 27/11/19

7. Co-option of Jelle Andrews

Due to a seat not being filled at the election in June Jelle Andrews had put his name forward for co-option.

Those in favour: 8

Abstention due to conflict of interest: 1

It was unanimously approved.

LC commended Jelle for his previous input to FWCC as a junior member and encouraged him to continue to forward his ideas and assist in his areas of expertise.

LC also expressed some concerns regarding the present format of seat representation and how elections have been conducted, considering the fact that many local residents in the Inchmarlo community had not been aware of Community Council elections. She commented that it created an unfair situation and reduced competition from interested parties. The importance of communication of events such as elections was stressed.

8. Junior Members

No issues raised and nothing to report.

9. Transport, Roads & Infrastructure

John Andrew was pleased to report that the issue with water ingress at School Lane appears to have been resolved. The area will be monitored over the winter months. Mr A Neish, as owner of the road, should be contacted directly in regard to any future issues.

10. Education & Youth

JR reported that the sign for Strachan Play Park was still outstanding. Upgrades to the park were partly funded by both Mid Hill Community Benefit Fund and Aberdeenshire Council and signage is to reflect their contribution.

Cllr Bruce reported that there was to be a meeting in December to progress next steps and review public suggestions regarding Strachan School.

JR will forward relevant email address to MS to follow up.

11. Planning Issues:

APP/2019/2148 The Neuk, Auchattie.

Alterations and Extension to Dwellinghouse.

APP/2019/2095Waulkmill, Tilquhillie.

Alterations and Extension to Dwellinghouse. Raise Ground level to form patio area.

APP/2016/2147 Land at J.W.Coaches Ltd., Dykehead Garage, Blackhall.

Demolition of existing building and erection of 3 dwelling-houses and change of use of land to domestic garden ground. (Renewal application)

Some concerns raised regarding the condition of the un-adopted road, especially during winter months.

JR will make contact with Auchattie residents to enquire into concerns.

APP/2019/2015 Erection of Pre -Treatment Building and Associated Kiosks at Scottish Water, Invercannie

APP//2019/1849 Change of use of land from Agriculture to Domestic Garden Ground, Newhills Cottage, Strachan.

APP/2019/1727 Variation of condition 6 (water supply) Land to north of Woodhead, Tilquhillie

Councillors requested to refer any concerns or comments regarding the above applications to JR as soon as possible.

App/2019/1235 Glamping Site for 3 Pod structures, south east of Scolty House, Strachan
FWCC had submitted a letter of objection to this proposed development. The application had been considered at the Marr Area Committee on 10th September and a decision to defer until a site visit made. FWCC Chair had attended the site visit. Several residents were present to express their concerns and to request FWCC representation at the next Marr Area Planning Meeting as they felt that their legitimate concerns were being neither considered nor addressed in any way.

The main concerns expressed were:

The access road is not suitable for the amount of traffic such a site would generate.

Due to the run-off in wet weather and ice in winter, the road is already treacherous to local residents who are fully aware of the hazards. Visitors using the road would not be aware of all potential hazards. (Primary inspection was in the height of summer)

There would be an issue with the collection of rubbish. A private collection would be required, leading to further traffic.

There are no passing places apart from private driveways.

Local residents are very aware of the dangers involved in managing access, with vehicles getting stuck in ditches due to the deterioration of the road etc. Concerns were raised in respect of those who would be unaware of those dangers, particularly with children.

There is no alternative access to the main road and visibility leaving the site is not within safety guidelines as it is.

There were also concerns raised regarding potential noise from holidaymakers.

There were concerns due to the increase in sewerage and run off from septic tank into adjacent land and ultimately the River Feugh.

It was, in the residents' opinion, a totally inappropriate site for such a development. Even the commercial viability was in question and there seemed little or no social and economic benefit to the Community at large. They felt that the highest price would be paid by the residents through disturbance, added danger and inconvenience. There was also the possibility that in the end they may well have to raise costly civil action to recompense them for additional road maintenance.

It was felt that the site had been visited and inspected without any consideration of residents in adjoining properties.

It was unanimously agreed that FWCC would represent the residents and communicate these concerns at the planning meeting.

SR will attend as FWCC representative.

Marshall Bailey will summarise concerns and submit to JR

12. Proposed Change to FWCC Boundary/Proposed Dissolution of FWCC Boundary and formation of new CC - Update

There was a discussion regarding the proposed dissolution of FWCC and the general public questionnaire for distribution, which JR has developed in co-operation with Marr Area. Some concerns were raised that question C regarding boundary changes was too complicated and may need the approval of other community councils. It was clarified that the community needed to be aware of all three options (stay as is, boundary change or dissolution) that were available to them but

to change the wording to make clearer.

There was a concern that the footnote about community benefit should be much more prominent and at the very beginning of the document. Others felt that the consultation was regarding the business case for the future of the community council and not money. Marr Area to be asked to advise. It was agreed that apart from a minor adjustment, which will be referred back to Marr Area for approval, the questionnaire was ready for distribution through the various means of communication to local residents.

JR was commended for the time-consuming work that went into the questionnaire in order to get it approved for distribution

Any comments or questions in respect of the questionnaire should be communicated to JR without delay for forwarding to Marr Area for approval. Final survey to be forwarded to all members prior to distribution.

JR requested that PT should contact everyone on the Inchmarlo email list asking them either to contact her as FWCC Secretary directly or to ask permission to forward their contact details to FWCC Secretary so that a complete contact list could be held in one place for the whole of FWCC.

13. Mid Hill Community Benefit Fund:

PT reported that the next MHCBF meeting will be on the 15th or 16th October (TBC). There are 4 or 5 applications for consideration. PT suggested that none of the applications should be considered until the future of FWCC had been decided. He was concerned that if money were pulled forward from future years this would create problems if the community council should dissolve. However, it was agreed that while it is important that forward funding (if needed) is given careful and cautious consideration, current applications should be processed as normal. The time frame for a possible change of boundary/dissolution could be several months. The use of the scoring sheets was also emphasised so that applications can be prioritised.

PT passed on three applications to a member of the public to be given to the MidHill Sub Group Secretary

14. Communications

Noticeboards:

LC is trying to arrange a meeting at Strachan Playpark with Aberdeenshire Council in order to discuss the location and 'look' of the new noticeboard for the playpark. Council Landscapes Department want to make sure the noticeboard fits into the local environment

This meeting will also be an opportunity to discuss the other two noticeboards for Tilquihille and Auchattie as well as their proposed location.

LC also attended the Strachan Village Hall AGM on behalf of SR who is the FWCC representative. At the AGM the provision of a new external noticeboard for the hall was discussed. The old one had apparently been thrown out at the start of the renovations since it was cracked and leaking. A discussion took place at the Hall AGM about the possibility of seeking funding from FWCC for a new hall noticeboard. It was suggested that a new application should be submitted to MidHill CBFund

15. Community Matters

- **Remembrance Sunday** - Service will be at the memorial on Sunday 10th at 12.30 with refreshments in the Hall afterwards
- **Strachan Christmas Tree** - Glen Dye to be contacted re donation and erection of tree.
- **Carol Service** - 20th December 6pm by Village Christmas Tree
- **2020 Community Planting** - IB to send in order.

16. Any Other Business

It was intimated that there is to be a Zero-Waste shop in Banchory shortly, although no opening date has yet been announced.

JA asked Cllr Bruce if there were any plans to have sports membership that spanned both Shire and City organisations

A member of the public spoke about speed checks in the area and the possibility of placing speed limit signs on wheelie bins etc as per Crathes.

It was brought to the attention of council that there was the possibility of a planning application being

submitted for Pitreadie Farm for the installation of wind turbines, solar panels and a bio mass generator.

JR intimated that Irene Addison had tendered her resignation from Minutes Secretary some time ago and would no longer be fulfilling this role in the coming year. A volunteer to cover this area would be greatly appreciated.

Date of next meeting - 31st October 2019 at 7.30pm in Inchmarlo Hall

Meeting closed at 21.12hrs