

Catterline, Kinneff & Dunnottar Community Council

Minutes of the Monthly Public Meeting

Catterline School, 24 November, 2009

Attendees and Apologies

Present: John Carr, Andrew Chedburn Billy Dargie (chair), Ian Duncan, Karen Hales, Stephen Hall Andrew Watt, Eeva-Kaisa Arter (secretary)

Attending: Councillor George Carr

Ben Freeman, Planning Manager Bancon Developments and Stuart Young, Chief Executive Dunecht Estates

David Drinkwater of Kinneff Hall Committee

Apologies: Jim Marshall, Anne Masson, Phil Murray

Minutes of Last Meeting

Minutes of the previous meeting were read and they were approved by Andrew Watt, seconded by John Carr.

Matters Arising

No questions were raised.

Financial Matters

The current account stands at £2.78, and the savings account at £844.72

It was confirmed that both local primary schools would each receive £35 towards a Christmas tree.

LDP

There was nothing new to report.

Presentation on the plans for Stonehaven South by Ben Freeman of Bancon Developments with Stuart Young of Dunecht Estates

The following points emerged from the presentation:

- The Stonehaven South business Park already approved
- Site A approved for 34 houses

- Environmental concerns noted (trees and adjacent woods would be protected)
- Requirement for a new spine road to promote connectivity between the town, Braehead housing development, the business park, the proposed supermarket and the A92 and A90
- The supermarket project has taken a long time (since 2006) because of site selection and transportation matters. For the latter a spine road is required by traffic people
- The proposed supermarket and business park would help the construction of the spine road financially
- The local roads department has required a roundabout where the spine road leads to the A92
- The roads department is working on the technical aspects of the spine road, such as gradients, as well as on its visual impact. The existing woodland would counteract the latter together with additional tree planting
- An amended spine road plan is being drawn up, taking into account some agreement between the developers and the roads department. It is hoped to submit the amended plan by the end of the year
- Bancon are working towards February 2010 submission of Masterplan 1 and 2

The presentation was followed by questions from the floor. Billy Dargie asked if anything was done to the rapidly deteriorating existing road, and Andrew Chedburn voiced his concerns about the increasing traffic (caused by all the new development). Ben Freeman informed the CC that the Council was satisfied with the volume of the traffic, adding that better facilities would be identified for pedestrians and cyclists.

Ian Duncan also voiced his concerns about the future increase in the number of cars and the capacity of the new spine road to support the volume of traffic created by 1000 houses, a supermarket and a business park. Ben Freeman assured the group that the spine road and housing were two separate projects, both deliverable. He also assured Ian Duncan that Bancon have conducted an assessment on the flooding of the rivers, taken note of strict rules laid down by SEPA, and would make drainage more effective.

Stuart Young wondered why there hadn't been any development in the business park, though it was approved quite some time ago. The reason given was the matter of marketability. Ben Freeman added that Bancon were fully committed to the project and that sustainability was also a great concern for them. Stuart Young pointed out that the site for Stonehaven South business park had been identified by ministers. There was more discussion on whether all businesses were to be put in the new business park. It would make sense, according John Carr, to concentrate business on the land allocated, and it would be better for the overall strategy. Ben Freeman stated that Bancon were not doing the SS as a piecemeal package, but seeing it as an integrated project, though at the moment the spine road was one application and housing a second application. John Carr pledged support to the whole package, not to the spine road on its own.

Karen Hales was worried about safety matters and traffic jams at the link of the spine

road and the roundabout on the A92. Ben Freeman's response was that the roundabout was designed by the local roads department. To Stuart Young's question why a spine road application had not been submitted together with the supermarket application, it was stated that originally a spine road was mentioned with the supermarket application but then disappeared.

Ian Duncan was interested in the fate of the old road. Ben Freeman advised him that the local planners require its closure to traffic, adding, in response to Stephen Hall's concern about the existing rights of way, that the old road would be blocked off for cars only, not walkers or cyclists. It would also be necessary to look for a crossing over the spine road for those two groups. To John Carr's question of the route to Dunnottar Church Ben Freeman countered that it would be on the spine road.

George Car expressed his concerns on the large amount of money expended on the short cycle path along the A92 broadly opposite the Radio Station. Ben Freeman assured the CC that Bancon would pay attention to cycle paths and that they would be properly surfaced. They would do their utmost to support connectivity.

The CC expressed their thanks to Ben Freeman and Stuart Young.

Planning Applications

REF	Date Valid	Site Address	Decision	Proposal
APP/2009/3310	27/10/09	Cotbank of Barras Barras Stonehaven AB39 2UH	Pending	Erection of Agricultural Building
APP/2009/3521	28/10/09	5 Roadside, Kinneff DD10 0TB	Pending	Alterations and Extension to Dwellinghouse
APP/2009/3536	30/10/09	82 Braehead Crescent Stonehaven AB39 2PS	Pending	Alterations and Extension to Dwellinghouse
APP/2009/3448	05/11/09	The Garran, Crawton Stonehaven AB39 2TP	Pending	Erection of Agricultural Shed
APP/2009/3649	11/11/09	8 Fawsyde Cottage Kinneff DD10 0TF	Pending	Alterations and Extension to Dwellinghouse

APP/2009/3567	04/11/09	Hillhead of Auquhirie Stonehaven AB39 3XB	Pending	Erection of three Wind Turbines, For- mation of Access Tracks, Installation Of Underground Cables, Temporary Construction Com- pound and Control Building
APP/2009/3665	19/11/09	14 Braehead Crescent Stonehaven AB39 2PS	Pending	Erection of a Sun Lounge

Matters Arising from Planning Applications

Each planning application was considered and approved apart from the Hillhead of Auquhirie wind turbine development. After a lot of discussion on the latter, a vote was taken, and the application was rejected by five votes to three. The reasons for rejection were as follows: the turbines' proximity to housing; neighbouring residents opposed to the development; the turbines are highly visible from surrounding countryside as well as from listed buildings; there is a possible flicker effect from the installation; there are concerns about a cumulative effect of multiple applications.

Travelling People

Nothing to report.

Dunnottar Woods

The AGM is on 26 November at Carron Resource Centre.
There was no other news.

Roads

The roads in the CKD area are in a sorry state. The whole A 92 in the area needs checking. Water is running down to Catterline past Cotbank disappearing down a hole near the church and gnawing the road from underneath. The road surface is watered and the gullies blocked. The same goes with the gullies in Kinneff. In addition, many roadside ditches are full of rubbish, thus rendering them useless.

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Correspondence

Letter from Karen McWilliam re Planning Gains Money, £ 1,788 which should be used to benefit the whole community. This letter was forwarded to interested groups in the community.
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Any Other Business

Planning Gains Money

David Drinkwater of Kinneff Hall Committee presented their case for a new mobile stage for the village hall. The existing one had been deemed a health risk because of its height and poor repair. As the Hall is used by local schools, various groups and for public functions, the investment would benefit the whole community.

Karen Hales put forward a request for funding for the local drama group, Canny Act, which includes residents from all walks of life in the CKD area. They work extremely hard for their productions and fundraising, but money is a problem and not easy to come by.
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The proposal by David Drinkwater was regarded as the most deserving case, and it was decided that the whole Planning Gains Money should go to the Village Hall Committee towards a new mobile stage.
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Jim Marshall's request that all applications for financial assistance from the CC be dealt in the January meeting was accepted.

Date of Next Meeting Tuesday 26 th January 2010
