

## **Minutes of Meldrum Bourtie & Daviot Community Council Meeting**

**Tuesday 26<sup>th</sup> November 2019**

**7.30pm**

**New Sports Pavilion, Pleasure Park, Oldmeldrum**

**CC Members Present:** - Shona Presly, Jan Chalmers, Simon Kilkerr, Stuart Singer, John Pirie, Alastair Massey, Willie Sinclair and Yvonne Oliver

**Apologies:** - David Clare, Lloyd Duncan, Nicola Currie, Nick Forbes and James Milton

**Members of Public:** - Kaye Cowie, Andrew McCartney, Kevin Douglas, Bob Edwards, Gordon Miles and Marjorie Miles

Kirkwood Homes: Allan Rae

Lippe Architects: Willie Lippe and Lesley Tierney

Cala Homes: Ross McLennan and Mike Naysmith

**Councillors:** Cllr Hassan and Cllr Gifford

**Police:** PC Donald

### **Minutes of October 2019**

Proposed: Simon Kilkerr

Seconded: Stuart Singer

Shona opened the meeting by advising Kevin Douglas has stepped down from this Community Council and acknowledged the work and commitment he has given since he joined in 2017.

### **Kirkwood Homes and Lippe Architects - Newbarns**

Shona began by reading through the protocol for declarations of interest. She advised the following needs to be adhered to when thinking about the need to declare an interest on a matter being discussed:

If there is a close business relationship

If there is a personal interest to the matter

If there is a close personal relationship

If there is a close family relationship

If you are the owner of the land

If you are a neighbouring proprietor occupier

Lesley Tierney began by advising they remain committed to developing this site as a whole and reiterated that the extension to the pleasure park would only come forward if both options are allocated in the LDP 2021.

Lesley passed round some copies of Masterplans they have drawn so the members could see what can be delivered and advised they are looking to make a presentation to Full Council at their next meeting which will hopefully be in January.

Allan stated that although he is really pleased option 1 is currently looking like it will be allocated in the LDP 2021 he is still keen to bring the pleasure park extension forward. He also commented it was unlikely they will manage to build 146 houses on option 1 as suggested by the LDP and should the SDP be looking for more houses they would like to put option 2 forward again at this stage. A question was asked if a wider masterplan for the east of Meldrum has been discussed. Allan felt this was a bit premature just now but if suggested Kirkwood would look to participate in this and would be keen to work with the community on it too.

Shona asked if there was any update on the sewage situation. Allan replied they have been told there will be a growth project for the treatment works but has no further information on that at the moment.

Simon asked how many houses Kirkwood would be looking to build on option 1. Allan replied they would hopefully be looking at 80 homes on this part.

Stuart asked if there will be any bungalows and about the size of the low cost housing. Allan advised bungalows' will come under review at a later date and he would listen to the community views on this. He stated the mix of low cost housing will be agreed with the council at a later date.

Andrew McCartney asked if there is a provision for a security fence to be erected where the site borders MAIG's polytunnel. Allan advised this is a detail Kirkwood can look at and agreed to make a note of it.

Shona asked if there is provision for connecting footpaths to the golf club for example. Allan advised this has been allowed for.

### **Cala Homes and Lippe Architects – Meldrum House Estates**

Ross McLennan began by giving a brief history of the site and explained this is an enabling development. He advised the enabling consent was granted to allow the Grade A Stables to be taken out of a ruined state and the money to upgrade this would come from the houses that were passed as part of this enablement. However it became apparent these houses were unmarketable as were far too large a footprint so Cala would now like to bring forward a different scheme that is marketable.

Ross advised there are now three applications –

1. A Brownfield application to keep the kennels and the steading
2. A replacement house at Hedgerhall
3. A reworking of the previously approved enabling application which would now see 36 units.

Ross also commented there is less woodland being removed with these new application and also confirmed they would be making developer contributions.

Shona commented she was keen to see connectivity to the transport hub as well as walking and cycling paths. She also commented she would like to view these on a plan to see how they looked.

Shona also asked about the size of the houses. Ross advised they are now around 3000 square feet instead of the original 5500 square feet.

John stated he knew of a section of the old road into Oldmeldrum in one of the areas where building would be taking place and suggested an archaeological survey be carried out here.

Stuart asked how many houses will be using the main drive for access. Willie replied this will be 5. Stuart also asked how the site will be phased. Willie advised this will be decided with planning as the application progresses.

A question was asked about affordable housing and the amount of developer contributions. Ross advised this is still being discussed with the planners however has been agreed in principal and will be detailed in the section 75 agreement.

Kaye Cowie stated she feels this is a much better plan for the estate but asked if something can be done to ensure the affordable housing contribution can be used to build homes in Oldmeldrum and not the catchment area. Cllr Gifford advised a housing needs assessment is carried out when affordable housing is not built on the site but contributions are still made.

Cala Homes and Lippe Architects as well as Bob Edwards left the meeting and Shona then asked for a vote to be taken on this application. The majority of members present voted to support this application. Jan and Shona will write a letter to this effect. It was also agreed with the members present the letter should mention John's point about the need for an archaeological survey and Kaye's point about the affordable housing contribution.

**ACTION JAN/SHONA**

### **Matters Arising**

Jan went through all matters arising from the previous minutes.

### **Statement of Outstanding Business**

Jan advised she was still working on a number of these items and had nothing to report at the present time.

### **Police Report**

PC Donald identified the following issues in the last month:

- Doors being tried in the Meadowside area of Oldmeldrum
- There was a disturbance in Saphock Place and a report has been made to the Procurator Fiscal.
- There was a case of driving whilst under the influence of drugs on the B9170 and a report has been made to the Procurator Fiscal.
- Car doors were being tried in Forsyth Drive. PC Donald reminded all to ensure everything is kept secure.
- There is a regular shoplifter at the co-op. A report has been made to the Procurator Fiscal.
- The co-op is still having issues with children shoplifting at break times so the Academy has been asked to come and help with this.

Pc Donald reminded everyone to ensure all car lights are working ok and check if neighbours are ok as we are in the winter months.

Kaye Cowie advised of an abandoned car beside Sellars. Pc Donald made a note and will look into this. Kaye also commented there were children standing at the cashpoint at the co-op asking an older woman for money and asked if anything could be done about this. Pc Donald advised the school will not help as it is off school grounds and not their responsibility but he would advise his colleagues of this and to keep an eye on it.

## **Reports from Elected Members**

Cllr Gifford advised the planning for the transport hub at Chapelpark was granted a week ago. He also wanted to thank people for their budget simulator responses and advised they will hopefully manage to set the budget early March.

Cllr Hassan read out the following report -

Since last meeting:

10th Oct Wreath Laying at Meldrum Church, a real honour and I am pleased Oldmeldrum and Bourtie continue to have such a respectful tribute to those who have served their Country.

19th Oct – FAC Granted Full Planning Permission for Formation of Mini Transport Hub (40 Car Parking Spaces) with Cycle Storage, Formation of 2 Bus Lay-bys with Bus Shelters and Realignment of Paths at Chapelpark. Passed unanimously, however I did ask for consideration be given to trying to retain as much of the hedge as possible.

21st Oct – Full Council. Was supposed to be our Budget day, but due to “other circumstances” (i.e not knowing our settlement from Holyrood) this has been deferred to (most likely) the 5th March. I am unsure if it has been in the press, but my colleague in Ward 8 Cllr Karen Adam has been promoted to the SNP Group’s Education spokesperson and is now sitting in the front benches of the chamber.

The Meldrum School Nursery report from September inspection was published – Excellent report, well done to everyone at the Nursery.

Coming Up:

Bus Forum – Wednesday 4th December 7.30pm at Ellon Academy.

Election happening on 12th December. Arrangements are in place with regards Winter service arrangements to ensure people can get to/from Polling Stations safely in the event of wintry weather. The Council has decided not to permit burials on the 12th & 13th December to allow these staff to be redeployed to winter maintenance issues if necessary.

Jan asked if the councilors could explain the process if a standing consultee objects to a planning application. Cllr Gifford and Cllr Hassan both advised if a standing consultee objects to a planning application this

will automatically send the application to area committee for the elected members to discuss further.

### **Members of the public**

None

### **Treasurers Report**

Willie stated the bank balance as at 26<sup>th</sup> November 2019 is £9671.71 which includes all earmarked funds.

### **Secretarial Report**

See attached

### **Planning Report**

John gave a report on the planning applications for November. He advised at the Formartine Area Committee on 29<sup>th</sup> October Woodland Gardens in Daviot was discussed. It was recommended by the planners it be given approval given the applicant has agreed to some changes but the application has now been withdrawn.

John also commented the transport hub was granted at the Area Committee. He asked for confirmation if this will now sit as the Council haven't secured the land and therefore cannot proceed. Cllr Hassan confirmed this was correct.

Shona then asked if there were any declarations of interest for Barra Berries Farm Shop. No declarations of interests were made by any member present.

Stuart commented he has no objections to the licence itself however as securing public safety is one of the main objectives to gain a licence he feels something needs to be done with the entrance and exit due to the blind summit on the road close by. He also stated securing safety was another objective so felt a fence needs to be erected to keep children safe from moving vehicles. All members present agreed with this. It was agreed Jan and Shona would write a letter to that effect. It was also decided the letter should request better signage from both sides as the current ones are not clear and that we would encourage the licensing board to carry out a site visit to the premises. **ACTION JAN/SHONA**

Shona then asked for any declarations on the Glebe. There were no declarations made from any member present. Shona advised she and Jan went through our original objection as agreed at the October meeting. There are 4 items which have now been changed to our satisfaction

however there are still a number of items we would like to see changes on. It was agreed by the members present Jan and Shona to write a letter to planners detailing this and our objection would stand at present.

**ACTION JAN/SHONA**

A question was raised by a member of the public about the ownership of the Benview Gardens strip of land that borders the Glebe as the current Claymore plan shows a path connecting into this land. Jan and Shona agreed to write to the planner about this.

**ACTION JAN/SHONA**

### **Community Council Forum**

Shona and Jan attended this meeting however the speaker didn't turn up. Some Community Council's expressed concerns about never seeing or hearing from the police.

### **MAIG**

Andrew read out the following report -

- Most will have noted that the Christmas Illuminations have been erected. We are indebted to the team of volunteers who gave of their time in helping to get the town into the festive mood. Once again, we are grateful to Oldmeldrum Golf Club for supplying the community Christmas tree. The switch on will take place on Sunday 1st December with the usual street party with entertainment starting at 3pm prior to the switch on. This year our official guest for the switch on will be Sam Reid who has over the years with his late wife Winnie dedicated and organizing their time to raising funds for a number of worthwhile charities.
- MAIG will also be organizing the Retail Business competition for the best festive shop displays. We are grateful to Meldrum House Hotel & Country Golf Club for once again sponsoring the competition.
- We have placed the order for our eco Electric Utility vehicle to replace our Diesel tractor, we hope we will be able to take delivery in May next year. We are grateful to the Formartine Area committee for their help in grant assistance in addition to the Vattenfall grant.
- As previously reported application for DO money to carry out extensive repairs to the Bank Wash House building, the application was made in September and to date there has been no indication from the DO officer if the application has merit. An email was sent earlier this month to the area office who in turn said they would contact the DO officer but there has been no response.

- The Statue of the “Sailor Mannie” has now more or less been completed with all the shrubbery removed and provision for a floral border which MAIG will undertake to plant out with flowers thereby removing what for some time has been an eyesore and a collection area for collecting litter. The original site had a ships mast, it is not known when the mast was removed/destroyed. It is our plan to replace the mast with a glass fiber mast and application for grant assistance has been submitted to the AmeyArup A96 Dualling East of Huntly to Aberdeen Scheme.

I was unable to attend the last CC meeting when I submitted a proposal to set up a maintenance fund for the War Memorial flood lighting. My proposal was to set up a small fund supported by MAIG, The British Legion & the CC to be held and managed by the CC. MAIG has agreed to the proposal and I ask if the CC had given favorable consideration to the funding.

Shona asked how much MAIG has agreed to contribute to the pot and Andrew replied £50.00. Shona asked the members present if they were in favour of contributing £50.00 to the fund and all members present agreed. Willie to write a cheque for this once Andrew has managed to set up a fund.

**ACTION WILLIE**

Kaye commented that maintenance is so important and groups need to have a fund behind them for this prior to starting a project.

### **Daviot Community Trust**

Willie advised the group has very little to report as been unable to carry out work due to the weather. He reminded everyone they are holding a fundraiser in the village pub this Saturday.

### **Heritage Society**

Alistair advised they now have some information prepared for the sailor mannie boards and this is being considered. He also asked if there was anywhere they could access some money to help with the plaques around Meldrum that require upgrading. Cllr Hassan advised applying to the Formartine Area fund but this will need to be into the new financial year as this fund has currently been allocated to other projects.

### **DAIG**



Jan said Nicola asked for a reminder to everyone about their Christmas Light switch on Saturday 30<sup>th</sup> November.

### **Bus Forum**

Yvonne stated the next bus forum meeting is on 4<sup>th</sup> December in Meldrum Academy.

### **AOCB**

Shona stated a topic at the CC Forum was about communities becoming more familiar with our committee. She asked if all members were happy with a sheet to be placed in the notice board with our contact details as Irene Dunbar had suggested earlier in the year. Jan suggested as not all members were present tonight and due to GDPR regulations she would email all members and ask the question to them individually.

**ACTION JAN**

Shona also suggested one person from the Community Council should be responsible for keeping the notice board tidy and suggested we speak about it further at the next meeting.

**ACTION SHONA**

### **Date and time of next meeting**

25<sup>th</sup> Febraury 2020 at 7.30pm in the New Sports Pavilion, Oldmeldrum