

BELHELVE COMMUNITY COUNCIL



APPROVED MINUTES of MEETING 20th February 2023 Balmedie Leisure Centre & Online Teams

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

Members Present: D Wallace, J. Fletcher, A McIntyre, G Drummond
Members Online: H Foxen, C Wood
Apologies: G Middleton, E Phipps, D McKendrick

Formartine Area Councillors Present: Cllr D Ritchie, Cllr Nicol, Cllr A Hassan
Formartine Area Councillors Online: none
Apologies Cllr Johnston

Visitors: R Nicol, J Corbett (BCT), J Bruce, S McWilliam (Potterton Development), C Dryburgh, C Ross (Barratts)
Sgt K Dean (Scottish Police).

Visitors Online: S Taylor, C Taylor (Potterton Development).

1. Apologies & Introductions of any Visitors/Attendees

All attendees were welcomed and asked everyone that all matters be addressed through the chair.

2. Chairmans Opening Remarks

The BCC are saddened to hear of the recent passing of Drew Robertson who diligently served the BCC for many years some of which as an office bearer. Drew lived his whole life within the Parish and latterly in Balmedie. Our sincere condolences go out to his family and friends

We have had a BCC resignation from Adam Brown

This meeting is a BCC Hybrid Meeting, Face to face and online Teams.

Chair asked if anyone wants to record this meeting, please make a request to do so prior to the meeting starting. No requests made.

3. Declaration of Conflicts of Interest

C Wood who helped with the development of the BCT Community Consultation Survey. C Wood took no part in the discussion item 5a.

4. Police Matters & Report Review.

Sgt Kelly Dean was present representing Police Scotland,

Police report was sent to all BCC members on the 9th February and no comments or questions were asked of the report.

H Foxen asked about the traffic and parking in Potterton, waiting for a reply from Roads AC on when the double yellow lines will be painted.

Police advised to report all incidents even trivial ones to Police so they are being recorded and tell the BCC or BCC members so we can feed it back to the Police.

Report anonymously through the independent charity Crimestoppers 0800 555 111.

Contact Police on 101 or using the "Contact Us" form on the Police Scotland website

<https://www.scotland.police.uk/secureforms/contact/>

Safe Drive Stay Alive Campaign: <https://www.youtube.com/watch?v=bjhWWYEdNoc>

ACTION in Progress: C Wood To give feedback from Friends of Balmedie School to C Anderson's speeding/education group meeting.

ACTION in Progress: C Wood to check for Police Scotland speeding campaigns and publicise through FB.

08090807060 <https://www2.sepa.org.uk/EnvironmentalEvents>

Police (non emergency) 101 Police /Fire Brigade (Emergency) 999

Speeding D McKendrick attended AC meeting C Wood has asked for a report for BCC March Meeting 20th February 2023 Potterton speeding issues adding yellow to backing boards on the chevrons

ACTION Completed: (November 2022 meeting) AC Roads to add backing boards at Potterton

UPDATE: 20th February 2023 boards ordered and will be installed when they have resources.

ACTION Completed: C Wood asked when the installation date from AC Roads Team,

13th March 2023 Response from AC, no date for installation yet as the Roads Team are working through bad weather so resources not available at this time.



5. Visitors Items /Presentation

a) Community Consultation Survey (R Nicol/ J Corbett)

R Nicol explained about the consultation survey, J Corbet (Sand Bothy) will be taking the Survey forward, any questions may be addressed to her. The questionnaire will be given to each household in paper copy form. If anyone is having problems filling the form out and requires help J Corbett can help. Collection areas will be set around the villages, community halls, shops etc. The timeline roll out for the survey has not been resolved yet as they want to take the correct time and get it right. BCC members will receive a copy and will comment on it.

b) Barratts Housing Development (C Dryburgh/ C Ross)

C Dryburgh outlined the Potterton Development Plan, the outlined plan was distributed and sent to C Wood for those online, the plan is very similar to the public consultation but some more detail.

The feedback from the public enquiry, 55 registered persons, 14 feedback forms with 7 on the day and 7 returned later. Concerns were making sure there was a buffer along the boundary of Denview Road to protect the amenity of the houses there. Concern about the education situation at Balmedie School, Quarry vehicles using the road, a lot of discussion about planning developer obligations if the money would stay within the community and ring fenced for the local community, Local shops and where they would be within the development. A lot of points were for a detailed design stage, this is not the level of detail they would put into a master plan. The master plan submitted to the AC was to capture all the consultation points, but AC wanted it to be more high level, so the MP was refined slightly. The things changed after the feedback, foot path between the Stead Inn and Middleton of Potterton has been upgraded, a buffer along the northern boundary of the Denview housing, comments were about the orientation of the housing will be taken into consideration at next stage. The road north of the Stead Inn that leads to the AWPR, AC asked for this, but there was a lot of discussion about this road. Barratts have tried to make the road so as to protect the ancient woodlands and make the road for traffic calming. They have increased the wetland area in the heart of the site and identified play areas, they have retained higher biodiversity areas within the site.

Where Barratts are in the process, the final draft MP was given to AC in January 2023, it has been streamlined slightly, it is with the statute consultees and internal consultees of AC, this is a high-level framework, a concept, not a detailed design, the MP sets the framework for the subsequent planning application. Discussions with AC has resulted in looking at speeds coming into the village and they do want Manse Road to be upgraded and possibly widened where it comes through the development, AC would also like the wetland to be a gateway feature from the north, also covered is the visibility of the junction, parking refuse collection, surface water flooding, this is not detailed in the MP, they have also completed a flood risk assessment with SEPA and they are also consulting on the MP. Contaminated land also came out in the consultation, the AC Contaminated Land Officer have spoken about the possibility of ground gas from the landfill, an assessment was completed and there was nothing of concern. In terms of natural heritage and biodiversity net/gain appraisal was completed. Barratts have been working with AC on affordable housing to reflect the current 25% required and AC want this to be reflected over two phases.

The MP was submitted to AC in January 2023 and a revised version in February 2023 at the moment it is going through the consultees and if there is any feedback that requires adjustment, this will be done, AC Planners will submit to committee for discussion and determination with councillors at the Formartine Area Committee, this is likely to be March-May 2023. Once the MP has been approved Barratts will run another public consultation and afterwards the PA will be submitted early summer.

The floor was opened for questions in house and online, Online H Foxen was concerned about Manse Road and how the houses would be fronting this road, answer was that this would be a continuation of the houses already fronting the road. She also asked what the re marked X was going to be used for, C Dryburgh explained this is allocated for residential and community use, nothing has been specified for this area yet.

C Taylor said she was at the public consultation and said there was more feedback than just the 14 reported, it may not have come on Barratts official forms, but there was a lot more. C Dryburgh replied they did have 14 replies but it was correct that there were many post-it notes, these were photographed to capture the notes and there was a lot of verbal feedback which was encouraged to be written down. She said that there was concern about the amount of time that the development would take 5 years for completion, the current residents will have to put up with a lot of noise during this long period. Answer to this query was that Barratts do not have a build route yet, once the MP has been approved they will look at the best way to develop the site safely and considerate for the residents. Her last point was with regards to the road coming in from the Stead Inn going straight down, this as everyone has said will cause this road to be a rat-run for all new residents but also for those who have been long time residents in the village. In terms of the road this may be discussed with AC roads dept and it can be taken away as it is still a high-level design and this can be explored at the detail stage.

In house A McIntyre asked what form the boundary for existing houses would take, C Dryburgh said at present it is shown as hedge row, but may change at detailed design stage, A McIntyre also asked about the Developer Obligation money and where it could be used. The answer being it would be ring-fenced to the local community.

G Drummond asked about how many houses would be build in the development and type, it was explained that the LDP has provision for 233 houses which will be a mix of 1 bed to 5 bed depending on what the developer thinks will sell in the area, mostly 2 storied properties and the affordable housing may be 1 bed 2 up 2 down properties.

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6. Planning Report (J Fletcher)

Ref Number/ Validated	Site address/applicant name	Proposal/Grid ref	Public comment expiry date
APP/2022/2683 09/01/23	Land at Blackdog Ind Estate, AB23 8BT Walker Transport Ltd	Full PP for erection of building and associated works E395797 N814362	09/02/23
APP/2022/2672 18/01/23	OP1 Land east of Blackdog Ind Estate Kirkland Homes Ltd	Full PP erection of 32 dwelling houses (change of house type and plot layout ref APP/2020/0349 E396057 N814115	09/02/23
APP/2023/0021 25/01/23	Land to east of the south east of Roseden, Hareburn Terrace AB23 8BT Mrs SJ Taylor c/o All design (Scotland) Ltd AB22 8GU	Full PP for erection of 3 dwelling houses E395647 N814150	23/02/23
APP/2023/0152 30/01/23	22 Lumsden Way, Balmedie AB23 8TS Mr Karim c/o Thistle Windows & Conservatories Ltd AB23 8EF	Full PP for extension to dwelling house E396564 N818037	21/02/23

7. Treasurers Report (E Phipps)

No transactions in February

8. Comments / Approval from the previous Meeting Minutes (J Fletcher)

The minutes from the previous meeting were accepted They were slightly altered then proposed for approval by D Wallace and seconded by H Foxen.

9. Matters arising from Previous Meeting (J Fletcher)

ACTION Completed: (Item 9) C Wood Resilience Support article for next Banter edition, where to get help in emergency, national and local numbers ready for mid April.

ACTION Comp[leted]: (Item15) C Wood checked M Brown (Whitecairns) can help with leaflets.

ACTION Completed: (Item16) H Foxen wrote the note for AC Roads Dept to check when the double yellow lines would be installed.

10. Covid Related Support Projects, Actions & Initiatives / Resilience Planning

ACTION Ongoing: C. Wood to update website and Facebook page to advertise that taxis are available for people who require them.

The Local Resilience Plan Update: short discussion on the organisation and what shape it will take and who would take the leading role.

ACTION Ongoing: D Wallace to organise a resilience meeting for all community groups who would be involved, perhaps at Forsyth Hall or Leisure Centre, possibly early 2023. (Note sent to Paul McKeown)

Resilient Communities Conference 2023 Online Workshops (online) March and April 2023

Circulated to members

Circulated to Rosie, S Buchan and Paul McKeon asked if they want to receive these emails or can recommend anyone else locally who might want to know.

11. Landfill/ Greenfield/Other Projects

E Phipps not present

12. General Projects Update

Park Bench Project, Benches have been stored at G Drummond's premises, paused due to weather. Ongoing discussions as to actual siting of the benches in the villages. A template and plan have been formulated for installation, it is now weather dependant, probably 4-6 weeks. R Nicol sent a request asking that one of the benches designated for Balmedie replace the one outside the White Horse Inn at the bus stop, this was agreed BCC have been successful in acquiring up to £5000 grant from Formartine Committee for some new notice boards. Decision made that Balmedie COOP notice board will be replaced, decision on other to follow.



13. External Meeting Report Back.

Community Council Forum (A McIntyre, D Wallace)

2 presentations, 1) Amanda Richardson on early intervention for potentially problem children, looking to get girls and boys into sport and ideas, called Pitch-In Project, this allows kids to have 2 periods a week out of class to help them have more focus.

2) Adam Syme who is the Development Obligation Officer, explaining how the developer money is paid and where it goes. The money is only paid as the development progresses, it is not an upfront payment, if the money is not used it goes back to the developer. The money is not advertised and there is now new legislation governing it.

Discussion on this resulted in agreement that before Developers Money is available projects need to be ready within the villages or they may lose out.

Country Park Meeting (A McIntyre)

2 guest speakers, 1) Company called Acorn who were contracted by AC to look at access to the country park. A report will be made available

2) Tamsin Morrice an ecologist engaged to look at the management of the CP, a report will be made available. The Beach Ballistics Event will go ahead and have been given the licence.

14. Nomination for Future External Meetings

Resilient Communities Conference 2023 Online Workshops (online) - March and April

ACTION Completed: Circulated to members, Circulated to R Nicol, S Buchan and Paul McKeown, asked if they want to receive these emails or can recommend anyone else locally who might want to know.

15. New Correspondence & Communication

Transport 31st January Jess (banter) ongoing problems with bus service, C Wood replied asking Jess to pass on need to formally complain to bus company, Invited Jess to Feb meeting, no attendance

25th January 2023 request from AC for BCC membership as election preparation

ACTION: D Wallace to complete and return from the BCC email address for our records

24th January 2023 Potterton Community Centre road issues, AC say it's resolved. Passing responsibility to Police Scotland "We are aware of this issue but need to do a review of waiting restrictions in order to assess the requirement and apply any changes in a legal traffic order. . Due to lack of resources, we cannot provide a time scale as to when this will be carried out. Meantime any obstruction or inappropriate driving can be reported to Police Scotland." Reported to AC as ticket:

<https://online.aberdeenshire.gov.uk/apps/roadfaults/Details.aspx?ref=725904>

28th January 2023 request for bench at Whitehorse to be replaced from R Nicol, this was granted at meeting.

9th February 2023 G Middleton email about quarry decision being appealed, circulated link to AC planning appeal application to members.

10th February 2023 - Information received about the Aberdeenshire Doors Open Days 2023 (16-17th September 2023), Circulated to local contacts so they are aware of the dates and how to contact the organisers if they want to take part.

Local venue contacts: R Nicol (BCT), Rev. Paul McKeown (Belhelvie Church and Forsyth Hall), S Buchan (Balmedie Leisure Centre).

13th February 2023 **Community Council Participation Request** (from reps of Mearns CC)

Community Council Participation from AC website

"Participation requests are a mechanism for communities to have a more proactive role in having their voices heard in how local services are planned and delivered. By making a participation request, community groups can start a dialogue with the council about their needs, opportunities and issues that are important to them. The aim is to make a positive difference to their local community."

But there is now an AC document (**Engagement and Participation Policy September 2021**) that according to Mearns CC "We now have a document that does not even mention Community Councils. It is full of good intentions but contains no methodology of how Aberdeenshire Council will inform and consult with a community and the role Community Councils will have in that process."

Request back in January 2023 from Mearns CC "We have suggested that **when a consultation with an organisation within a community takes place the Community Council should be informed.** A representative of the Community Council could be invited to be part of any discussions."

Mearns CC and AC are arranging a meeting in March (date TBC) to discuss the policy

Mearns CC "For clarification, the Policy document has been agreed at full Council. What we need to do is ensure that CC's are content with the content of the policy guide and that we feel that CC's are well considered in the document."

ACTION Completed: Circulated information to all BCC members

ACTION: Who is willing to attend the meeting, discuss at BCC March meeting, dates circulated F2F, online, no times yet

13th February 2023 reminder of proposed solar farm second-round event on Tuesday 21st February at Newmachar Hotel, Oldmeldrum Rd, Newmachar, Aberdeen AB21 0QD (11am-2pm & 4pm-7pm)

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ACTION Completed: Circulated to all BCC members

14th February 2023 Aberdeenshire Doors Open Days 2023 (16-17 September 2023), Forwarded on to R Nicol, P McKeown and Shona (BLC) in case they wanted to take part / promote volunteering in their spaces

15th February 2023 Coronation weekend letter from The Lord-Lieutenant of Aberdeenshire, Information about celebrations street parties, volunteering etc and offer of support in planning events.

15th February 2023 Vattenfall Unlock our Future Fund is now open for applications deadline 17th April 2023

ACTION Completed: Publicised on Facebook

20th February 2023 Adam Brown resignation

ACTION Completed: removed A Brown from contact list

16. Any Other Business

None

Meeting closed 21:45

NB These February 2023 minutes were approved at the 20th March 2023 BCC Meeting.

Next BCC Meeting Monday 17th April 2023 at 7:00pm venue Balmedie Leisure Centre and Online Teams

Visitors welcome.

Belhelvie Community Council

Email: belhelviecommunitycouncil@hotmail.com **for the phone-in number or Teams Link**

Web: www.belhelviecc.org.uk

Facebook: www.facebook.com/BelhelvieCommunityCouncil

Meetings: belhelviecc.org.uk/meetings.html