

Meldrum Bourtie & Daviot Community Council
Minutes of Meeting held in the Meldrum Café on Monday 27 April 2009

Members present

A Buist (Chair) I Dunbar, A. Gray, M. Gregg, W Law, A McCartney, I Page (Minutes), S Peddie, W Sinclair, J Pirie, P Sleigh (for items 5 onwards) , E Webster (Items 1 and 2 only).

In attendance

Councillor John Loveday, Councillor J Gifford, Councillor P Johnson.

1 Apologies

S Glennie, Inspector S Pratt, D Peter, A Presly, Caroline Munro, Councillor A. Hendry.

2 Minutes of meeting held on 30th March 2009

Approved A McCartney, seconded M Gregg.

3 Co-option of Amy Gray as new Community Councillor.

Following her attendance at previous meetings I Page proposed that A Gray be formally co-opted as a Community Councillor to fill a vacancy in the landward area. She was a long standing volunteer in the Community café and her wide professional project management experience including sustainability issues would be very valuable. A McCartney seconded this proposal. Chairman A Buist thanked and welcomed Amy on behalf of the council.

4 Matters arising not covered by Agenda

E. Webster noted that he did not agree with the decision to exclude P Sleigh (with a declared interest in an LDP bid) from all discussion of developers bids and presentations. He would resign unless approach changed. His interpretation of advice from Scottish Office did not support the approach adopted. The Chairman noted that the MB&D Community Council had taken the advice of Aberdeenshire Council and elected members' reports of similar approaches adopted by other CC's. I Page noted that this was the third of three meetings involving developer presentations and all developers had to be treated equally. E Webster resigned and left the meeting.

5 Developers presentations

The following points had been noted to all developers or their agents in advance of the meeting.

- a) The Community Council wished only to record the basic facts about developer bids at this initial presentation;
- b) A future public consultation event/s would be organised so that the whole community would have an opportunity to consider bids;
- c) All developers not actually giving a presentation would be asked to wait in a separate room.

- Colin Thompson, Architect, presented bid **F136** on behalf of Mr Ian Gray-Taylor. This was for 4-5 houses at Whitemyres Daviot. It was considered that this was a small infill development.
- Duncan Colin, on behalf of Ian Duncan Architects, and Edinmore Estates presented bid **F76** for 6 houses at Woodland Gardens in Daviot. Noted that the site is rough grass at present and would provide enclosure for the square. Includes two affordable, semi detached, dwellings.
- Scott Leitch (H. F Munro) and Graham Webster presented bid **F57** for development over 4.5 acres at Parcock Quarry, Oldmeldrum. They would prefer approval for residential land (up to 20 houses) but would also consider commercial or industrial uses.
- Rev H O'Brien, J Walker (Meldrum Church) and J McHardy (Robertson Construction) presented bid F80 for development at the Glebe Oldmeldrum. Noted that the primary requirement was for a new church and social facilities that would be part paid for by income from associated housing development. Social facilities would be available to the whole community and might include a nursing home, meeting rooms, leisure and recreational facilities. They were keen to develop along low carbon 'eco-homes' lines.
- Claire Smith, Raedens, presented bid F107 for 75 houses and public open space at Coutens Oldmeldrum. She opened by reviewing the Development Plan process and noted that Oldmeldrum would be eligible to take a share of around 3700 houses allocated to the Aberdeen Housing Market Area outside the Strategic growth areas. She felt the land, currently designated as employment land, was more appropriate to housing and constituted an infill development. It would not breach the skyline. It would be integrated with walking and cycling routes. The Chair thanked Ms Smith for her presentation and in particular her review of the process which had been very helpful.
- Derek Thompson, Scotia Homes, presented the F50 bid for development at Oldmeldrum South. This might include up to 1000 houses and related social provision. The bid philosophy was different from others in that the land would only be developed after substantial community consultation to determine what, if anything, the community required. This according to methods already established by Scotia Homes working with the Princes Trust.

P Sleight was asked to rejoin the meeting.

Councillor Loveday tabled an extract from the Draft Main Issues Report as currently available on the Aberdeenshire web site. This showed that planners 'preferred developments' included F50 / F150 and F149 and the retention of the area of F107 for retail development as per current Local Plan. Other bids were possible but not preferred as they were too far away from school and employment land.

It was agreed that a working group be set up to arrange public consultations. This would include A Gray, M Gregg, I Page and D Peter. The working group would submit proposals for the approval of the full Community Council.

6 Police Matters
None

7 Town Hall Renovations
M Gregg and I Page had had a meeting with Gordon Young, Aberdeenshire Property and Neil Ironside Senior Community Development Worker to confirm requirements. The only point of contention was with respect to Neil Ironsides proposal to replace cupboards in rear hall to permit expansion of storage space for large items of toddler play equipment. It was recommended that existing cupboards be retained and repaired, room kept as high quality general meeting room and toddler equipment / play area located elsewhere. This was agreed.

8 Planning Applications
John Pirie reviewed the planning applications submitted since the last meeting. See Appendix 1.

9 Licence Applications
None

10 Town Centre Proposals
No further information.

11 Local Plan
Main Issues report due out 18th May containing details of all bids and new policies. Consultation period to run from 18th May to 6th July with possible extension to 20th July. I Page noted that Aberdeenshire Community Councils Communications Forum and Association of Scottish Community Councils had made representations to request extended consultation period. This would be finally agreed at meeting of Infrastructure Service Committee on 30th April.
I Page highlighted that all policies – governing how all planning applications would be considered in future - had to be considered as well as land allocations. Also changes to proposals for distributing Planning Gain.

12 Structure Plan
I Page noted that she had submitted a representation on the Structure Plan expressing views on inadequate consultation on behalf of all Community Councils as CPP representative.

13 Capital Plan
No report.

- 14 Planning for Real / Community Action Plan update**
Still no feedback from the Area Manager on the Community Planning Partnership response to the Oldmeldrum Action Plan or progress in the production of a Community Profile for Oldmeldrum.
Letter from Keith Newton dated 2 February offered to provide a chart showing all CC's progress on Planning for Real exercises and follow up work. Chart not yet received. Still no guidelines exist for PFR exercises or their relevance to any planning of agency activities.
Recommended that Community Council escalate this problem. After consideration of various options involving external agencies it was agreed to begin by writing formal letter of complaint to the Chief Executive of Aberdeenshire Council.

- 15 Planning Gain**
No new information. Update due shortly.

- 16 Reports from other groups**

Community Planning Partnership

No meeting.

Formartine Area Committee

Recent Information Bulletin had reviewed school capacities. This indicated limited spare capacity in either Meldrum Primary, (Capacity 415 Current roll 340) Daviot Primary (94,96) or Meldrum Secondary School (940, 940) throughout the period reviewed until 2016.

Formartine Community Council Forum

Meeting on 29th April to include briefing on Local Development Plan.

Town Centre Working Group

Next meeting in June? Still not clear what form final plans are to take. No schedule available. Last TCWG minutes noted development to take place between August and Christmas. Council noted its dismay over general project performance since final community approval in November 2008.

Formartine Community Safety Group

Next meeting 5th May.

Formartine Rural Partnership

No meetings.

Formartine Area Bus Forum / public transport issues.

New timetables are due out in May. As requested by the Community Council an additional bus in the mornings to fill the gap between 7.30 and 9.30 is now promised. Next meeting will be in September.

Roads issues

None

Formartine Local Access Group

No report

Community Development Group

D Peter reported that Skatepark was due to open in June. Hoped that this might coincide with Meldrum Sports.

Playgroup deficit of last year had been refunded

Summer/ Easter camps broke even.

Church had been asked to present bid proposal to CDG.

School to be opened up to more community activities, e.g. in evenings.

Next meeting 2nd June.

Daviot Community Trust

Waiting for grant application for costs of a forestry survey. Propose presentation to residents.

Heritage Society

Flag due to go up at Bruces seat soon. Coffee morning in September.

Meldrum Amenities Improvement Group

Greenhouse proposal tied in with school was turned down.

Community Garden

No report.

Making Meldrum Better

Money still available for applicants. Some new applications had been received and would be considered soon.

Community Hall / Youth facilities project

School project may be reactivated.

Skatepark Development Group

Due to open June. See above.

Oldmeldrum Business Association

Nothing to report.

17 Members Questions

- M Gregg noted increasing use of roadside by walkers to Hoodles. Also near miss reported at Hoodles junction. Councillor Loveday noted that scale and nature of activities were not as originally envisaged when application granted.
- There had been complaints about bakers van parking in Nathallan Court at 4 am.
- Damage to fence at Colpy Road junction.

- Community walk at Blankets. Sign indicating path closed due to lambing. Considered that this was probably not enforceable but dogs out of control could perhaps be shot.

18 Oldmeldrum Community Website

I Page noted that this held names of Community Councillors that was very out of date. Agreed that all current names (without contact details) be substituted with Secretary as contact.

19 Correspondence See Appendix 2

See appendix 2 for details of items distributed by email since last meeting. Letter from Energy4All inviting participation on Community Wind Turbine Developments.

20 AOCB

None

21 Next meetings

Future meeting dates 25th May, 22nd June, 27th July (if needed), 24th August, 28th September, 26th October, 23rd November

Next meeting 25th May 2009 at 7.30pm in the Meldrum Cafe

Appendix 1 Planning Applications April 2009

Boundary fence – House of Glack, Daviot Estate
Erect Garage – 15 St Colm's, Daviot
Alterations & extension – 19 Meadow's Vale
Alterations & extension – Cuiluain, Wellbrae, Daviot
Canopy, Entrance door, Replace render finish – Morris's Hotel
As above plus erect new sign – Morris's Hotel - Listed building consent
Signage – Morris's Hotel – Advertisement consent
Alterations & extension – 8 Burnside Avenue
General purpose storage building – Greystone
Alterations and extension – 7 Station Road
Retention of sales office etc – Glengarioch Distillery – Wimpey
Alterations & extension – 1 Wester Fingask Cottages

Appendix 2

Correspondence Forwarded since last meeting on 30th March

14 /4 Proposals to publicise Local Plan bids - poster
14/4 Info on Deaf blind project
15/4 Local Plan Consultation process proposals
20/4 Invitation to Take Control Community Safety presentation on 7th May 8pm
Turriff Academy
20 /4 Info on Fairtrade Festival on Udney Green on 17th May
23/4 Agenda and papers for CC Forum on 29/4
25/4 Copy Objection to Structure Plan from I Page.