

BELHELVIE COMMUNITY COUNCIL



APPROVED MINUTES of MEETING 15th April 2024 F2F

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

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

Formartine Area Councillors: Cllr Hassan Cllr Nicol
Apologies: Cllr Johnston, Cllr Ritchie,

Visitors: PC Morrison, PC Lewis, Steven Kerr, William McKenzie, Gwen Pirie, Jane Parker Mark Gourlay, Robert Grant & Frances Brown (Blackhall and Powis)

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. Introduction of all attendees

2. Chairmans Opening Remarks

No opening remarks

3. Declaration of Conflicts of Interest

None

4. Police Matters & Report Review

Police reports, February report circulated 9th April, March report circulated 8th April
Police Scotland officers present, PC Lewis and PC Morrison,

Antisocial Behaviour Balmedie

Reported antisocial behaviour in Balmedie, there have been 8 recorded incidents, the majority of these have gone through enquiries. Most of the children have been identified, but the school has just returned after holidays so the community officer will be going to the schools and speaking to the parents. Balmedie residents reported that they feel intimidated in their own homes, the incidents are frequent on a Friday early evening or 10-11pm. The officers present said they would try and get some resources out to Balmedie to check out the situation after speaking with their Inspector.

ACTION Completed: Cllrs Ritchie and Hassan brought these incidents to the attention of the Police at their meeting.(16/03/2024).

ACTION: These Issues will be discussed at the next Community Council Forum (1st May 2024) with the other elected Community Councillors

Belhelvie Church Graveyard

Visitor W McKenzie is concerned about the cars crashing into the Belhelvie graveyard wall, there is a chair against the wall inside and this he feels is very dangerous particularly if there happens to someone seated there if a crash occurs. He has written to the council but action has been taken. A discussion with the officers ensued and there was a suggestion of putting chevrons or other road markers in place might help.

ACTION: The officers are going to speak with their Sergeant that previously dealt with a similar situation and got a speed reduction on the road

Cllrs Hassan and Nicol have both brought the situation with this junction up at meetings and the AC roads department say there is nothing wrong with the road as it is.

ACTION: Re-site the bench from its original position
W Mckenzie also reported a water leakage beside the church

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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

Barratts Potterton Housing Development APP/2024/0471 (not on the agenda)

G Pirie and J Parker interrupted the BCC meeting to hand out **Object to Planning Application**

Leaflets (Raise Your Voice: Reject Mass Expansion), they asked the Chair for 5 minutes to let

them take this community issue to try and understand how the Community Council being a consultee

of the above planning application are going to put forward the view of the majority of Potterton

residents. A McIntyre explained why the Barratts area took preference over the Gourdie Park side of

the village. G Pirie said we should be aware that the Barratts Development was the biggest issue

raised in the Local Development Plan by the residents of Potterton, and it was substantial what came

forward from the Potterton Community there are issues and very valid issues and as AC go into this

Planning Application the BCC have to put forward a view on behalf of the Community and how can

she help, does this get done through a meeting in the community hall that she could set up for the

residents to give their views to the BCC. As far as BCC were concerned outline planning had been

granted, Cllr Hassan said there is an approved Master Plan in place and has been concluded. After

further discussion G Pirie spoke about the concerns, roads, environment etc that have been reported

and that these issues have not been resolved and this is where a discussion has to take place, she is

asking the BCC to come and engage with the community to give their view and the BCC has a duty to

do this. BCC explained we had representatives at all the Barratt Development open discussions and

that it would not be representative to say all Potterton residents were. against the development, this

was countered by G Pirie saying the majority of the people of Potterton are raising valid issues about

environment, road infrastructure, flooding, and that the BCC has not once come to discuss this with

the Potterton Community. BCC reiterated that they have a meeting each month open to all and it was

asked why the residents have not been coming to the meetings for the last year as Barratts have kept

the BCC up to date by attending some of our meetings, BCC said the detailed PA went in on the 26th

March and closing comments on the 10th April which was extended to 2nd May. G Pirie again asked if

BCC could come and listen to their views and concerns.

BCC asked why the community did not object at the start of the MIR 7 years previously, J Parker said

she did not know of the development from the early stages of the MIR and the Barratts development

will directly affect ancient woodlands that belong to her and is protected and no one is taking any

account of this as all planning needs to take the environment into account as this will result in

poisoning the woodland and all the animals living there. Further J Parker added that she did not get

any notification that the last Barratts meeting was taking place, the two houses that specifically did not

get notification of a hand delivered leaflet through the door were Potterton House and the Coach

House and along with Woodside House are the 3 properties of which this development will directly

impact in the most negative way. J Parker and G Pirie describes how the area has many pollinators

and protected species and that the ancient wet woodlands and the flood plain are hydrologically

connected, if the developers pump the flooded area it will dry out the wet woodlands and there is no

protection for the areas of conservation which is all confirmed and all in their report and will end up in

court as they will take it there, they need to get this down and documented so we want to work with

the BCC and help us understand.

BCC decided it would discuss this further after the meeting and come to a conclusion.

Kingseat Dams of Craigie, Energy Storage Project

This project is on the BCC boundary and this is a courtesy meeting. Robert Grant gave an overview of

the above project. Newmachar is most affected with this project and they have already had meetings

with them and this will continue.

For those who would like to see the presentation follow this link below

<https://damsocraigie.lower48energy.com/>



6. Resilience Planning Update (A McIntyre)

A McIntyre visited the Leisure Centre and Potterton Community Centre to check how the electrical distribution system works in each with the potential of fitting a generator

A McIntyre also looked into the costs of a mobile phone and sim cards and how many required. There is no funding at present, so this has to be rectified at some point.

A McIntyre spoke about emergency lamps that are available priced £10

A Resilience stall has been proposed for the Balmedie Gala so that explanations may be given to residents about the plans and procedures if Resilience is required at some point

ACTION: A McIntyre to apply for funding

Next Meeting (ref. item 14)

7. Planning Report (G Middleton)

Validated, Barratt development submitted 26th March All comments to be submitted by 2nd May 2024

Decided, East Cannahars, Whitecairns Dwelling House & garage approved Woodend Cottage

Potterton change of use from agricultural land to housing: approved Longdrum Whitecairns dwelling house refused

8. Treasures Report and Funding Update (E Phipps)

E Phipps not present

Possible funding of the path at past the Sensory Garden, E Phipps to run with this and try and get funding.

9. Funded Projects Status Update (E Phipps)

ACTION Ongoing: E Phipps asking for new projects that the BCC can be involved in.

Scottish Landfill Communities Fund is open Wednesday 20th March 2024 until 5th June 2024

(Scottish Action Fund) it is open to Community Councils, BCC need some ideas if we get allocated some funds. The fund covers community recycling, public amenities, biodiversity and historic buildings.

There may be something we may be able to do with the piece of land across from the Co-op, all BCC members were asked to have a look and then supply suggestions

10. 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 A McIntyre and seconded by G Middleton

11. Matters arising from Previous Meeting (J Fletcher)..

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

Potterton Road Accident Blackspot

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

ACTION Ongoing: G Drummond to continue to monitor.

ACTION Completed: A McIntyre met with S Jenkins (Potterton) about generator

ACTION Completed: J Fletcher emailed M Brown (Whitecairns) to see if he required planters,

A McIntyre to spoke with R Nicol (Better Balmedie) to see if she requires planters. H Foxen checked for Potterton and get in touch with G Drummond. G Drummond will deal with Belhelvie.

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

ACTION Completed: A McIntyre to spoke with P Alexander on the bus issue.

ACTION Completed: Corrugated roofing has been removed from path at Scottish Water site

ACTION Ongoing: Cllr Ritchie to raise the issue of the broken glass at the glass bottle bank at the side of the local shop in Balmedie. Cllr Ritchie not present

Pavement Parking (Dispensation)

ACTION Completed: Councillors checked to see if there are any dispensations allowed, unfortunately there will be no dispensations given.

Banter

ACTION Completed: Article contents discussed by BCC members

12. General Projects Update (E Phipps)



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

ACTION Ongoing: Notice Board Replacement Projects.

G Drummond, should start shortly as the weather has been too bad of late.

Additional Benches, sites to be decided, possibly Belhelvie and Balmedie Eigie Road

13. External Meeting Report Back

Country Park Meeting (J Fletcher, A McIntyre)

Water filling station will be installed weather permitting. Booking process working well. Looking at the invasive species at the beach area, signs to be installed. Review of signage. Wild camping, open fires. Inventory to be taken at some point. Ladies toilet being blocked, thinking of installing air driers. Hand rail on beach bridge. Clearing of the beach path completed by O Deeming's men.

14. Attending Nomination for Future External Meetings/Training

ACTION Completed: C Wood sent list to all BCC members

BCT meetings now quarterly (2024)

Monday 22nd April -2024 location TBC

Monday 22nd July 2024 location TBC

Monday 28th October 2024 location TBC

Attending: A McIntyre, J Fletcher

Community Engagement Event Proposed Planning Application, Development of Solar Farm, Battery Energy Storage (BESS) Dams of Craigie

Date/time: Tuesday 23rd April 2024 13.00 20.00

Location: Axis Centre, 9 School Road, Aberdeenshire, AB21 0WD

Description: Community Engagement Event

Organiser: Robert Grant, Senior Planning and Consents Manager Blackhall & Powis Ltd, on behalf of Lower 48.

ACTION Completed: C Wood circulated to all BCC members 7th March 2024

MPI Milton of Potterton Stage 2 Workshop In-Person Session

Date/time: Tuesday 23rd April 2024 10.00 12.00 (noon)

Location: in-person session at Woodhill House, Aberdeen

NOTE: *"If anyone cannot attend in person and needs to join us remotely, can you please let me (Claire Young) know in advance."*

Description: Committee meeting at which the Stage 2 Workshop was requested (ref Item 5):

<https://aberdeenshire.moderngov.co.uk/ieListDocuments.aspx?CId=147&MId=327&Ver=4>

Organiser: Aberdeenshire Council (Claire Young)

ACTION Completed: C Wood circulated to all BCC members, check who to attend in April meeting.

Resilience Planning

Next meeting 29th April 2024 A McIntyre to attend

15. New Correspondence & Communication

28th March 2024 Consultation for Application Ref No APP/2024/0471 (deadline within 14 days of letter dated 28th March).

ACTION Completed: C Wood forwarded 28th March with note to say deadline to be 11th April and should we request an extension.

ACTION: Request extension, this has been suspended by briefing note on 3rd April.

1st April 2024 One.com website payment details need to be updated, forwarded to Ewan on 8th April

ACTION: C Wood to check E Phipps has updated the details

2nd April 2024 Formartine Coastal Communities Fund for 2024/25

Deadline: before 10am on Monday 13 May 2024

ACTION Completed: C Wood to send resilience contacts to E Phipps and Blackdog Residents Association 13th April.

3rd April 2024 Briefing Note re Planning Application APP-2024-0471 (Potterton development)

"Period for Public Comment / Representations

Neighbour notifications would have been issued on 28.3.24, and provide 21 days to comment which would end on the 10.4.24. This is superseded by the requirement for a press notice which will be in the Johnston Press (Ellon Times) on 12 April, with expiry date for comments of 2 May 2024."

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ACTION Completed: C Wood to G Middleton and D Wallace

4th April 2024 RC1 Premises Licence LAPREM/00218/23, New Premises Co-Op

ACTION Completed: C Wood X2 emails about this forwarded to G Middleton for review

ACTION: G Middleton to discuss at monthly meeting

4th April 2024 Rory McPherson raised objections to Potterton development

ACTION Completed: C Wood passed concerns to G Middleton and D Wallace

ACTION: G Middleton to discuss at monthly meeting

ACTION: C Wood to send Mr McPherson and update after the meeting (G Middleton to provide text)

5th, 8th, 12th April 2024 Bill Mckenzie reporting the damage to the cemetery wall in Belhelvie following the latest car crashed against the wall.

ACTION Completed: C Wood to inform Mr McKenzie of the BCC meeting 15th April and make Chair/ secretary aware of the issues being raised

ACTION: BCC to raise with AC councillors in the meeting, can AC Roads inspect

11th April 2024 SEPA Consultation on Potentially Vulnerable Areas - Public Consultation (Live)

Deadline 24th June 2024

ACTION Completed: C Wood publicised on FB and circulated to all BCC members

12th April 2024 Cllr Hassan note from AAC that resurfacing work being undertaken on Eigie Road, but it appears to have already been done.

ACTION: Can Cllr Hassan confirm with AC Roads team that work has been completed

13th April 2024 Inspector Stewart confirmed that he is planning to send Police representation to the monthly meeting

16. AOB

Steven Kerr BCC Nomination

ACTION Completed: J Fletcher emailed AC (C Mathew) who replied as follows:

For co-option of a member the form is not mandatory, but it's good practice and we'd be happy to check the details. The main thing required in accordance with the scheme and handbook is as follows "Notice of any proposed co-option procedure, including the candidate's name, is required to be intimated to every member of the Community Council and the Area Manager at least 10 working days prior to the meeting when the matter of co-option will be decided."

ACTION: D Wallace to put S Kerr on the May 2024 BCC meeting agenda for co-option to BCC, all BCC existing members and Area Manager to be to be advised 10 days before May 2024 meeting

Blackdog Residents Association (BRA) chairman (A Neave) has resigned

Barratts Potterton Housing Development (not on the agenda)

After further discussion with the BCC members present it was decided unanimously to ask AC Planning Dept for an extension to the comments deadline so that a meeting may be arranged as asked for by G Pirie and J Parker.

ACTION: G Middleton to send a mail and ask for an extension

ACTION: If extension approved J Fletcher to arrange for use of Potterton Community Centre after all BCC agree on a suitable date.

Meeting closed 23:10

NB These April 2024 minutes were approved at the 20th May 2024 BCC Meeting.

Next BCC Meeting Monday 17th June 2024 at 7:00pm F2F at Balmedie Leisure Centre and Online Teams (Resources permitting)

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