

BELHELVE COMMUNITY COUNCIL



APPROVED MINUTES of MEETING 18th December 2023 F2F and Online Teams

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

Members Online: C Wood, H Foxen,
Members F2F: D Wallace, G Middleton, J Fletcher, A McIntyre G Drummond
Apologies: E Phipps, D McKendrick

Formartine Area Councillors Online: Cllr D Ritchie, Cllr A Hassan, Cllr Johnstone,
Formartine Area Councillors F2F: Cllr Nicol
Apologies: None

Visitors: Norman Boal (AC Venues and Asset Officer)
Visitors Online: None

1. Apologies & Introductions of any Visitors/Attendees

All attendees were welcomed and asked everyone that all matters be addressed through the chair for the F2F meeting and through C Wood for the Teams Meeting online.

2. Chairmans Opening Remarks

Thank you to all BCC members for their time in attending all our meetings and for getting things done. One of the things we should look at is gaining new members as we only have 9 at present. The AGM is coming and it be would great if we could get some new members to join
Thanks for all BCC members for attending all external meetings and giving up your own time.
On the projects we have achieved this year I thank G Middleton along with G Drummond and his Company Team for the bench and notice board installations, also the wild flower clearance at Belhelvie by G Drummond's team.
Special mention for the Potterton Accident Black Spot Area, thanks to all involved, I think all the BCC members thought there was going to be a fatal accident at some point, this will save lives.
The establishment of the BCC Community Service Award which this year we gave to Mario for his outstanding contribution to the village during covid was well received, many people in the village have made good comments about the award.

3. Declaration of Conflicts of Interest

None

4. Police Matters & Report Review

No Police presence, November 2023 report was received and distributed, again not much detail in the contents, during November several reports of assault in family setting and public area.
Formartine has now a new area inspector Barry Stewart, who started in his post 2 weeks ago.

ACTION: Cllr Nicol to send B Stewart contact details

ACTION: D Wallace to offer Inspector Stewart to join our next meeting

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>

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

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



5. Visitor Items

Potterton Community Centre

H Foxen visited the Potterton Community Centre in summer and was horrified at the state of the property and raised this as an issue to the BCC. During term time it is used as a nursery. It was then muted that the BCC could get involved to try and help as this is all Potterton has. Recently the nursery has been told they cannot use the centre because of various regulations were not being fulfilled, even more recently after some minimal repairs have been made, the parents have been told that the nursery will no longer be run from the PCC. The residents are now worried that AC will not allow the centre to continue to be used.

Norman Boal (AC Venues and Asset Officer) said that he does not have the plans to discontinue the PCC and if this were so there would be a huge process to go through in relation to impact assessment etc to be agreed by committee and then move the asset out of their portfolio and over to state with a view to being sold. He agreed that a number of items required repairing particularly on the outside eg. the exterior fire escape, but AC would not repair this due to the minimal use of the building. If the nursery did not use the upstairs then there would be no need to repair the fire escape, this does address the other safety issues though, the rusty steps of unknown strength that the children could get access to, this was asked to be repaired and also awaiting costings of other mitigations, these are all problems with this site. A barrier would have to surround the fire exit so the children could not climb up them, who would pay for this, he said the building is not fit for purpose at its present condition because of roof leaks, lead flashing between the roofs, inadequate fencing type, renewal of soft surfacing in the playground, the front gated posts. In November work orders were put out for various things, but on looking at the whole process there are contracts for building maintenance and all work has to go to tender which takes a while.

H Foxen explained about Developers obligation money (£4000) they tried to get and help the PCC but were thwarted by AC at each junction and the money was then lost. She said the PCC cannot be thought of as being minimally used as a lot of groups used it before the nursery and that Potterton cannot do without it.

A whole discussion ensued and it comes down to the fact Potterton have a hall that is not suitable for a nursery, but still suitable as a community hall. It would help if other groups in Potterton utilise the hall, if not they may lose it totally.

With the nursery closing will the AC Educational Dept remove all material that will probably be put to Balmedie nursery or another local facility. Hopefully the site will be cleared and ready for other groups to use.

6. Resilience Planning (A McIntyre)

ACTION Completed: A McIntyre to organised a Resilience meeting with Colin Anderson AC and all relevant parties, Church, Leisure Centre, BCT, Potterton CC (H Foxen/ F Jenkins), Blackdog group, Ward Councillors. White Cairns (M Brown)

This meeting was well represented, AC and Aimi Blueman AC (contracted until end of 2024) discussed that resilience funding is available from AC for resilience planning.

Generators was discussed, and knowing that the Sand Bothy and the Congregational Church have generators, it seemed logical that the Leisure Centre should be classed as the hub of the community and therefore try and get a generator situated there.

ACTION: C Wood to distribute the proforma and discuss at next meeting ready for the following Belhelvie Parish Emergency Resilience Meeting on 5th February 2024 18:00

ACTION: H. Foxen to arrange a visit to Potterton Community Centre for BCC members to help them understands the issues with the Community Centre

7. Potterton Road Accident Blackspot

40mph signage now in place, this will be in operation for 18 months, No accidents in the last month.

ACTION: G Drummond to continue to monitor.

H Foxen asked if one of the 40mph signs which is very faded (B999) could be replaced.

ACTION: Cllr Nicol ask Roads Dept.



8. Planning Report (G Middleton)

None Validated, approved alterations and extension Blairton Balmedie.

On behalf of BCC, G Middleton put in an objection to justify the PA Agricultural application and size at Keir Farm Belhelvie. The objection was sent to AC planning with no response, when checking on the AC Planning web site, he found no planning permission required.

Cllr Hassan wondered why there was no acknowledgment at all from the objection, and asked G Middleton to forward the objection email to him.

ACTION Completed: G Middleton sent email to all the Ward Councillors.

ACTION Completed: Cllr Hassan pursued the matter, response from Team Manager AC Planning as follows: At the outset I must advise you that this application is a “prior notification” and not a planning application. In essence, subject to the Council confirming that we do not require “Prior Approval” of details the works are permitted development. In terms of process the Council has a 28 day period to confirm whether Prior Approval is required or not. If we do not confirm within the 28 days then permission is deemed to have been granted.

The Scheme of Governance reflects this and delegates the determination of these applications to officers. Logically we could not engage with Members and, potentially with Committees, when we have a 28 day period of assessment.

The reason the response from the Community Council was not uploaded to the portal, it was in response to the 28 period matter and so as not to raise expectations that the matter may be referred to the Area Committee. Further from the Team Manager AC Planning, **the issues raised were not, in my opinion, material in nature. The concerns raised appear to be based on speculation of something which may happen. If, of course, the concerns of the CC come to fruition then we have an enforcement system to investigate any breaches and, if appropriate, take proportionate and commensurate action to resolve any breach.** I would also add that, as a matter of course, we do not respond to consultation or public comments on applications. In this case, notwithstanding, no questions were asked of the Council which could warrant a reply.

9. Treasures Report and Funding Update (E Phipps)

E Phipps not present

10. Funded Projects Status Update (E Phipps)

E Phipps not present

ACTION Completed: J Fletcher to contact E Phipps on remaining benches

ACTION: G Drummond to cost the Belhelvie planters and contact R Moffit

ACTION: G Drummond to give an update on the notice boards placement.

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

The minutes from the previous meeting were viewed and slightly altered, they were then proposed for approval by G Middleton and seconded by A McIntyre.

12. Matters arising from Previous Meeting (J Fletcher)

A traffic monitoring box looks as if it has been removed from its site on Eigie Road.

ACTION Ongoing: Local Place Plan, LPP Meeting to be raised in January meeting

ACTION Completed: A McIntyre to organise resilience meeting with all relevant groups
Ellon Academy pupils, the bus was full.

ACTION Completed: A McIntyre raised the issue at the next Forum Meeting. (See item 14)

13. General Projects Update (E Phipps)

ACTION Ongoing: for all members to put some thought on this for discussion at next meeting.

14. External Meeting Report Back

Bus Forum (A McIntyre)

This was a long meeting, 1.5 hours, and it was for the whole of Aberdeenshire, questions were to tabled verbally or put in the chat, A McIntyre raised the points through the chat and had no response.

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The Chair of the meeting said all questions would be answered by 7th December 2023, still no response.

Cllr Nicol also attended and complained that the area covered for the meeting was too much and should be area specific.

15. Attending Nomination for Future External Meetings

None

16. New Correspondence & Communication

28th November 2023 Opportunity for Consultancy Support Community Path Development

ACTION Completed: Forwarded on the BCT, Potterton Volunteers, BRA

12th December 2023 Training - Planning Skills Appeals Training with the DPEA Thursday 14th Dec 2-4pm (organised by the Improvement Service), Gavin tried to attend but wasn't sent link after registering. BCC informed very late

ACTION Completed: issues reported back to AC (18th Dec)

13th December 2023 Laura Hutchison, Child Poverty Coordinator based in AC's Employment Support Team

ACTION Completed: 11th January 2024 C Wood to reply with details of meeting and minutes etc.

14th December 2023 Perennials for Pollinators 2024

ACTION Completed: Circulated to all plant and bulb contacts in local groups (14 Dec)

ACTION Completed: Shared post via FB (18th Dec)

14th December 2023 Age Scotland Workshop Individual Resilience 8th February 2024

ACTION Completed: Forwarded on to A McIntyre.

ACTION Completed: 10th January 2024 advertise on social media

ACTION Ongoing: Advertise on notice boards in January

ACTION Ongoing: C Wood to send resilience contacts

15th December 2023- Coastal Communities Challenge Fund Round 6

Deadline for applications 29th January 2024

DONE: Post shared on Facebook

ACTION Completed: Forward to E Phipps/D Wallace

17. AOB

Cllr Ritchie reported that AC roads survey on Eigie Road did not produce enough capacity to warrant a crossing. This box was previously reported by BCC as being ripped out after a day and it would be impossible to have achieved a survey.

Street Lights in Chapel Park, are faulty due to a power surge and the parts are on order.

ACTION Completed: 11th January 2024, 16:00

Meeting closed 21:40

NB Due to January BCC Meeting being cancelled, these December 2023 minutes were approved at the 19th February 2024 BCC Meeting.

Next BCC Meeting Monday 18th March 2024 at 7:00pm F2F at 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