

# Catterline, Kinneff & Dunnottar Community Council

## Minutes of the Monthly Public Meeting

Catterline School, 26 May, 2009

### Attendees and Apologies

Present: John Carr, Billy Dargie (chair), Ian Duncan, Stephen Hall, Jim Marshall, Phil Murray, Andrew Watt, Eeva-Kaisa Arter (secretary)

Attending: Councillor George Carr, Gary Purves of Knight Frank LLD, David Argo, members of Catterline Residents' Working Group, Alistair MacLean

Apologies: Andrew Chedburn, Karen Hales, Anne Masson

### Minutes of Last Meeting

Minutes of the previous meeting were read and approved by John Carr, seconded by Stephen Hall

### Financial Matters

The project grant for the CC is £510 for 2008-09

### Local Development Plan

#### Presentation by Gary Purves of Knight Frank LLD

A brief outline of the process in respect of the development proposal for field K147 in Catterline was given:

- \* Catterline was a designated regeneration area
- \* there would be 10 (possibly 20) new houses over the next 5-10 years
- \* it would be high-quality, mixed housing (1-2 bedrooms, including some affordable, and larger)
- \* there would be access from the bottom road
- \* community facilities would be negotiated with Aberdeenshire Council
- \* the proposal would be published by February 2010

Questions were raised from the floor. What were the building gains for Aberdeenshire Council and how would the community benefit from the development? Andrew Watt voiced concerns about road safety when getting to the A92 since the access roads were already busy. How many houses could a 5-acre field accommodate (20)? Stephen Hall mentioned the 15-20 per cent guideline, which would mean 10 new houses over the next 10-15 years. Susan MacRae pointed to the problems with the existing sewage works.

Keith MacRae thanked Gary Purves for his presentation. He referred to the MIR, emphasising that a development in the K147 would have a deleterious impact on the church, the burn and the whole character of the village. He observed that body language might suggest that development in the K147 was a foregone conclusion. Gary Purves assured him that landscaping would minimise the impact. Stephen Hall recalled the result of the February consultation in the village, namely that the village was not in favour of any development.

Cllr George Carr, responding to a question from the floor, noted that planning gain was negotiated between the planner and the landowner, but the former was prepared to weigh representations from the community. Susan MacRae thought it would be useful to express views on the LDP at that stage. Phil Murray suggested having an information stand at Catterline Gala (13 June) and a public meeting at Kinneff (16 June) in order to obtain residents' feedback, and this was agreed. A press release would be placed in the Leader.

Keith MacRae emphasised that although Catterline was a regeneration area in the LDP, no specific need for regeneration or development had been identified in the village. Phil Murray referred to aberrations in the plan: designated coastal areas, such as Kinneff, were mapped out for development. Cllr George Carr confirmed that nothing was settled yet, although the Scottish Executive had earmarked 35,000 houses for Aberdeenshire. He urged residents to take note of the policies - which were all up for review - and how these policies would apply to particular areas. He insisted that some planners followed the policies whilst some were guided by the public. Stephen Hall found the policies confusing and well concealed. George Carr emphasised the public's role in the formulation of the new policies.

A Catterline resident challenged a statement in the MIR that 'Catterline has a need to promote regeneration'. Keith MacRae responded that, according to a planning officer, there was in fact no basis for the statement. Cllr George Carr informed the audience that planning officers were not required to attend public meetings and that their knowledge of different areas was not always adequate. George Carr confirmed Susan MacRae's query about the considerations of visual aspects, in that the character of an area did matter in planning matters.

### **Travelling People**

There was no change in the Council's policy regarding eviction orders. Stephen Hall had written to the Council highlighting the detrimental effect the travellers had on local business but without any success. John Carr advised writing to Mearns councillors for support .

### **Dunnottar Woods**

Website being developed; treeplanting in progress; festival in August.

### **Roads**

A 40-mile speed limit had been approved for Kinneff.  
There were bad holes in the road near Catterline school.

The road to Kinneff school was full of potholes.  
Review of safety measures on the A92, campaign for a barrier.  
Accidents to be reported to the Council, which would have to take notice.

### **Correspondence**

See attachment

### **Planning Applications**

See attachment

### **Any Other Business**

Andrew Chedburn of Braehead was co-opted to the CC. Proposed by Stephen Hall, seconded by Phil Murray.

Melanie Fowler had been appointed as head teacher to Catterline school.

Gabion baskets holding soil at Catterline beach were breaking up.

Alistair MacLean informed the CC of his intention to buy the old radio station, and if successful, he would come and talk about it on 30 June.

Representations were made about noise disturbance in South Row on Sundays. This was caused by divers charging up their compressors at the harbour. It was decided to send a letter to the club in question.

**Date of Next Meeting** Tuesday 30<sup>th</sup> June 2009