



# **BELHELVIE COMMUNITY COUNCIL**

**APPROVED MINUTES of MEETING – 17<sup>th</sup> December 2018 @ WHITE HORSE INN.**

**Chair:** David Wallace; **Vice Chair:** David Watson; **Treasurer :** Ewan Phipps  
**Secretary:** John Fletcher **Planning Reporter:** I Downie

**Members Present:** D Watson, D Wallace, R Miller, J Fletcher, A Hendry  
E Phipps, D Robertson, G Middleton, H Foxen, A McIntyre

**Apologies:** D Mckendrick, I Downie, M Brown

**Formartine Area Councillors Present:** Paul Johnston

**Apologies;** Andrew Hassan, J Gifford

**Visitors:** B Murray (LC), Annette Holland (AC)

## **1. Introduction of Attendees& Welcome to Visitors**

- The Chairman welcomed all present to the meeting, asked that all mobile phones be put on 'silent' and that all matters be addressed through the chair. He also requested that BCC members declare any conflict of interest in any of the known agenda items.

## **2. Chairman' Remarks**

- Communication to members has been somewhat difficult, especially when attachments are required, BCC computer is set to be reconfigured to alleviate the problems.

## **3. Declaration of any Conflicts of Interest to Agenda Items**

- Conflicts of interest reported by D Watson, a presentation on the West Balmedie Development Proposal will take place at the White Horse Inn on 31<sup>st</sup> January 2019 between 4:00 pm and 8:00 pm. Leaflets will be distributed to residents.

## **4. Police Matters / Report (main points)**

- As of now a Police Report will be sent to BCC email address by Sgt Scott McKay who is in charge of this area. A Hendry will deal with all Police matters and distribute to members where necessary.

NB If you would like to report anything to the police, use either the non-emergency number 101 or via [www.scotland.police.uk](http://www.scotland.police.uk). If you wish to remain anonymous then use Crimestoppers on 0800 555111. Please follow us on Twitter@ShireNpol for local policing updates

## **5. Aberdeen Bay Windfarm Project Presentation (Vattenfall)**

- No one present from Vattenfall Group, email sent to D Wallace after interest was shown in Vattenfall's Unlock Our Future Community Benefit Scheme. The official launch of the Fund will be on 14<sup>th</sup> January 2019, but the panel wanted to communicate the criteria and the dates for the application support sessions prior to applications being accepted so that we may begin to have discussions within our groups and organisations about our application and the availability for the drop-in sessions. Further correspondence about the fund will come from Foundation Scotland who have been appointed as the fund administrator.

## **6. Balmedie Leisure Centre Future Projects Update (Bill Murray)**

- Bill Murray spoke about new projects that the Leisure Centre want to pursue in the future.
- Landscaping the play area at the LC , costing £58.000,awaiting a second quote.
- Security fencing from local residency
- Car Park extension at Pavillion
- Two more football pitches and fencing
- Wider access road to enable medical services entry
- Floodlights in the car park
- Extension and Fitness equipment in the LC gym, ext £55,000 and gym equipment £29,000

## **7. T.I.G.L. Planning Application @ Menie Update (D Wallace/A McIntyre)**

Alex McIntyre attended the site visit to the proposed TIGL development. An extensive tour of the proposed location for the New properties was conducted. Points of information were permitted from members of the public whilst questions were permitted only from elected members of the Aberdeenshire Council.

This was followed up in the evening with the meeting which took place at the Ellon Community Centre. This was attended by David Wallace and Alex McIntyre. The BCC made a detailed written submission and it was not felt necessary to add to the written submission.

A presentation was made by TIGL representatives and also a number of objectors. Two points which were raised, which had been included in the BCC submission, were the provision of health care facilities and the issue of potential traffic problems if the grade separated junction mooted in original submission were not built prior to work commencing on the site. The other major issue raised in the BCC submission relating to school provision was not discussed.

This point was raised with Councillor Jim Gifford after the meeting and he explained that it wasn't raised as the councillors did not need clarification on TIGL position. The objectors who spoke raised concerns over destruction of ancient woodland.

The proposal is due to be discussed at Formartine Area meeting in January and a submission to full council in March.

There was also a discussion on how the houses would be hidden behind an extended woodland from the old A90 and how a roundabout was planned at the housing and golf access areas

## **8. BCC Website Development Update (Carolyn & Dan Wood)**

- Carolyn and Dan not present at the meeting, they sent D Wallace an email saying they are working on the web site and will email the group early New Year.

## **9. Comments / Approval of Previous Month's Meeting Minutes**

- The Minutes from the previous meeting were reviewed, and minor changes to be made. They were then proposed for approval by R Miller and seconded by D Robertson.

## **10. Matters Arising from the Previous Month's Meeting Minutes**

- AC are reviewing a safe footpath for the Blackdog residents to bus stops, BD elderly residents are now walking south to get the bus. (A Hendry)
- Tourist Sign, new sign now back in place. (A Hendry)
- 747 Service, route through Balmedie is under review at present, waiting until the AWPR has been opened. (A Hendry)
- AWPR raised drains are ready to be tarred (A Hendry)
- Contact Police Scotland regarding accurate specific reporting for BCC area has been resolved (A Hendry)
- Stagecoach Timing Points in Balmedie, these will be mentioned in the timetables, the timetables have not been sent to A Hendry yet, he will write again.
- Safe Routes to school, A Hendry contacted the Education Department, Friends of Balmedie School (FOBS) are also dealing with this matter, BCC members suggested around the table meeting as a way forward.
- D Wallace sent two emails to Helen Godfrey (FOBS) and has received no reply as yet.

## **11. Treasurer's Report**

December Activity

- D Robertson reimbursed £9.20, Timpson Key Costs.
  - M Brown reimbursed £7.00 B&Q costs
  - Village Tidy second payments distributed
- Funding
- Day to Day financial support/ forecast deficit
  - Generic template letter created to send out to funding bodies
  - All funding bodies on the list have been contacted (35 in total)
  - All local companies to be contacted (Belhelvie Banter List)

## **12. Planning Report**

Report given by I Downie

While there have been a few planning applications validated and approved since the last BCC meeting, these are generally of a domestic or non-contentious nature with no significant public interest that would that would support any comment from BCC.

TIGLs Application for 550 houses – Update

The transportation section has requested additional information on the traffic impact arising from the entire development rather than just the phase that has been applied for at present. While there is a clear concern regarding traffic impact and a holding objection has been submitted to the planning authority the transportation Section has stopped short of recommending refusal.

The applicant's traffic impact Assessment asserts that AC will bus the children from the Menie development to Balmedie School. The Transportation Section has advised the applicant that no school transport will be made available as the site is within the walk to school distance of two miles. Disregarding the fact that there is absolutely no capacity at Balmedie PS for the 200 pupils the Menie development will generate. The Education department have merely sought cash contributions towards a new school on a site that has yet to be located instead of insisting that the applicant provides a new school at Menie in a manner consistent with the obligation contained within the existing Section 75 legal agreement annexed to the outline planning consent issued by Scottish Ministers. If Balmedie PS had to take the additional pupils between 150-175 additional car journeys along North Beach Road, Eigie Road and Forsyth Road/Drive could be anticipated in the morning and afternoons during school days. The Transportation Section have been advised that this is unacceptable to BCC.

Press Information advises that the application will be considered by Formartine Area Committee before the end of January 2019 and by Full Council in March 2019. Bearing in mind that substantial and significant outstanding information has been requested by the Transportation Section and by SNH the suggested timetable is premature as all information should be readily available prior to the application being reported to Committee

Could Ward Members please ensure that there is no premature consideration of the application given the substantial concerns of the Community with regard to traffic impact and educational impact issues.

## **13. Landfill Tax Projects:** (13 & 14 Reports given by D Watson)

Graeme Webster from Team Niblick will provide a sketch drawing for the construction of an environmental woodland area at the east end of the Magnificent 7. This will be the continuation of the path from the Sensory Garden on to the connecting path on to Old Road.

D Watson and Euan Phipps are to meet with a professional fundraiser, with the aim to raise additional funding to progress the back log of projects which would take considerable time to complete awaiting Landfill Tax.

The future projects are being assessed at the moment, Euan and myself hope to meet with the fundraiser soon.

#### **14. GreenField Projects:**

Nothing to report

- **NOTE: If any local group have a health, safety or environmental project they would like to put forward for funding, please contact Belhelvie Community Council at the e-mail address provided below or alternatively call the BCC Vice Chairman on 01651-328263.**

#### **15. External Meeting Report Back**

- BCT report from E Phipps  
1-5. Nothing of note
- 6. Finance Funding
  - CoOp have chosen Better Balmedie as their local support project for a full year
  - Applied to Formartine Partnership for £8k for watering cans for Better Balmedie
  - Belhelvie Xmas tree now have sufficient funds for electricity
  - P&J Minibus campaign – the trustees are unanimous to proceed
  - Changing places at the beach latest cost estimate = £60k, AC have given £20k through planning gain
- 7. Nothing of note
- 8. Sand Bothy Update
  - The sand bothy is now shut for the season (will be open at weekends only)
  - Overall surplus of £6k
  - Identified some wet rot within the building which has now been repaired:
    - Boards have been inserted into joists
    - Survey be carried out to ensure safety to cover any potential liability
  - Santa visit scheduled for 8/9<sup>th</sup> December
- 9. Beach Wheelchair Project Update
  - Project is now closed
  - All equipment has been sourced
  - Alarm system required
  - Official launch in Mar/Apr with the funders and STV
- 10. Balmedie Country Park
  - New bridge should be built before xmas
  - Board walks have been made safe
  - Lights for car park beside Sand Bothy – Olly Deeming to price up
  - New bins have been installed
  - Picnic benches have been ordered
  - South toilets have been done up by the Military Fitness group, these will be open on Sat/Sun as a public toilet but not during week
  - Xmas tree has been re-ordered because the initial batch were poor quality
- 11. Sensory Garden
  - The funding has covered half the project
  - £50k applied for via landfill tax, £25k raised thus far
- 12. Reports From Community Groups

- Better Balmedie:
  - Bulbs have been planted out
  - Couple of village planters need work
  - Path constructed from church to gate
  - Security lights erected
  - Secured loan of a rotavator in order to dig trench to accommodate power point to xmas tree

### 13. AOCB

- BCT will register an interest in the land previously earmarked for NHS with a view to community development facility

### 16. Attendance Nomination for Future External Meetings

- Potterton Meeting 7<sup>th</sup> January, H Foxen / R Miller
- Black Dog Residents, G Middleton, D Wallace to email S Wilkinson to find out the dates of meetings.

### 17. New Correspondence (main points)

- BCT will register an interest in the land previously earmarked for NHS with a view to community development facility.  
It was suggested by BCC members that all groups, BCC, BCT, Better Balmedie and Leisure Centre get together to discuss this topic. Email to be sent to groups.
- Speeding problems within Milden, at present there is a 40mph limit and the school is looking for a 20mph limit to be imposed. The road is still part of AWPR and has not been adopted by AC yet. This will have to wait until the road is adopted and this could take 12 months.
- Bus to Ellon for the Ellon Secondary School pupils used to depart Balmedie at 08:00 it now for some reason departs at 07:30, A Hendry will try and find out why

### 18. Any Other Business

A Hendry will be dealing with this and will report back to BCC.

- Tourist Route Sign, BCC members suggested that a sign should be placed before Balmedie to aid businesses within Balmedie and the Old Road.

Meeting closed 22:10

**Next Belhelvie Community Council meeting – Monday 17th December, 2018**

**At 7:30pm White Horse Inn - Visitors Welcome**

**e-mail address: [belhelviecommunitycouncil@hotmail.com](mailto:belhelviecommunitycouncil@hotmail.com)**