

# **BELHELVE COMMUNITY COUNCIL**



## **APPROVED MINUTES of MEETING 16<sup>th</sup> May 2022 Teams Call-in.**

**Chair:** David Wallace; **Vice Chair:** Alex McIntyre **Treasurer:** Ewan Phipps  
**Secretary:** John Fletcher **Planning Reporter:** Graham Middleton  
**Communications Coordinator:** Carolyne Wood

**Members Present:** C Wood, J Fletcher, D Wallace, A Brown  
A McIntyre, H Foxen, E Phipps, G Middleton, D McKendrick  
**Apologies:** none

**Formartine Area Councillors Present:** Cllr J Nicol

**Apologies:** Cllr A Hassan, Cllr D Ritchie, Cllr P Johnston  
**Visitors:** I Christie, M Smith, G Thomson, E Thomson, M Merchant, A Willmet, M Stonach,  
R Moir, G Gray, G Drummond (+Partner), C Anderson (AC)  
**Apologies:** A Neave (BRA)

1. **Apologies & Introductions of any Visitors/Attendees**  
All attendees were welcomed and asked everyone that all matters be addressed through Carolyne Wood as she will be controlling the meeting. All mics to be muted if not in use, use the hands up button on the menu bar if you wish to speak.
2. **Chairmans Opening Remarks**  
Chair asked if anyone wants to record this meeting please make a request to do so prior to the meeting starting. No one asked for permission.  
Next month (June) is the BCC AGM all members are requiring to send their nomination forms to AC please do so, we need to try and encourage more CC members as our numbers are dwindling, please join up if you are interested. There are information posters on the notice boards and BCC FB page and the BCC website.
3. **Declaration of Conflicts of Interest**  
None.
4. **Police Matters & Report Review** (C Wood if no Police presence)  
No Police Presence, No police report for this month.  
**Action:** C Woods to chase report  
08090807060 <https://www2.sepa.org.uk/EnvironmentalEvents>  
Police (non emergency) 101 Police /Fire Brigade (Emergency) 999
5. **Visitors Items**  
**Glamping Site Parkseat Whitecairns**  
Discussion started with the Chairman explaining the planning process BCC follow and describing why no objection was made by the BCC during the February 2022 Meeting. The developer G Drummond explained that his planning application is out there and is very detailed in what he is trying to achieve. He was not aware that there were any issues and he is happy to entertain any part of the objections of which a lot are inaccurate and incorrect. He understands that there are objections and always will be but he is doing this for the betterment of the area and if AC decide not to grant planning for his site he will not appeal the decision.  
Objection from E Thomson was that he is close by and is worried that people will not respect the area and may be roaming about late at night under the influence and this would not be policed properly.

G Drummonds answer was there are a couple of sites close by and this has not been seen to happen, his area of 68 acres with 4.8 Km of walkways is for the glampers to have a free run and roam in. The type of person spending what they expect would want to rewild, enjoy nature, read a book and chill out. The age group would be 45-60 for people to relax. They will market it for this type of person.

E Thomson disputed this saying people will do what they choose to do especially if its someone else's land, he is concerned that there will be drink and other substances being taken, dog's faeces deposited, and gates being left open. He also stated the land could be used for agriculture as everyone else does in the area.

G Drummond said this land for the glamping pods has been removed from the farm subsidy as it is not farmable because it is made up of bedrock.

G Thomson stated he has gone glamping and what you take is a carryout, BBQ, and music. These things do not fit well in a country environment as you will hear people partying for miles, and he does not want this. He also said in a mail to D Wallace he was disappointed in the way he found out about the application, which was a small advert in the Ellon Times, His point was that he should have been better communicated with, He also asked why G Drummond did not come and talk to the people in the area about his plans.

G Drummond responded by saying that he was not in charge of the planning policy and as far as he was concerned the due process was carried out. There was an article in the P&J about what they were planning to do, He did not want to try and canvas the project as this would be seen as cultivating opinion which he did not want.

During the discussion Cllr Johnstone was asked what the Scottish Government position is for the promotion of tourism and glamping.

Cllr Johnstone replied that the council has policies on tourism sites which are laid out in the new Local Plan. If this is read it will explain what is acceptable or not with glamping pods. G Drummonds application will be judged against the policies, and he is arguing within these. The council will have to judge this against the objections. Cllr Johnstone said that planning for glamping sites were viewed sympathetically in lots of locations but also rejected in some where there are reasons for amenity of neighbours, issues of traffic, flooding.

M Stonach asked what the need is to have this in an agricultural area such as this.

G Drummond answered that there have been 17 applications in what you would call agricultural areas approved by AC since 2016 with 3 being refused. G Drummond employed a team from Edinburgh (Architects and consultants) for a feasibility study. They looked at the area and the demographic and compared this with other sites. He explained that his plan for re-wilding and traditional crofting had started but he is looking for the commercial back up to the project and this would be the glamping site.

M Merchant repeated what he said earlier that the CC are there specifically to reflect the views of the community. Planning officers assess planning applications, make recommendations and decisions, but the CC are there to reflect the views of the community.

I Christie asked if G Drummond could guarantee the local community that if phase 1 is passed with 9 glamping pods, would this lead to phase 2 and 3 with more pods and therefore leading to a lot of antisocial behaviour within the area.

G Drummond repeated they are looking for a particular type of person who will come and spend time in the area, go visit Slains Castle, Aden Park, Balmedie Beach and spend money in the area. He stated he is happy to put into writing that they will not apply for anymore pods and that he will put the maximum of 5 for 3 years.

The BCC after hearing the discussions with the Developer and the Objectors had a further discussion on whether to comment on this or not. After discussion and noting that all the objections have already been logged by the objectors, a vote was taken to say that the BCC has no further issues to raise on the Planning Application (For 9, against 0).

## **6. Planning Report (G Middleton)**

No material Applications in April or May 2022

## **7. Treasurers Report (E Phipps)**

One transaction in the period: £88 taxi fare for vaccine appointment referral  
Coastal Communities Fund Round 2 application re-submitted for funding towards 8 new public benches, additional info required (location, planning consent, insurance etc)

SSEN Resilient Communities Fund application for generators, awaiting finalised resilience plan to accompany application

#### **8. Comments / Approval from the previous Meeting Minutes**

The minutes from the previous meeting were slightly modified. They were then proposed for approval by C Wood and seconded by H Foxen.

#### **9. Matters arising from previous meetings**

Resilience Planning (on hold from August 2021)

**ACTION:** Groups to be informed, Forsyth Hall, Brethren Church, First Responders, Potterton Community Group, Blackdog Residents Association, BCT

**ACTION:** C Wood to arrange a meeting with the groups after D Wallace has spoken to them to see if any group or groups want to take this forward.

Chairman says we are now at a stage to speak to the groups listed above who have all shown support for the Resilience Planning.

C Anderson (AC) Community Plan Officer will guide the group through the Resilience Planning, basically what does the Community require, what do we want, He has a lot of information that will help support and give us guidance, there is a template for a plan and he will share the link that shows more detail so that everyone could have an understanding.

**ACTION Ongoing:** C Woods to check with R Nicol about a community questionnaire on the type of sports.

**ACTION:** D McKendrick to update on the Balmedie school crossing April after discussion with Cllr Hassan

**ACTION Completed:** G Middleton updated about the Belhelvie Bowling Club, a meeting is arranged for 26<sup>th</sup> May 2022 with the Ward Councillors.

#### **10. Covid Related Support Projects, Actions & Initiatives**

Funds being administered by BCC, resilience team includes Ewan Phipps BCC, Rosie Nicol BCT and Paul McKeown BCT

#### **11. Landfill/ Greenfield/Other Projects**

Nothing on this

#### **12. General Projects Update**

**ACTION Ongoing:** Multi Use Games Area (MUGA) project requires further discussion we know the likely costs involved and there will have to be some sort of committee set up to try and see how this could be funded.

A McIntyre reported that the village should decide on the area, size etc and go back to the Aberdeenshire Council and not take it for granted there is no funding available.

**ACTION:** Update A Rychert and invite to the BBC 20<sup>th</sup> June Meeting

#### **13. External Meeting Report Back.**

11<sup>th</sup> May 2022 Formartine Community Council Forum, A McIntyre/D Wallace

C Anderson (AC) may be called upon to help with council matters.

E Brown (AC) will pass the police reports when received to all community councils, these are not monthly documents they are irregular.

Results of FCCF survey, the meetings will remain at 07:00, it will remain on a Wednesday, they will continue with 4 meetings per year, the preference was to continue with online meetings, a max of 2 reps per CC, the written reports should be submitted before the meeting so that a summary of the reports may be presented, the Chairman will be voted in for a 2 year period, vice chair to be voted in to take over.

20 mph road signs have been erected in Old Meldrum, in areas with issues.

The Queen's Jubilee celebrations are being arranged and we should try support these.

#### **14. Nomination for Future External Meetings**

23<sup>rd</sup> May 2022 Belhelvie Community Trust meeting (in person) Monday 23<sup>rd</sup> May 2022 at 7.30pm at Forsyth Hall, Belhelvie Church, Attending H Foxen to represent BCC

26<sup>th</sup> May LDP meeting (online) circulated to member, Attending H Foxen and report back to G Middleton. Balmedie Country Park Meeting 15<sup>th</sup> June at 6.00pm A. McIntyre to attend.

**ACTION Completed:** C Wood to re-send link to all

31<sup>st</sup> May 2022 AVA (Online) online volunteering forum, starting at 10am-

**ACTION Completed:** C Wood shared AVA event on BCC on FB page, Attending tbc by members

#### **15. New Correspondence & Communication**

29<sup>th</sup> April AC plants Mark Brown asked for an update, message from Melanie Ross (AC) *"The plants requested by the communities are not ready yet for collection. I expect them to be delivered and ready to pick up in early June."*

**ACTION Completed:** H Foxen to send Potterton contact

**ACTION:** Email H Foxen's contact with the update on when AC send information to pick up  
12<sup>th</sup> May 2022 Free online courses for community councillors available circulated to members  
16<sup>th</sup> May 2022 updates from R Nicol on BCT project (Burn) and getting involved in other projects

12<sup>th</sup> June 2022 Planting Day at Potterton, help required as H Foxen is away for June

**ACTION Completed:** C Wood to send E Phipps and D McKendrick election information, re-sent to all members

**ACTION:** Request training in complaints procedure, members to review new guidance and discuss at next meeting.

**ACTION:** C Wood to invite D Duncan (Football Team) to the BCC June meeting

**ACTION In Progress:** C Wood to check who is working on what projects and update the website pages, A Brown/H Foxen on Potterton Burn with BCT

#### **16. Any Other Business**

H Foxen has a problem with space in the notice boards in Potterton, there is one which was funded at AC at the Burn and is not used, she will try and get access to the keys and perhaps use this board for projects ongoing to save space in the others.

Meeting closed 21:20

#### **DUE TO ONGOING CORONA VIRUS ISSUES**

**NB These May 2022 minutes were approved at the 20<sup>th</sup> June 2022 BCC Meeting. Next BCC Meeting Monday 18<sup>th</sup> July 2022 at 7:00pm using Teams Phone-in, Visitors welcome.**

**Belhelvie Community Council**

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**Web:** [www.belhelviecc.org.uk](http://www.belhelviecc.org.uk)

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**Meetings:** [belhelviecc.org.uk/meetings.html](http://belhelviecc.org.uk/meetings.html)