

BANCHORY COMMUNITY COUNCIL

Monday 9th February 2015

Banchory Academy Library

7.30pm

Present: Mary Lennox (Acting Chair); Rebecca Glansbeek (Treasurer); Aileen Black; Louise Cameron; Jerry Cobb; Corinne Ogilvie; Rob Sadler; John Owen (co-opted)

Officials: Cllr Karen Clark; Sgt Julie Stephen

Guest: Julia Davies-Treasurer of Feughdee West Community Council

Apologies: Cllr Linda Clark, Cllr Jill Webster; Nicola Kenyon

Members of the Public: Doug Bennett; Linda Mitchell

1. Welcome

Mary Lennox opened the meeting and welcomed members of the public. Mary Lennox explained that Julia Davies, Treasurer of Feughdee West Community Council would be joining us to discuss the proposed Braehead development.

2. Police Report

i. General

The police have responded to 120 incidents since our last meeting but the majority of these relate to adverse weather conditions. There have been 22 crimes and offences including a case of vandalism involving a broken window and an assault outside Scotts Skinner's pub.

There is also the theft of cash from ATMs located at Morrisons Supermarket on 21 January 2015. Enquiries are continuing.

Sgt Stephen advised that the police are increasing their patrols on Banchory High Street in order to tackle the issue of disabled parking bays being used by able bodied persons. They will continue to have a high visibility presence at peak times to deal with this issue but that due to illness they are short staffed at present. A hard-line approach is being taken and a number of tickets have already been issued.

Aileen Grant advised that a vehicle has been left at Highfield for some time, presumed abandoned. Sgt Stephen said she would ask someone to investigate when she returned to the station.

Rob Sadler said that he received a telephone call at 9pm on Friday from HMRC asking several questions about his son. Rob was suspicious and did not give out any details but asked Sgt Stephen if she had heard of similar incidents. Although she had not, Sgt Stephen reminded the meeting not to give out information if suspicious but to hang up and call the bank / tax office directly and ask if the call was genuine.

Linda Mitchell advised Sgt Stephen that when out walking near Beech Tree Road she had found rolls, similar to till rolls, which may have come from the ATMs targeted in the Morrisons theft. Sgt Stephen advised her to hand them in to the police but Ms Mitchell said her friend may have already done so.

ii. Multi Ward Policing Plans 2015/16

Mary Lennox asked Sgt Stephen if she had any information on the consultation exercise for the multi ward policing plans 2015/16. In particular the reasons behind the 2014 choice of key result areas: community focus; anti social behaviour; road safety and road crime; acquisitive crime. Sgt Stephen said she did not have any more information than that already sent through but explained that that key result indicators would have been chosen in part by the local public through the use of surveys where they are asked to rank several key areas in order of preference, i.e. what is the main priority for them. Sgt Stephen advised contacting Inspector Burgess for more information.

Cllr Karen Clark said she had spoken with Inspector Burgess in connection with the case of an elderly couple who were victims of a scam. She found him approachable and keen to help.

3. **Councillors' Reports**

Cllr Karen Clark said that the budget for Aberdeenshire Council is to be agreed shortly and noted that the budget was balanced for the last year. In order to secure monies the Scottish Government asks for all local authority councils to agree to 3 points; maintaining teacher numbers; freezing council tax and securing places for all probationer teachers. Cllr Karen Clark told the meeting that there is a shortfall in the budget and savings of £50 millions, the equivalent of 10% of the budget, are required over the following 4 years.

Jerry Cobb said that money could be saved through better inter departmental communication, stating that inspection of wiring in council housing need only be checked every 10 years but Aberdeenshire Council checked after 5 years. Furthermore one year after the installation of new bathrooms, Aberdeenshire Council were checking again if council house tenants require a new bathroom. Cllr Karen Clark noted these comments and said she would feedback to the relevant departments.

Cllr Clark reminded the meeting that the new Chief Executive, Mr Jim Savege, is due to take up his role this month.

Jerry Cobb asked Cllr Clark if she knew more about the proposed improvements to Banchory Academy that had been reported in a local newspaper article. Corinne Ogilvie added that she had been told some windows in the Home Economics department are sealed shut and cannot therefore be opened when cooking. This resulted in a pupil fainting in the overheated classroom. This would therefore be an area to include in the upgrades. Cllr

Clark said she would investigate the report of improvements and feedback the comments regarding windows.

On behalf of Cllr Linda Clark, Mary Lennox reminded the meeting that recycling bins can more be rolled out to other areas, as requested by local residents. Cllr Karen Clark advised that this is due to happen at Ilderton Place.

4. Approval of Last Meeting's Minutes and Matters Arising

With no amendments requested, the minutes of 8 December 2014 were proposed by Rob Sadler and seconded by Corinne Ogilvie.

The meeting of 12 January 2015 was not quorate so formal minutes were not taken but a note of meeting was circulated to community council members.

Matters arising:-

The revised constitution is now approved.

5. Co-option of new Member

All community council members agreed to co-opt a new member, Mr John Owen, and Mary Lennox welcomed him to the community council.

6. Amendments to the Scheme of Establishment for Community Councils.

Mary Lennox highlighted the following as the key points in phase two of the consultation on amendments to the Scheme of Establishment:

- It is now possible to have a member from outside of the community if the individual has close ties to the area through work, leisure or other interests.
- The length of term for a chair is to be 2 x 2 year terms.
- Currently the term co-opted member covers both those with full voting rights and those who have been co-opted for a specific purpose. Going forward it is proposed that those with full voting rights will continue to be referred to as co-opted members while those who have been co-opted for a specific purpose and have no voting rights will be referred to as associate members.
- Elections are to be held for all community councils on a specific day
- A working group is to be set up to revise the sanction and removal procedures.

Mary Lennox asked that if any Community Council Member has comments to feedback on phase two of the consultation then could they send them to her by the end of February.

ACTION: ALL - IF WISH TO COMMENT ON CONSULTATION

7. Treasurer's Report

Treasurer reported a bank balance of £510.45. A cheque for £100 was issued, and subsequently cashed, to the Banchory Brownies.

£35 is due in respect of data protection registration; however the Treasurer is awaiting details on whom and where to pay.

The current bank balances for Youth 2000 accounts are £4,224.20 and £545.82.

Rebecca Glansbeek advised the meeting that following her request for all outstanding expense claims due to community council members to be made, no such claims had been received. The community council agreed all prior expense claims should now be considered closed.

8. Mill Hill Wind Farm

Rebecca Glansbeek advised the meeting that monies from the Mill Hill Wind farm are available but will not be paid directly into the community council bank account; instead the procedures for the granting of funds are as follows;

- After a review of the applications, Banchory Community Council must determine the organisations to which funds are to be granted.
- The community council will then contact the Mill Hill Wind Farm with details of the proposed beneficiaries for approval.
- If / when approved the Mill Hill Wind Farm will forward the monies to the community council
- Community Council will then discharge the funds.

In phase one the monies to be distributed through Banchory Community Council are £5,750 and phase two has yet to be determined.

Rebecca Glansbeek said that the qualifying criteria for donations have been quite widely drawn by the Wind Farm being 'to benefit the community' and therefore it would be up to the council to determine specific criteria.

Julia Davies said that FeughDee West community council had already done quite a lot of work on determining criteria, working alongside Crathes, Drumoak & Durriss community council who also are receiving funds. An application form had been drawn up and could be found on the Marr Area Partnership website.

Julia Davies went on to explain that a subcommittee is to be set up to consider their applications which will include both members and non member of the community council. Each member of the subcommittee will individually score each application against a set of pre agreed criteria, and then discuss as a group before reporting back a recommendation to the full community council. This ensures transparency and provides firm justification why one request may be granted but another turned down.

Julia Davies also confirmed that the Wind Farm has not set a timeframe in which to distribute the funds.

It was agreed that all community members are to look at the information referred to by Julia Davies on the Marr Area Partnership website. Rebecca Glansbeek and Rob Sadler are to work developing a proposal for the criteria Banchory community council may wish to use in assessing applications with the aim of having procedures in place by May 2015. It was agreed a private meeting to discuss the issue further may be required.

ACTION-ALL: READ FEUGHDEE WEST APPLICATION FORM

-REBECCA GLANSBEEK & ROB SADLER: TO INITIATE CRITERIA PROPOSAL

9. Banchory Community Action Plan

Mary Lennox informed the meeting that it has been agreed the community council would proceed with a new Banchory Community Action Plan and Lizzy Shepherd is to organise a meeting to discuss this with the group. Mary Lennox reminded the meeting that, as advised by Lizzy Shepherd, only 2 or 3 community council members would be on the steering group for the action plan in order to allow places for other local groups to have representatives, however all community council members are invited to the initial meeting. Monday 2 March has been suggested as a suitable date and it is expected that Davy Geddes who participated in the Braemar Community Action Plan and Nicola Kenyon will also attend.

10. Marr Area Partnership –Initiative Grant Scheme

Mary Lennox noted that there had been no interest in this and that possibly the Wind Farm grants would take precedence. The topic was not discussed further.

11. Face book

Jerry Cobb reported that it is going well and the number of 'likes' is increasing. The sharing of feeds from other local groups is continuing and a link to planning information on the Braehead development had now been added. Jerry Cobb noted that the information available on the Face book page is always available in other media and not exclusively Face book.

John Owen asked if there was a link from the www.visitbanchory.com website to the Community Council Face book site. Jerry Cobb said there ought to be but would investigate and confirm.

ACTION- JERRY COBB: CONFIRM LINK TO COMMUNITY COUNCIL FACEBOOK PAGE

12. Youth 2000 Project

Rebecca Glansbeek reported that she had yet to receive a response from Nicola Kenyon on the possibility of Academy pupils assisting with painting the shelters in the Bellfield Park, erected as part of the Youth 2000 project.

Mary Lennox suggested that we also seek quotes from local professional trade firms for the repair and painting of the shelters. Rob Sadler said that for the last repair he bought the materials and a local joiner made the repairs with the painting being done by a group on community service. He suggested contacting the joiner again and asking for a quote, and also asking his boss for assistance on the painting.

Jerry Cobb suggested contacting Harry McNab of Bancon to ask if they could assist in any way.

ACTION- ROB SALDER: CONTACT EMPLOYER & LOCAL JOINER

-REBECCA GLANSBEEK: CONTACT NICOLA KENYON

-JERRY COBB: CONTACT HARRY MCNAB

13. Keith White Award

Rob Sadler advised that he had made 3 attempts to contact Keith White's daughter to discuss the reinstatement of the Keith White Award but without success. Louise Cameron advised that the Banchory Lions Club had agreed to meet and discuss the criteria of the award but that this had been delayed due to the Christmas break. It was agreed that for the community council meeting in March a proposal for the award, including criteria, would be presented.

ACTION: LOUISE CAMERON & ROB SADLER – MEET WITH BANCHORY LIONS CLUB

14. Notice board

Jerry Cobb reported that he has asked for 3 quotes but that in order to get specific price details he would need to specify sizes. As such he plans to base the quotes on the size of the existing notice board.

Rebecca Glansbeek said she too had take a look and found them to be in £200 -£300 price range.

Mary Lennox said that once we have a couple of quotes we could approach Aberdeenshire Council and ask if they would be prepared to fund the purchase.

ACTION- JERRY COBB: OBTAIN QUOTES FOR NOTICEBOARD

15. Community Council Representatives

a) Planning

i. Hill of Banchory

Nothing to report

ii. Braehead

The Braehead development is a plan to develop a site close to Banchory, south of the river Dee near Scotly Hill and Auchattie by Sandlaw. Planning permission in principle has been sought to build 400 new homes, of which 300 will be rental properties; 75 affordable housing and 25 assisted living homes along with a tourist hub and the possibility of a health centre. Corinne Ogilvie circulated a briefing paper to members prior to the meeting that outlined her initial findings on the Braehead development. The key points of this document were outlined by Corinne Ogilvie:

Corrine Ogilvie explained to the meeting that, in our role as a community council, we must conclude on the following two questions and respond accordingly:

- Do we agree enough housing is planned for Banchory and if not,
- What are our views on the suitability of the site?

The Local Development Plan (hereafter referred to as LDP) is the framework which decides planning permissions. There is a current LDP which was set in 2012 and one pending for 2016. Corinne Ogilvie explained that the LDP looks at the needs of the area and decides the best ways for its expansion in a controlled and non sporadic manner. The Braehead development is not an area which is zoned for housing in either the 2012 or 2016 LDP. On both occasions the developer requested it be considered for housing and on both occasions it was rejected. Sandlaw, the developers behind the Braehead proposals, believe the LDP to be based on erroneous population projections.

Corinne Ogilvie reported on responses received from Hill of Banchory developer Bancon on the number of affordable home planned for Banchory in the coming years. With a requirement to make 25% of new developments affordable Bancon plan to build 345 new homes between now and 2023, with 25% affordable it would average 20 affordable homes provided every couple of years.

Sandlaw have asked anyone who would wish to rent a property in Banchory to register their interest. Corinne reported that she had asked Sandlaw how many people had so far done so and how many of them had a Banchory post code. Sandlaw have received 130 interests registered to purchase or rent, of which 70 were interested in renting but no details were provided on where these 70 currently reside.

Corinne explained that as part of the planning permission the developer would be required to keep the properties as rental properties for 10 years but after that date an application could be made to convert them to saleable properties if a valid reason was provided, e.g. unduly onerous as no rental market in Banchory.

The current development proposal has been scaled back from the original planning permission request made in 2013 but the density of the housing has increased. A point to consider is whether, if successful, the developer will seek further planning permission for the remainder of the site.

Julia Davies informed the meeting that FeughDee West Community Council intends to object to the planning permission and outlined the basis for this decision:

- Challenge to democratic process of the Local Development Plan and Strategic Development Plan. The area is not included in the LDP of 2012 or 2016 and the Strategic Development Plan earmarks the areas of Peterhead, Huntly and down the coast to Laurencekirk are those of growth, not Deeside. Scottish government guidelines state that the LDP must be used in determining planning but the developer claims the plans are based on erroneous figures. However the authors of the plans stand by the figures used.
- Banchory needs to consolidate after a period of rapid growth
- Lack of facilities for the scale of the development. With an average of 2.39 people per household this is the equivalent of a village the size of Braemar or Johnshaven
- There is no indication of the rent which would be payable on the properties. The developer has stated that it will be down the market forces.
- The transitory nature of a large community which is predominately rental properties may bring problems such as a lack of connection to the local area.
- Car usage would increase considerably
It is a 25minute walk from the site to the Banchory and it is unrealistic to expect everyone to either walk or cycle there.
- The impact on tourism and local views. Furthermore the fishermen are concerned about the impact on fishing in the Dee which is a key local industry.

Aileen Black raised the point that it was unfair to assume those in rented accommodation would be any more or less connected to the local community than anyone in a purchased house. Julia Davies apologised if that was the impression created and explained that the community was not integrated into Banchory by geography and may contain many workers only, rather than families, as the developer was advertising on the chamber of commerce website as properties for transitory workers.

The matter of the development then moved to open discussion.

The community council members all commented that they believed there ought to be more affordable housing available in Banchory. In previous responses on the matter of where to locate any further residential development, Banchory Community Council has favoured Corsee Woods and Upper Lochton over the area south of the river. Corinne Ogilvie commented that the issue of more affordable housing should not be included as part of the response in case any such comment was misconstrued. We, the community council, should comment on the application as it stands.

Jerry Cobb asked if anyone knew what the rent bands would be. Julia Davies commented that various responses had been received on that point. On the pre consultation application report the phrase 'cross subsidisation' was used, however this is not explained and no-one is clear on what this means. The landowner has mentioned assisting with / subsidising rents, however to what extent is not clear.

As to the rent bands, representatives of the landowner / developer say these will be determined by market forces. As the provision of this development will increase the supply of rental properties in the area, the developer believes it may lower overall rental prices in the area as demand will decrease. In any case it will be what the market dictates.

Jerry Cobb commented that one good aspect is sorting out the road leading into Banchory from south of the river. Julia Davies reported that it had been rumoured that if the development was to go ahead, upgrading the road through the Bellfield Park could be considered.

The provision of a health centre was raised by Louise Cameron, with doubts that the GP practice in Banchory would accept such a site. Corinne Ogilvie confirmed that it is not a preferred site for the Health Centre.

Aileen Black commented that the community council could not be biased towards one set of housing and not another and would like further time to consider the matter. Other members concurred that further time was required. It was agreed members would contact Corinne Ogilvie by Saturday 14 February with their views on whether or not to object and on what grounds.

ACTION- ALL: CONTACT CORINNE OGILVIE WITH FEEDBACK BY 14 FEB 2015

- iii. Other
Nothing to report

b) Education
Nothing to report

c) B.D.I
Jerry Cobb advised the meeting that Bonnie Banchory will require help this year. They are look for ideas of planting location around the town. Hill of Banchory has been mentioned as an area in need of being tidied up. Although it is believe that Bancon / The Burnett family are to plant daffodils on the roundabouts.

All other matters are ongoing.

d) Town Centre improvement Group
No meeting had been held recently.

All matters ongoing.

e) Heritage
All matters ongoing.

f) Banchory Sports Village

All matters ongoing.

g) Other
Nothing to report

16. A.O.C.B

Aileen Black raised the issue of speed restrictions on some of the local roads. In particular Tillybrake Road from the Raemoir Road junction to the start of Bredero Drive is 30mph but through Bredero Drive is 20mph, whereas it ought to be 20mph on the whole route. Jerry Cobb advised that shortly all Aberdeenshire towns and villages will have speed restrictions reduced to 20mph.

Jerry Cobb reminded the meeting that the footpath near Hanover court has been temporarily repaired. The poor state of this path had been raised with the community council by Your Voice and Mary Lennox said she would let them know it had now been repaired.

17. Date / time of Next Meeting

Monday 9 March 2015 at 7.30 pm in the Banchory Academy Library.