

Minutes of Meldrum Bourtie & Daviot Community Council Meeting

Tuesday 23rd April 2019

7.30pm

New Sports Pavilion, Pleasure Park, Oldmeldrum

CC Members Present: - Shona Presly, Irene Dunbar, Jan Chalmers, John Pirie, Willie Sinclair, Alistair Massey, James Milton, Lloyd Duncan, Kevin Douglas

Apologies: - Patrick Sleight, Simon Kilkerr, Von Webster and Cllr Johnston

Members of Public: - Kaye Cowie, Stuart Singer, Marjorie Miles, Gordon Miles, Ray Allan, Cath Allan, Yvonne Oliver, Lorriane Kelly, Robin Philip, Maurice Clarke, Sandy Coutts, Bill Duncan, Karen Forbes, Nicola Currie

Claymore Homes: - Chris Forman and John Smith

Aberdeenshire Council: - Amanda Roe

Councillors: Cllr Hassan and Cllr Gifford

Police: PC Doug Donald

Minutes of March 2019

Proposed: James Milton

Seconded: Kevin Douglas

Co-Option of New Members

Yvonne Oliver introduced herself to the group and gave the reasons she would like to join the community council. Yvonne was then proposed by Lloyd Duncan and seconded by Willie Sinclair. All members present were in agreement with this decision.

Stuart Singer then introduced himself to the group and gave the reasons he would like to join the community council. Stuart was then proposed by Alastair Massey and seconded by Kevin Douglas. All members present were in agreement with this decision.

Matters Arising

Jan went through all matters arising from the previous minutes. She confirmed she had completed the application form for the road sweeper and had emailed onto area office.

Jan also confirmed Ian Daniels has agreed to put South Road, Oldmeldrum on the list for the mobile speed checker. Jan also spoke to Ian regarding erecting small reminder signs on South Road however Ian advised reminder signs are only for 20mph or 40mph zones so this cannot be done

on the area of South Road in question. Ian did advise that reminder signs could be placed on Urquhart Road and Commercial Road if the Community Council thought this was a good idea and as speeding is an issue on these two roads the members present agreed to ask for this.

ACTION JAN

James asked Cllr Hasan when the uplighters for the town hall were delivered to the council. Cllr Hassan advised he would ask this question and report back to us.

ACTION CLLR HASSAN

Jan advised she was still waiting to hear back from Landscape Services regarding John's query about the lethal substances into the mole holes but will chase this up.

ACTION JAN

Jan advised she spoke to Richard Elliot regarding the Access Forum query John had. Richard said there hasn't been an AGM for years however the next meeting is on 29th April at 6pm in the Glen Garioch room at Thainstone Agricultural Centre and any member of the community council was most welcome to attend.

Police Report

Pc Donald reported officers have been carrying out speed checks on the A947 and a large number of motorists have been stopped and some have received notices or been reported to the procurator fiscal. He also confirmed there have been some fixed penalty notices given out on Commercial Road in Oldmeldrum too. Pc Donald advised the mobile speed checker will be allocated to Oldmeldrum next week.

Kaye asked why the speed limit on South Road isn't 20mph the whole length of the road. Pc Donald explained this is because there are only properties on one side of the road for part of it so this is why 30mph comes into force at the end nearest to Ellon. Willie asked if the community garden would count as a reason for introducing 20mph along the whole of the South Road as this facility is well used. Pc Donald advised he would investigate this and report back to us.

ACTION PC DONALD

Kevin asked if the mobile speed checker could be placed between Meldrum House roundabout and the Episcopal Church and PC Donald confirmed this would be possible.

ACTION PC DONALD

Lorraine stated there are no speed signs on Millburn Road beside the new houses that have been built. Pc Donald advised this is a council issue to

we would require to speak to the Roads Department. Jan will speak to Ian Daniels. **ACTION JAN**

Pc Donald explained there are issues surrounding the derelict properties at Coutens again. Youths are accessing the properties even though the owner has secured them and the police and fire service are being called out quite often to deal with this. Pc Donald stated they have spoken with the owner once again and he has agreed to try and make the property more secure just now. Kevin advised he has spoken to the owner and they are looking at plans to demolish these properties in the near future.

Kaye asked who is responsible for dealing with vehicles that have no tax or MOT. PC Donald confirmed this was the police. Kaye advised of a vehicle currently sitting in the Baker Street car park like this and would like to report it as there is a huge issue with parking in Oldmeldrum and this vehicle is taking up a valuable space so PC Donald took the details and said he would investigate it. **ACTION PC DONALD**

The Glebe, Oldmeldrum

Shona asked if any members present had any interests to declare before Claymore's presentation. Kevin declared an interest as he is a neighbouring landowner. All members present agreed Kevin should not leave during the presentation. Irene asked if Shona was particularly referring to her when asking that question and Shona replied that she was asking this question of every member. Irene stated the local kirk session has nothing to do with the sale of the Glebe. James asked who owns the land and Irene replied the Church of Scotland.

Chris Forman from Claymore Homes advised they are looking at building 49 homes including affordable homes. He advised this would be made up of the following: 4 x 3 beds, 15 x 4 beds, 14 x 5 beds and 4 x 6 beds. Chris advised they would be looking to commence work in 2020 with 12 units being completed in 2020/2021, 16 units completed in 2021/2022 and the remaining units completed in 2022/2023. After the initial discussions with the planning department they are incorporating the following affordable homes: 4x 3 beds, 4 x 2 bed flats and 4 x 1 bed flats. Chris also confirmed the Church of Scotland will still be retaining 1.3 acres of land within the site.

Chris confirmed there would be a raised table at each junction with crossing points to allow pedestrians to safely cross. Traffic calming measures will be in place on entrance to the site and inside the site itself. He also confirmed the access to the site provides all necessary visibility

splays and the 3.5metre emergency pavement will provide the emergency access should the main entrance be blocked in any way.

Chris advised they are in ongoing talks with Scottish Water who have advised there will be capacity for drainage by the time Claymore wish to build.

Chris also confirmed Landscape design has incorporated some screening to the entrance to the site to cut down the disturbance to neighbouring properties, the central footpath within the site will not be an adoptable footpath with lighting and that the house designs have been discussed with the planners and they are happy with them.

Finally Chris advised they will be looking to submit their application for planning in the next 4 weeks.

Lloyd asked how the mix of houses was decided. Chris advised that no market studies have been done however Claymore is not a typical housebuilder in that they sell houses to be tailored to each purchasers needs/wants. This means is someone would like to reduce the size of a house it can be done relatively easily. Lloyd asked if they could look at some bungalows on the site but Chris stated they have no plans for bungalows at the moment. Kaye said bungalows are always being requested in Meldrum and at the public open meeting Claymore held in October 2018 the claymore employees there stated they would look at bungalows if this was a need that had been identified. John Smith stated he would like to offer a few bungalows and said he would go back to his office to look at this.

Lloyd asked why there are only single footpaths running along one side of the development and not on both sides. Chris advised this is ok with the Council as the traffic calming measures they are putting in means cars cannot drive above 20mph so this makes a very safe development for pedestrians. Lloyd also asked about the amount of open space and if it is in the middle of the development or still on the outside. Chris stated it will still be to the outside of the site and as this is a major development they only require to provide 29% open space.

Alastair asked if there would be a need for two access points. Chris advised they would only need two access points if they build more than 50 houses so confirmed they would need to look for a second access point if they decide to build more than 49.

Sandy asked how many parking spaces would be allocated to each house. Chris confirmed there would be a total of 20 spaces for the affordable housing, 2 parking spaces for the 3 and 4 beds and 3 spaces for the 6 beds.

John stated he will find out the reason they were advised to incorporate the 3.5metre emergency pavement and email this through to Jan.

ACTION JOHN SMITH

Scheme of Establishment

The members present discussed the new Scheme of Establishment and all agreed we have not encountered any problems so far and all looks good with the scheme.

Members of the public

Kaye asked if we could look at getting the pavement finished that leads up to the cemetery in Daviot as there is a strong need for a fully completed pavement to be there. Nicola commented that Tor Eccosse might have had the duty to complete this pavement but they are no longer in business. Cllr Gifford asked if there has ever been a pavement there and Kaye replied no. Cllr Hassan agreed to check what can be done about this issue.

ACTION CLLR HASSAN

Stuart asked who is responsible for the town hall as there are two broken windows there that would require to be fixed prior to the Britain in Bloom judging. James stated it was Pam Baird from Making Meldrum Better so Jan agreed to speak to Pam about this.

ACTION JAN

Kaye asked if 1% had been agreed for participatory budgeting. Cllr Gifford advised that different councils are doing different things and it is very much a work in progress just now. Willie asked if “the area” means Formartine or the whole of Aberdeenshire and Cllr Gifford advised it meant the whole of Aberdeenshire. Amanda stated she would be sending out any information to us via email as and when she gets it.

Maurice asked if the minutes of community council meetings are available online. Jan advised they are being posted online now by Richard Elliot to the Oldmeldrum website. Kevin also commented paper copies can be available for anyone who requests them.

Lorraine asked if a playpark could be installed in the lower part of Oldmeldrum. Cllr Gifford replied this wouldn't be possible as the council is in the middle of a playpark review and there are far too many parks already.

Reports from Elected members

Cllr Hassan emailed the following report –

Formartine Area Committee met on the 26th March. We passed the Landscape Services Revenue and Capital Work Programme for 2019/20. There is maintenance planned for Headstone Stabilisation in cemeteries, and War Memorial cleaning this year, along with Outdoor furniture repairs in our parks – and the levelling of sunken lairs in cemeteries. £46k is set aside for the community bedding plants, volunteer tools, and perennial and wild flower seeds. £5k for Play Area Maintenance arising from inspection, a further £5k for Tree works. As a separate entity in the budget, a replacement slide will be installed in Oldmeldrum. There is also money earmarked for replacement dog bins – and also sportsfield maintenance including Meldrum and Daviot. We also approved an extensive roads maintenance programme for the year – including High Stress Dressing works to the B9001 at Daviot Hospital, the U247C James Street, Bitmac Overlay on the U247C Lower Cowgate, Footway Slurry Seal on South Road and Footway Slurry Seal Prep on Urquhart Road. The Lochter Fishery to Mill of Lumphart Road is on the reserve list of projects, as is Daviot Cemetery to the B9001. On the Bridgeworks scheme is works to the Mill of Lumphart Bridge – extensive invert repairs, repointing and pave and hardening of the verges at a cost of £20k. We also allocated £80,000 from the Area Committee Budget as follows: £12,500 to the Tidy Village Grants Scheme £4,000 to the Towns and Villages Enhancement Group (administered by Formartine Partnership) £1,500 to Formartine In Bloom £1,000 to Formartine Beginning to Blossom £61,000 to the Community Projects Fund

I received a reply from Keith Melvin of the Streetlighting team that the replacement Uplighter lanterns for the Town Hall were delivered but are yet to be installed and he is hopeful to have them implemented soon. I have nominated Mr Andrew McCartney, well known to Community Council members, for the Aberdeenshire Provost's annual awards luncheon to be held on Wednesday the 5th June and will have great pleasure in welcoming Andrew along to the Council Headquarters to recognise his long service to both this Community Council and the Meldrum Amenities Group. Finally, it is my great honour to be attending and officiating at the opening of Meldrum Petanque Piste this coming Saturday in my capacity as Chairman of the Gordon Leisure Projects Trust – a Funding mechanism overseen by Aberdeenshire Council. When we discussed the application from the group

for funding last year it had the unanimous backing of Trustees and I hope now it has been delivered - thanks to the work of the volunteers - that it will become an additional well-used facility in Oldmeldrum for many years to come.

Treasurers Report

It was reported the Bank Balance as at 23rd April is £6,265.10.

Secretarial Report

See attached

Planning Report

John gave a report on the planning applications for April and advised he would like to talk about the Chapelpark application in more detail.

Shona asked if any member present had any interests to declare in Chapelpark. Kevin declared an interest in this as he is a neighbouring land owner. All members present agreed they were happy for Kevin to stay so he did not leave the room. Shona again asked if any member wished to declare an interest and no other member present declared an interest in this land.

John Pirie gave a detailed history of the Chapelpark development planning application. He advised the application for planning in principal was for road widening, hub, the reinstatement of lovers lane and 35 houses over the whole site with a large area of open space. This community council supported it because of this with 11 votes for and 3 against and the council passed it on 29th September 2016 with 31 for and 21 against. This application that was passed included all the things stated above. Since then Aberdeenshire Council submitted the hub application on 27th August 2018 and this remains undecided. John also commented Aberdeenshire Council were poised to complete the road widening but this was aborted at the last minute. He advised the application is now for 35 homes (phase 1) on a reduced area on what was granted in planning in principal and the reinstatement of lovers lane is now missing.

Bill Duncan from the Episcopal Church advised they were more interested in the drainage issues as opposed to the actual houses, hub etc as flooding is a large continuous problem for them. He advised they found fifteen feet of standing water under the church when they did a small extension so they tried to drain it and make sure any water around the church goes into the storm water drainage which goes on into the A947. He advised the Episcopal Church has had a visit from Scotia regarding drainage and they stated they would try and tackle this issue

however the church are still waiting to see a proper arrangement for this drainage and the builder assured them this would happen. Bill concluded by making the comment they have an active private cemetery with Aberdeenshire Council carrying out the work prior and after funerals. Kevin agreed with Bill's comments as he is also a neighbouring landowner and can see the drainage issues. He also gave an interesting and detailed overview of drainage in this area of Oldmeldrum. Maurice Clarke also stated there is a drainage problem in that whole area.

Stuart stated the comment made by Cllr Johnston at the last meeting surrounding the road widening was incorrect. Stuart advised he has confirmation from the Paterson family that the council had assumed the hedge was theirs however the ownership did still lie with the Paterson's so couldn't let the works begin because of this. Stuart also made the comment that Aberdeenshire Council has reneged on the deal they had with the Paterson family and this is why the hub planning has not been approved.

Kaye Cowie stated at the open meeting with the Paterson family and Lippe Architects in the Royal British Legion in 2016 the question was raised as to who would be paying for the drainage for this site including pumps but there was no answer given. The representative from Lippe Architects said she would find this information out and report back to the community council but this information was never reported back.

Irene stated the hub application has been live since August 2018 and really felt the community council needed to ask why this still hasn't been passed. Lloyd suggested we, as a community council, write to the team within Aberdeenshire Council as well as Scotia Homes to ask for their current position regarding this. All members present agreed with this so Jan will write to them both tomorrow (24th April) **ACTION JAN**

It was also pointed out that the date for commenting on this application expires on 9th May and was felt we should ask for an extension to this date to allow us time to gain the written statements from the above and discuss fully. Jan agreed to ask the planning department. **ACTION JAN**

The splitting of the unit at the co-op was also discussed with James proposing the community council objects to it on the basis of the town centre requiring to be protected. All members present agreed to this and Jan and Shona will write a letter to the planning department to this effect.

ACTION JAN/SHONA

Future Vision

Jan gave a report on the meeting some of the group had with Rod Gunson earlier that day. Rod has nearly completed the glossy brochure and will have the final copy for us to approve by the end of May.

MAIG

Andrew McCartney emailed through the following report -

MAIG members have involved with Doug Smith in restoring Sailor Boy back onto his landward stance. This could not have been completed without the help of Sandy Dunbar & his staff. Graeme wood also lent us his mini digger to excavate a new sub base. The Rotary club have donated £250 towards costs for concrete etc. The plan now is for Doug Smith to form a stone border surrounding the statue, MAIG & Rotary are going to remove all the remaining shrubbery and Doug will form a stone wall the length of the car park, this in turn will form an area for flowers which MAIG will plant & maintain. The final product will much improve the visual approaches into the town centre. It is the intention to site an information plaque similar to the ones already informing visitors of the notable people born in Meldrum who have made their imprint out with the town. We will have to raise further funds towards this info plaque & perhaps the CC may wish to consider a donation towards this item.

Recently MAIG organised a Spring clean litter pick where we had 50 volunteers from various community organisations including members of the CC. This was a tremendous response resulting in a great pile of rubbish being collected. Sadly the amount of dog poo bags recovered from shrubbery sites is a poor reflection on irresponsible dog owners. We had insufficient time to complete all that we had aimed to cover, it would be our intention to plan a further litter pick prior to the town being judged in the national "Beautiful Scotland" We hope that the CC will be able to employ a town orderly to assist in keeping the town spic and span over the summer months. With regards to the sum of money that you mentioned which the business group were going to donate to MAIG for the MAIG committee to consider contributing to extend the town orderly project has at this stage not been handed over.

The inaugural opening of the Meldrum Pétanque & Croquet club will be officially opened by Cllr Andrew Hassan this Saturday at 10 am Light refreshments will be available and we hope members of the CC will be able to attend.

MAIG. volunteers are currently busy preparing and growing plants for

our summer displays & anyone interested in our activities are more than welcome to visit the Polytunnel.

We have been successful with our application for grant funding and the Formartine Partnership have awarded MAIG £880 which will go towards our project to mount displays on the rails of Greengates, this will further enhance the overall ambiance of the town square.

Lloyd suggested we check the liabilities for a person doing the village orderly role full time ie the implications of paying an honorarium and terms and conditions of employment. Jan to find this out from area office.

ACTION JAN

Kaye also asked if there had been a space agreed for the shed to be erected to house the items for the orderly. It was suggested next to the polytunnel. Jan will check with Andrew.

ACTION JAN

Daviot Community Trust

Willie advised the maintenance of the new paths is still ongoing but that new volunteers are needed. Yvonne asked if there is any particular time they require help and Willie replied on a Saturday morning between 9am and 12.30pm.

Heritage Society

John reported the group has decided to install the time capsule on 21st June.

DAIG

Nicola reported the group is looking to raise funds for new play park equipment. They are holding a public consultation on 19th May to gain some support and are looking to make the park suitable for all ages and abilities.

They are also launching their flowerpot competition which allows people to decorate a flowerpot and leave outside their house. The committee will pick the winners.

AOCB

Shona suggested some of the Queens birthday money could be spent on a plaque for the sailor statue. All members present agreed that Shona could investigate costs etc. Shona to speak to Andrew. **ACTION SHONA**

Date and time of next meeting

28th May 2019 at 7.30pm in the New Sports Pavilion, Oldmeldrum