

# **BANCHORY COMMUNITY COUNCIL**

## **MINUTE OF MEETING HELD ON 13<sup>TH</sup> MAY 2019 at BANCHORY ACADEMY**

### **PRESENT**

M.Lennox (Chair, ML), D.Conroy (Vice-Chair, DC), L.McNab (Treasurer, LM), J.Wills (JW), T.Tullett (TT), D.Milner (DM), A.Murison (AM), H.McNab (HM), and Aberdeenshire Councillors : A.Ross (AR), R.Bruce (RB) and E.Durno (ED), Z.Conroy (ZC).

Also present were A. Mitchell, and D. Hart as observers, and, the Hill of Banchory Distributor Road protest group.

### **WELCOME AND APOLOGIES**

ML welcomed all to the meeting, particularly the observers, and noted apologies from V. Kerridge (VK) and A.Law (AL).

### **COUNCILLORS REPORT**

- Health & Social Care Partnership – hosted a first meeting in relation to proposed new Banchory Healthcare centre. Discussions at the meeting revolved around the proposals for new premises and outline timescale (>5yrs was suggested as a reasonable timeframe for completion). The new premises would act as a healthcare hub for the Banchory area based in Silverbank, and, be linked with / integrated with community services similar to those also proposed for Ellon & Daneston.
- Hill of Banchory –Primary School Eco-Garden – following recent vandalism of the eco-garden at HoB primary school Councillors have been in contact with Aberdeenshire’s Director of Education and Police Scotland regarding improved monitoring and patrols. Councillors reported that occurrences of vandalism have dropped as a result, and the school is considering the installation of CCTV to provide continuous coverage of the area.
- Banchory Academy Learning Plaza – Councillors reported attending and viewing plans for the new Learning Plaza addition to Banchory Academy.
- Sports pitches (Banchory Football Club) – Councillors attended a meeting to report on gaps in provision of all-weather sports & football pitches in the area
- Banchory Sports Village (BSV) – Councillors reported that this development building was proceeding according to the planned schedule. JW highlighted that a majority of community sports groups based in current Banchory Sports Centre will remain in their current facilities after the BSV opens due to the new facility being unsuitable (size and ceiling height) for their particular activities. AR noted community’s concerns and agreed to raise these issues again with Aberdeenshire’s Sports Committee.

- Health & Social Care Forum Questionnaire – Feughdee West Community Council has asked for joint consultation and response in conjunction with BCC and other neighbouring community councils (AR requested that Crathes CC also be included). DM volunteered to act as focal point for this project.

### **APPROVAL OF MARCH MINUTES AND MATTERS ARISING**

TT proposed that the minute was approved with minor amendments to the Treasurer's current deposit figure. Seconded by JW, and, approved unanimously.

Matters arising:

- Y2000 Shelters – JW reported that communication with BCC's preferred contractor regarding repairs to the shelters (following vandalism) has not progressed
- Banchory Town Co-ordinator – ML reported that funding had not been secured for this community post, and that as a result the position was no longer available.
- Lochside of Leys Street Naming – ML reported that BCC's request for an extension to the closing date for providing street names for this new development had been rejected and a default naming convention to Lochside-\*\*\*\* (e.g. Lochside Road) will be used instead.

### **PLANNING (ML)**

Both HM & LM asked to be excused from this part of the meeting due to possible conflict of interest, leaving the meeting room with approval of chair (ML).

#### **• App/2018/ 2796 – deferral of roundabout of Raemoir Road**

BCC Chair gave brief summary of current application to defer construction of a new roundabout on Raemoir Road and reviewed the original approved application for the roundabout's construction as related to the HoB housing developments. There was a brief discussion amongst BCC focussing on prior conditional approvals not being fulfilled; road/traffic safety on Raemoir Road (specific concerns relating to speeding in the 30mph zone North of the garden centre; the blind junction between Lochside (and Crow's Nest recycling centre access road) and Raemoir Road itself; and several previous community representations to BCC and Aberdeenshire Councillors on the same issues. BCC decided unanimously object to this application. ML to prepare and submit objection.

#### **• App 2019/0712 – 29 houses to west of Raemoir Road**

BCC Chair gave a brief summary of current application to re-route northern distributor road away from original approved proposal to a new route proposed from the Hill of Banchory roundabout to a new junction on Raemoir Road. The BCC Chair also highlighted inconsistencies in the Ramsay and Chalmers engineering report citing contact with Aberdeenshire Planners indicating that new residential development will use existing roads

and junctions (no widening of single lane ) with passing places despite this route being the only access road to/from both the proposed residential site and the area's recycling centre. Same report also highlighted no roundabout on Raemoir Road would be constructed until after these houses had been built, raising concerns amongst BCC with respect to increased traffic across an already dangerous, blind junction on Raemoir Road, for both residents on Lochton (Phases 1-2 & proposed 3) plus the users of the recycling centre.

BCC unanimously agreed to object to this proposal citing Condition 16 of the original approval and that despite separate applications, both 0712 and 2796 are linked. DM highlighted that consultation with Aberdeenshire Roads Group is part of the application process. Councillor Ross confirmed that this would be required as part of the planning process. TT inquired about binding agreements within the planning consultation process – Aberdeenshire Councillors (RB & AR) confirmed that CC and/or public objections/complaints received would mean a second hearing at the Planning Committee and therefore would not be binding until a decision was made after the second hearing.

• **App/2019/0894 – Hill of Banchory – Formation of Distributor Road and Roundabout**

Presentation to BCC by Jacqueline Struth (JS) and the members of Hill of Banchory Road Action Group. JS opened with a note of thanks to BCC and highlighted a letter sent to BCC before the meeting. JS explained the formation of the protest group after a North Banchory Construction public consultation event in which property purchasers /owners were notified of proposed changes to Banchory's northern distributor road route. The new route reduces the Greenland buffer from 25m to 8m and plans to clear cut all trees in the buffer and replant over a 6 year timescale. Aside from noted environmental concerns of residents impacting the forestry, principal concerns highlighted by JS included road safety on the new distributor road route (compared to the existing road route, originally approved for widening) and pedestrian safety as new housing development was zoned for the local primary school but no road crossing was included in the plans to either of the 2 local primary schools. JS also highlighted that the proposed road was not actually needed to service the housing development as it already had 2 different roads providing access (one from Hill of Banchory Business Centre road, and one from Raemoir Road down to The Barn). JS commented that this new road proposal, although intended to provide heavy good vehicle access to the business centre, passed through residential areas rather than directly to the business centre itself. There were several questions from BCC regarding the businesses in the Banchory Business Centre which would require heavy goods vehicle access – no definitive answers were noted. JS noted that approval had been previously given for a northern distributor road following the existing road route to the north of the housing development (this route required road widening rather than new road construction) and that local residents were aware of this planned road route prior to purchasing their properties – all residents of the group appreciated the need for a northern distributor road and cited planning approvals for the current existing road to be improved. JS noted that

during the public consultation the construction representatives highlighted that the overriding factor for proposing the new road route was cost.

There then followed discussions about the following points of concern:

- Use of forested area (to be clear cut for proposed road) by local forest school group, recreational users and local residents walking their dogs
- P7 & P9 protected areas in 2017 LDP, now apparently unprotected in 2019
- Little understanding in reports of damage to wildlife in forested area – residents have placed wildlife cameras in woods and conducted their own surveys, all of which contradict the wildlife survey conducted as part of the application
- Unnecessary requirement for an additional road when HoB Rd and approved northern distributor road routes already exist.
- BCC Chair noted 2014 approval for northern distributor road variance (section-18) requested by current proposal (2019) and noted no reason cited for the variance in the proposal's documentation. Additionally BCC noted that current approvals were given on condition of following current road route.
- BCC noted that in our response to the Main Issues Report we asked that protected areas P7 & P9 from 2017 LDP should be linked. This proposed application is against that status.
- Local residents (including Mike Ollerhead (MO) highlighted safety concerns for school children in the area (both from existing houses and from proposed housing developments) when attempting to walk/cycle to the local schools by crossing a busy 5-exit roundabout used by HoB traffic and heavy goods vehicles coming/going from the business centre. MO also highlighted new Sports Village Complex being built beside existing roundabout and reminded meeting that this would also add significant traffic during different periods of the day.
- MO raised questions regarding the traffic and pedestrian surveys completed as part of the proposal and noted the survey timings were during non-peak traffic times and before school finishing time.
- MO, JS and others highlighted that there were no pedestrian crossing in the proposal for crossing from Lochside over Raemoir Road, linking this proposal to the other 2x proposals already under discussion.

After discussions concluded, BCC decided to unanimously object to this proposal. ML to prepare and submit objection.

Follow-on discussions catered around clarifications and planning processes and procedures. Councillor ED highlighted that cost issues were not considered a material issue in the planning process. DM asked how and if related documentation in the proposal were actually linked to other proposals also being considered within the planning procedures – Aberdeenshire councillors confirmed that this was the case. TT &

ML concluded with a short discussion with JS & MO on timescales for presentation of Hill of Banchory Road Action Group to Marr Area Planning Committee.

LM & HM re-joined the meeting

### **CORRESPONDENCE**

- Email correspondence from Banchory Climate Action group inviting all to a presentation at Woodend Barn (20-Jun-19) (LM) A request was also made to address BCC. It was decided that as a number of members intended to attend the 20<sup>th</sup> June event, LM should respond indicating that this could be considered after the summer.
- Request for member lists from new reporter. He was redirected to website (LM)
- Patient Participation Group invitation to BCC to attend briefings regarding proposed new Banchory Health Centre. It was decided that HM and ML should share attendance.
- BCC Recruitment – closing date for applications - 20-May. AGM @ 1900hrs ahead of June BCC meeting (@1930hrs) (ML)

### **YOUTH CONCERNS**

- ZC apologized to BCC for not managing teas and coffees for meeting, and suggested that she would try again for June meeting
- Banchory Academy Learning Plaza & Library plans on show to public

### **TREASURERS REPORT**

LM reported that the CC Account now stood at £862.57; the Youth 2000 fund stood at £3,005.08; and the Treasurer's fund at £429.51 following £1500 payment to Tennis Club for defibrillator installation.

LM noted that an application for funding had been received from Banchory Beavers Swimming Club for race-lane-timing equipment for Banchory's new Sport Village (currently under construction). This was agreed in principle and LM was given the authority to request funds from Midhill provided satisfactory clarifications re maintenance of the system were received. (LM).

It was also agreed that LM should apply to Midhill for funding to cover the costs of celebrating the Coat of Arms. It was also agreed that the approval of the application should be delegated to the Coat of Arms subcommittee which meets on Monday 3<sup>rd</sup> June.

### **KEITH WHITE AWARD**

JW reported progress on list of nominees for 2019 and outlined plans to make award at Banchory Show in July.

## **COAT OF ARMS**

LM reported that the windfarm operators had confirmed that using windfarm grant money to celebrate the award of the Coat of Arms. DC to complete required paperwork including an outline budget. It was agreed that LM should submit to Midhill as soon as possible. See Treasurer's Report above.

23-May for award ceremony at Banchory Lodge Hotel at 1430hrs (for 1500hrs start).

15-June for Banchory Gala Day to celebrate Coat of Arms.

## **BANCHORY COMMUNITY ACTION PLAN**

No updates (HM)

PLANNING (not already addressed)

HM reported no major issues or applications this month, noting all other planning issues related to residential applications. Discussions amongst BCC regarding the proposed Inchmarlo Development – HM to check current status. ML highlighted that BCC has no statutory consultation status as the development is located in the FDWCC area; nevertheless it affects the Banchory community.

### **CC REPRESENTATIVES:**

- ⑩ Police Liaison (DM) – no major issues to report, some discussions around continuing youth issues in the community
- ⑩ Community Safety Forum (DM) – nothing to report
- ⑩ Firework Safety (DM) – DM attended fireworks safety workshop. BCC agreed to his recommendation to leave this project at this point.
- ⑩ Transport (VK) – next Bus Forum meeting 16-Jun. VK will attend.
- ⑩ BDI (ML) – no update
- ⑩ Wind farms – Glen Dye and Feterresso (DC) – no updates
- ⑩ Town Team (ML) – next meeting 14-May

### **COMMUNITY COUNCIL SCHEME OF ESTABLISHMENT (Light Touch Review)**

Council information package circulated. After a brief discussion, it was agreed that ML should response. Main issues were lack of advertisement for Annual Recruitment drive and short time window if an election should be required.

### **DATE OF NEXT MEETING**

10<sup>th</sup> June 2019, Room 4, Banchory Academy

AGM at 1900hrs followed by BCC Monthly Meeting at 1930 hours.