

FEUGHDEE WEST COMMUNITY COUNCIL

Approved Minutes of Meeting held in Strachan Hall On Thursday 27th April 2017 at 7.30pm

Present:

Community Councillors:

Mr.W.Smith jnr., Mr.I.Brockie, Mr.I.Morrison, Mr. A.Neish and newly elected councillors:
Ms.Lynsey Craig, Mrs.J. Randalls, Mr. S.Richards, Mrs. M. Stallaert, Mr. P.Tyrrell, Ms.Sam
Wylde

Banchory and Mid Deeside Councillors:

Cllr. J. Webster

Co-opted members:

Mr. I. Adams, Mr. R.Sheridan

The following nominations were made and agreed:

Chair: Mr. S.Richards
Vice Chair: Mrs. J. Randalls
Secretary: Mr. W. Smith
Treasurer: Mr. A. Neish

Minutes:

Mrs. I.Addison

Members of Public: 14 members of the public were present.

It was intimated that the consultation for the new scheme of establishment has been deferred until a later date (to be announced).

1. Apologies and Absences

No apologies were tendered

2. Minutes of the previous meeting

Minutes for the previous meeting were approved with the following amendment:

Planning Issues: Land at Castlewood Leisure

Last sentence should read, "Approval by FWCC was subject to vocational use only and being open for only ten months of the year."

Minutes Proposed by : Mr. I. Brockie

Seconded by : Mr. W. Smith Snr.

3. Treasurer's report:

Opening Balance		£ 1315. 69
Chq Strachan Hall	144.00	
DD to BT Web-cam	63.60	207.60
<hr/>		
Closing Balance		£ 1108.09

4. Police Matters

No Police were in attendance and nothing reported by email. As this has been an ongoing cause of concern, there was an agreement to formalise a request for police presence and/or some form of communication with FWCC.

Residents at Bowbutts Brae have raised concerns about speeding within the housing estate and have requested a 20mph speed limit sign to be erected. This will be discussed with Miss Angela Funk at Aberdeenshire Roads Dept.,

A notification will also be posted in Strachan Today website to raise awareness of danger to children.

5. Glendye Wind Farm

Although there was nothing specific to report, there was a short discussion regarding the proposed Glendye Wind Farm.

Subsequent to the CARES Conference 26th/27th April in Stirling, it was suggested that it would be helpful to engage with someone from Planning Department to find out about obligatory consultees and what role they can play in the process.

It was agreed that a Glen Dye Windfarm sub-committee be established to deal with all aspects of the proposal. Although a precedent for such is already established and functioning for Midhill, it was agreed to clarify the rules relating to the establishment of a Community Council sub-committee with Janelle Clark, Marr Area Manager. Ms Sam Wylde has taken a keen interest in the Windfarm proposals and offered to head this up.

6. FWCC Community Benefit Applications

Strachan Bowling Club There is an outstanding application for £500. The sub committee has now received the additional information requested and this application will be discussed at the next meeting of the MHWF Sub-committee.

Strachan Youth Club has submitted further applications for £2000, to be discussed at next MHWF Sub-Committee Meeting

Strachan Village Hall

There was a discussion again about the previous application for £44,000 for the first two proposed phases of development and some lack of clarity that had later ensued regarding funds being made available. It was generally felt that the March Minute was quite clear that a favourable structural engineer's report was conditional to approval.

There was a short discussion also regarding the sum of £8160 previously allocated for patching the roof but still unused. It was stressed that it was important that the Fred Olsen guidelines for use of allocated funds were taken careful note of and adhered to in order to avoid laying FWCC open to criticism even although there were good reasons for the delay.

The issue of match funding was also discussed and concern raised that the recent application, if approved, would use all currently available funds to the detriment of other applicants. The next funding allocation will not be until September 2017.

A proposal to re-allocate the £44,000 and replace it with a promissory note, which would make the funding available as and when the project is likely to commence, was unanimously approved.

The Chairman of the MHWF Sub committee to write to Strachan Hall Committee explaining the above decisions and requesting a copy of the Structural Engineers report with reasons for delayed speeding of original funding.

Banchory Sports Village

An application from Banchory Sports Village, which was initially rejected, will be reconsidered following a discussion which took place with Fred Olsen that broadens the scope of existing guidelines. A request was made that any changes to the current guidelines must be confirmed in writing and the guidelines updated accordingly in order to provide an auditable trail. This will be discussed at the next MHWF Sub Committee Meeting

7. Planning Issues

Retention of Storage Cabin at Knockburn

This is a 5 year renewal planning application for a storage shed at Knockburn Loch, previously approved in 2011. Still under consideration. No public comments to date.

Erection of Dwellinghouses at Braehead Farm Banchory

The FWCC objects to both planning application APP/2017/0881 for the construction of three dwelling houses and APP/2017/0882 for the construction of one dwelling house on the land at Braehead Farm.

1. There is insufficient information in the application to determine how many of the proposed houses are on pre-existing sites. There is reference to two existing dwellings but it is unclear if the remaining two proposed houses are on pre-existing sites or Greenfield.
2. The FWCC strongly object to the proposed new 200m access road across agricultural land for the following reasons:
 - a) The proposed new exit point would introduce another hazard at the already problematic junction by the Scolty Hill turn-off.
 - b) It would introduce an access road and set a potential building precedent across the agricultural land which has been subject to repeated major planning applications by the same developer.
 - c) There is an obvious pre-existing site access point through Braehead Farm on to the B974 which is close to the proposed new houses and even with the construction of a new access road it would be difficult to ensure the shorter Braehead Farm access point still wasn't used by the new residents, rendering the proposed new 200m road redundant.
3. The applicant has correctly highlighted that the Braehead Farm access on to the B974 is on a dangerous corner with limited visibility. There have been numerous accidents on this corner and over the years there have been community requests to improve visibility.

It is suggested that a condition of the application approval is that the developer improves the access to Braehead Farm, straightens out the corner and improves visibility on the inside of the bend. This would remove the need for the proposed new 200m access road, resolve the access concerns for both the Farm and the new properties and also improve

visibility on a dangerous bend for the benefit of the local community.

8. Transport, Roads and Infrastructure

Trees at Castlehill

Currently being checked for boundaries. Ongoing.

Pavement at West End of Strachan

Still no progress despite concerns raised in relation to danger posed by lack of a footpath. It was agreed to check details of developer's planning application to see if there were any conditions attached in regard to footpath or stipulations in regard to Planning Gains payable.

Mr. R. Sheridan resigned his role in Transport, Roads and Infrastructure. Mr. I. Morrison agreed to fill this role for the coming year.

9. Education and Youth

Nothing to report.

10. Play Park

There was a short discussion about the requirements for upgrading the Strachan Play Park and the £30,000 approved expenditure for 2017/18 which is available through Aberdeenshire Council.

A representation was requested for the next FWCC Meeting in May.

11. Community Issues

There was some discussion and a suggestion that there should be a specific representative for community engagement, which would give a sense of purpose and also grant some leverage and evidence when it comes to working on specific projects. It was noted that Banchory Community Council had already done this and it was agreed to approach them for some insight into how it is set up and functions. Marr Area could also be approached for further advice.

It was also noted that more information could be added to Strachan Community Hub site to help with engagement.

11. Any Other Business

There was a short discussion about the proposals for affordable housing at Bowbutts. As there had been no response to repeated contact with Aberdeen Council, it was agreed to make a formal approach for some clarification.

It was noted that the Forestry Commission had purchased land adjoining the Shooting Greens for the benefit of walkers, cyclists, horse-riding etc. Their proposal to erect gates for the purpose of access, providing it was deemed of benefit to the local community, was supported by FWCC.

12. Date of next meeting

The meeting closed at 9.13p.m.

The next meeting will take place on Thursday 25th May, 2017 at 7.30p.m.

Inchmarlo Hall