

Catterline, Kinneff & Dunnottar Community Council

Minutes for Monthly Public Meeting

Catterline School, 31st March 2015

Attendees and Apologies

Present: Eeva-Kaisa Arter (secretary), Andrew Chedburn (chair), John Carr, Billy Dargie, Dave Evans, Karen Hales, Phil Murray, Linda Swan, Aileen Swarbrick

Attending: Councillors Carr and Christie, Dave Ramsay (Catterline), Ruth Rooney (Kinneff), Mr Duguid (Dunnottar), Stuart Young of Dunecht Estates and Peter Thain, the architect for Dunecht Estates

Apologies: Tim Crabb, Peter Hales, Cllrs Clark and Stewart

Minutes of Last Meeting

The minutes of the previous meeting were read. The motion that the minutes be approved was moved by Billy Dargie and seconded by Aileen Swarbrick.

Matters Arising from the Minutes

- Cllr George Carr noted a correction in respect of the changes to planning policies: it was possible to impose conditions on planning permissions but it was no longer possible to put an agricultural tie on houses in the countryside.
- He confirmed that Tullo Windfarm community fund contract was unavailable to CKDCC. He undertook to send Phil Murray guidelines for drawing up the contract for St John's Windfarm.
- He told the CC that a new boundary between CKDCC and SDCC had been approved in the Area Committee. The boundary was the result of talks between the Planning Secretary Peter Hales of CKDCC and his counterpart Phil Bishop-Mills of SDCC. Consequently Braehead with its substantial housing estate will now be part of the Stonehaven CC area.

Financial Matters

A detailed report was to follow. There was £400 available for small grants: £100 was allocated to Catkins Rising Fives and £150 to Catterline and Kinneff Schools' footballers. The rest, £250 was held over pending future requests.

Community Fund/ KDP

- Phil Murray would finalise the contract between REV and KDP for CKDCC and ACC, get acceptance from ACC and then from Nicol Stephen.
- According to the new heads of terms funds could also be used for long-term projects.

Planning Applications			
Ref.	Date	Address	Proposal
APP/2015/0268	2015-02-02	Midview Midtown of Barras Stonehaven AB39 2UD	Removal of Planning Condition 2 of D/872/88 Occupancy Condition (Agricultural Worker Restriction) GRANTED
APP/2015/0639	2015-03-06	Land to North of Whistleberry House Kinneff	Erection of Dwellinghouse (Change of House Type-Amendment to Previously Approved APP/2006/2498) and Change of Use of Land to Domestic Garden Ground
APP/2015/0624	2015-03-06	Site to the South of Hillhead of Glaslaw Stonehaven (ten-acre site running along the A90, direct access from the A90 via farm gate)	Erection of Log Cabin, Solar Panel and ground Based Solar Photo Voltaic Panels. Change of Use of Land to Domestic Garden Ground (Retrospective)

Matters Arising from Planning Applications
<ul style="list-style-type: none"> • The CC decided to object to APP/2015/0624 because the application was contrary to planning policy: there were problems regarding rules about access and with rules about development in the countryside. • Cllr George Carr reiterated that the CC and any resident could write to the Scottish Reporter about the Mill of Uras plans in the new LDP when the timescale was announced. There were drop-in events to inform residents about the new LDP in Stonehaven on 15th April and in Laurencekirk on 23rd.

Plans for Dunnottar Castle
<p>Stuart Young of Dunecht Estates presented plans for the future of the castle and the surrounding area. In order to sustain the historic castle and to meet the needs of the growing number of visitors (in the past few years these have increased from 55,000 to 80,000), it was necessary to upgrade the facilities. Such an upgrade had been supported by a feasibility study recently conducted by Scottish Enterprise and Aberdeenshire Council. Discussions with planners had been going on for a couple of years, but no planning application had been submitted yet.</p> <p>Peter Thain, the architect said that the plans included a modern visitor centre incorporating the lodge, a coastal country park with a coastal path, timber walkways, different viewing points of the castle and the war memorial as well as new parking facilities. Although the design for the centre was modern, the materials would be traditional, linking the centre to the existing buildings and thus in keeping with the location. The centre was not intended for visitors only but would also serve the wider public. At a later date existing farm buildings could possibly be developed into a craft village.</p> <p>There were plans for five country houses to enable the project. The planners' preference was for siting the houses as close as possible to the visitor centre. Stuart Young, on the other hand, expressed a preference for having the houses as close as possible to the A92 for transport reasons.</p> <p>Despite the benefits of the project, there was a problem in that it was in the Aberdeen Housing Market Area, not in the Rural and thus not in the LDP. Cllr George Carr admitted that it would be a departure from policies, but thought it might be possible for the housing to be located in another site. To Andrew Chedburn's query about anything preventing the houses being built, he said that the AHMA boundary reached too far in the south. He reminded the CC that when the Structure Plan</p>

came for review, it would be possible to make representations about the siting of the housing market border.

- Karen Hales supported the visitor centre and hoped that it could also be used for other purposes such as weddings, dinners and cultural events. Her reservations concerned the traffic and the junction on the A92. Stuart Young's response was that there would possibly be a footpath link to the main road for safe access.
- John Carr suggested illuminating the castle. Stuart Young said that there was presently no electricity at the castle.
- Phil Murray asked how it would be possible to prevent further development in the area. Stuart Young responded that their concern was to protect the castle.
- Dave Evans thought the plan was an excellent idea. In response to his query he was informed that Dunecht Estates had other business in addition to tourism: farming, forestry and minerals.
- Dave Ramsay inquired if any thought had been given to how to facilitate the increasing volume of people coming to the castle. Stuart Young admitted that the castle itself was physically challenging for disabled people. He added that infrastructure issues needed addressing and more staff was necessary.
- In response to Ruth Rooney's query about the opening of the centre Stuart Young had no idea yet.

Correspondence

- from Aberdeenshire – Consultation on the K&M Community Plan 2016-19
- to Karen McWilliam – response to CC/Area Partnership Questionnaire
- to SDCC – complaint about speaking on behalf of CKDCC in a press release (litter on beaches) without any consultation (PH)

Roads

- The roads were still in need of substantial repair work, but it had already been started in many areas according to George Carr. He urged residents to keep informing the Roads Department about potholes and other defects. He also mentioned that the roads budget was protected.
- Billy Dargie complained about diversion signs not being taken down when the work was finished.

CBAG

CBAG was constituted. Attention was focused on trial drainage at the moment.

AOB

- George Carr reported that the travellers' site at St Cyrus would be discussed at a full Council meeting. In addition, Cornerstone was interested in taking over Benholm Mill, where there was a community garden providing work for vulnerable adults with the help of many volunteers.

Date of Next Meeting

Tuesday 28th April 2015