

Catterline, Kinneff and Dunnottar Community Council

Minutes for Monthly Public Meeting

Catterline School, 30 June 2009

Attendees and Apologies:

Present: Billy Dargie (chair), Ian Duncan, Karen Hales, Stephen Hall, Jim Marshall, Ann Masson, Andrew Watt, Eric Wyness, Eeva-Kaisa Arter (secretary)

Attending: Cllr George Carr

John Welsh of Halliday Fraser Munro

Duncan Scott, Pamela Scott, Roderick Brown, May Brown, Andy Ritchie, Byron McKibben, Ceri Webster, Anne Scott, John Scott, Keith MacRae, Derek Robertson, Robert Adamson, Susan MacRae, David Evans, Stephen Johnson, Melanie Alexander, Kerry Mullen

Apologies: John Carr, Phil Murray and cllr Graeme Clark

Minutes of Last Meeting

Minutes of the previous were read and they were approved by Andrew Watt and seconded by Ian Duncan. There were no matters arising.

Presentation – John Welsh

John Welsh gave a presentation on the proposed sites for development in Kinneff, showing them on a map, and concentrating on K84, Aberdeenshire Council planners' preferred site. This would comprise 40 houses and employment land with a small retail and business section. He also outlined the process that would be followed in the implementation of the local plan. There would be another consultation period after the publication of the proposed plan in February 2010, possibly followed by local plan enquiry and finally a reporter's view in 2011.

Members thanked John Welsh for the presentation and raised several queries:

SCHOOLS

- would Kinneff school be able to cope with an influx of new children from 40 houses(David Scott
- how would the school manage with the facilities, even now inadequate, eg, the toilets (K Mullen
- any plans of building a new school to accommodate both Kinneff and Catterline and closing the existing ones(Stephen Hall)
- how would Mackie Academy cope, already out of capacity, yet very relevant to the whole development corridor (Karen Hales)
- any plans for enlarging or/and refurbishing Mackie (Catterline gentleman)

John Welsh assured the participants that the council's planners would step in should there be too many children. He saw no reason why the developer couldn't contribute to a school playground. George Carr said that the estimate was four children per ten houses, so with 40 new houses it would be 16 children. He added that the Aberdeenshire's main aim was to deliver a curriculum of excellence, though there was some money for different school sites. There were no plans to close down Catterline and Kinneff Schools and to build one school for both. Mackie presented a certain challenge, he admitted. Billie Dargie was concerned about the closure of Kinneff School if there would not be new development.

INFRASTRUCTURE - queries

- the sewerage in Kinneff almost at its maximum capacity (Karen Hales)
- the School Road inadequate for its purpose and increased volume of pedestrians (especially children) crossing the A92
- greater number of cars on the road (Ann Masson), and lack of public transport at night, a recipe for disaster as there was very little for youngsters to do (Susan MacRae)

John Welsh said there were now 2,3 cars per household. George Carr mentioned there was suggestion for one car per household in Portlethen with improved public transport. He reminded the gathering of the dial-a- bus service in the Mearns twice a day at the moment.

LOCAL DEVELOPMENT PLAN - concerns

- how would flats blend in with the character of a small village (female resident of Kinneff)
- would a large new housing estate on the eastern side of the A92 further split the village creating a divided community
- any provision for affordable housing
- whereas a few new houses would be acceptable, a large development would change the character of Kinneff. Some people have deliberately moved into Kinneff because of its small size (Kerry Mullen)
- regeneration areas not well defined (Catterline gentleman)
- no one wants to stand still, but there is great concern about creeping development happening in Catterline and Kinneff as is the case round Bervie and Gourdon (David Scott)
- any provision for recreational facilities
- settlement of 40 houses would hugely exceed the 20 per cent guidelines for growth(Ian Duncan)
- the number of houses per hectare
- do planners listen to the public and is it possible to appeal after sites for development have been approved
- council preferred sites are almost a foregone conclusion (Keith MacRae)
- consultation a political exercise, imposed from higher above, of which 90 per cent is window dressing, and building gains are used like a carrot. The quality of life in Aberdeenshire will not improve with more people. (Susan MacRae)
- planning gain as a concept pretty disgusting; everyone has a price (David Evans)
- planning gains very difficult to assess. Whatever concerns there are , it is imperative to voice them now (Keith MacRae)

George Carr informed the audience that there were guidelines for 25 per cent affordable housing, and John Welsh thought the developers would comply with that rule. He reported that the council planners had identified Catterline and Kinneff as areas of being able to take more development. He pointed out that the compatibility of flats with the character of the village would depend on the identified needs of a housing association, but the design would be in keeping with the village. He added that a developer will look at the economics especially as he/she is obliged to make investments up front. He assured the audience that all options would be considered. George Carr confirmed that any development would be done with sensitivity to its surroundings, and the design would be integrated. Keith MacRae thought it was very useful to have John Welsh at the meeting, and urged people to express their views at that moment. As for the question of

appeal, John Welsh thought appeal success would be very slim. He also intimated that if the council decided to recommend 40 houses per hectare, then it would be 40. As for the 40 houses for K84 in Kinneff, he thought the development might take place over two phases. George Carr agreed with Karen Hales' reminder that it was important to consider all sites. She added that it was easy to be cynical about the LDP and the process but we had to do our utmost to be heard. John Welsh promised that HFM would feed back people's concerns to planners, and that all views were taken into account. In Jim Marshall's opinion the area needed housing for those adult children wanting to stay in the area. He thought it would be a good idea to utilise the building gains. George Carr admitted that the building gain system was somewhat questionable, but encouraged people to make their views known. Stephen Hall wanted to echo certain sentiments; it was easy to be cynical about planning gains but at the same it was important to express our views in time. Secondly, the focus had been on areas, but there were new policies that had to be taken into account. Jim Marshall reiterated the need for new housing in the CKD area.

DUNNOTTAR WOODS

There would be a festival in the woods in August. At the moment creative activities were taking place there. Stephen Hall suggested putting pressure on Dunnottar Estates so that they would release land for the coastal path.

ROADS

Billy Dargie reported that gullies were full on the A92 in Kinneff.

PLANNING APPLICATIONS

See attachment.

CORRESPONDENCE

Reply from Bancon re. our objection to the spine road application at Braehead.

Information pack from Banchory & Leggart on their vision for developing areas south of Aberdeen.

ANY OTHER BUSINESS

None

DATE OF NEXT MEETING

Tuesday 29 September 2009