

Catterline, Kinneff & Dunnottar Community Council
Minutes of the Monthly Public Meeting
Catterline School, 23 February, 2010

Attendees and Apologies

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

Attending: Councillor George Carr

Ian Fraser and Bob Reid of Halliday Fraser Munro, Alan Bochel of Barratt , Graham Bone of Drum Property Group, Tim Crab, resident of Catterline, and Allan Sutherland of Save Our Stonehaven

Apologies: Cllr Graeme Clark, Karen Hales, Ann Masson, Phil Murray

Presentation on the plans for Toucks and Mill of Forest by Ian Fraser of Halliday Fraser Munro

Ian Fraser's illustrated presentation for developing the site of Mill of Forest contained the following points:

- The plan for Mill of Forest was a response to Aberdeenshire planning department's invitation to landowners, developers or anyone else who wanted to submit their pieces of land for development
- Barratt made a bid south of Toucks, an area which Fraser Halliday Munro would like to be considered for the LDP
- If Mill of Forest option chosen, it will be included in the LDP
- Although sites are labelled green (preferred), amber (possible) and red (least favoured), all can still be considered
- Two public consultations organised for Stonehaven and neighbouring communities; May 2009 and September 2009, third one to follow later this year
- All gathered information taken on board, published and analysed
- Assessment of site conducted
- Plans revised after the first and second consultation
- Residents consulted about what their likes (eg.cycling and open spaces)and dislikes (eg.lack of parking at the station) and aspirations (more schools, pedestrian areas, a supermarket) were in regard to the plan and also Stonehaven
- Local history and local identity (town centre and town plan) taken into account when designing Mill of Forest
- Slope analysis conducted; climatic considerations, eg.flooding taken into account
- Connectivity matters examined: pedestrians, cyclists and cars would be provided with routes and access to Stonehaven; new points of entry into Stonehaven would be searched to add to the existing southern and northern entries
- Six-point-design strategy: the new development would be 1) safe and pleasant, 2) welcoming, 3) easy to get around: footpaths and cycle lanes, 4) flexible, 5) resource efficient: using existing infrastructure e.g. roads and transport networks, and of course the railway
- 6) distinctive: taking note of the street character and the historic character of Stonehaven
- The design would have a village centre and access points (gateway entrance), and would be based on old clear village patterns

- The development would generate 250m investment; 1000 jobs; and improvements to the infrastructure in Stonehaven
- However, there are some constraints on the site: a steep, non-buildable slope, immediate neighbours' panoramic views to the north and the connected problem with the skyline, noise, access points etc.

Matters Arising from the Presentation

With regard to John Carr's question when a bridge would be built given the problems with connectivity caused by a bypass - an unnatural barrier - Ian Fraser replied that this would be done at the beginning as part of the initial development. Alan Bochel confirmed that the bridge was very important to connect the development to Stonehaven. John Carr wondered whether a supermarket would be necessary in order to get the bridge. Ian Fraser admitted that although a supermarket would create an attraction to Stonehaven people, the bridge would be the obvious first thing to start.

Billy Dargie inquired about a primary school in the new development, adding that Mackie Academy too was overcrowded. Bob Reid referred to declining school rolls, records that Aberdeenshire planners produce every second year. Because of the declining school rolls there is no need for a new secondary school in the foreseeable future. Mackie will be able to accommodate all the children during the period of this development. However, in the Shire's Capital Plan Mackie is planned to be replaced in the same site in 2018-2023. Ian Fraser confirmed that the primary school provision was recognised though. Jim Marshall was informed that the developer would donate the land for a primary school. Allan Sutherland expressed his frustration about the difficulty of obtaining definitive figures for the school rolls for Mackie, but thought it might be 600. Cllr George Carr confirmed that there was a lot of uncertainty about how to develop the education provision. Where there was new development, new school zones would be needed. It was impossible to say how the education provision would pan out.

Andrew Chedburn complimented the developers on their hard work including all the consultation and impressive design, but thought the development would be better situated somewhere along the main road north or south. He wondered whether Stonehaven needed an extension that would increase its population by 50 per cent. This design would not solve the existing problems of the very overcrowded centre and overloaded facilities.

John Carr wanted to know if the developers designed houses specific to Stonehaven, in keeping with the local style, not just standard Barratt houses. Ian Fraser pointed out that rules dictated the way streets were planned and houses designed. The existing character of the houses in the town had to be taken into account, as well as the landscape, roadscape and streetscape, which all influenced the design. The design depended very much on existing street patterns and house frontages. In addition, there were public places, streets for pedestrians, for cars, parking spaces and solid frontages to be taken into account. Therefore it was not possible to design a standard house that would do for Stonehaven.

Billy Dargie was assured that the streets would be accessible for emergency services according to the requirements set by the road department. George Carr wondered how welcome the private car would be, as this was an issue in Stonehaven centre particularly. According to Ian Fraser, it was necessary to make provisions for cars to keep business going. It was not possible to pedestrianise, but it was possible to have a park-and-ride facility, cycle paths and perhaps a 15-minute-interval bus service.

George Carr wanted to know what would happen to an area earmarked for a particular purpose that was not taken up. Would that be used for houses instead? Ian Fraser explained that some of the provisions would be kept for the future. The developers would confidently allocate land for a school or a community centre, and perhaps for a health centre. It would be possible to accommodate if there was a need (e.g. NHS), not possible to promise to build a health centre, especially if there was no need in that particular place. Mill of Forest development covers over 200 acres, out of which 30 per cent is open space.

Allan Sutherland inquired about the number of houses per acre. The figures given were: highest density 25-28, terraced and 2-3 storey townhouses; intermediate 19; low density 8-10.

Ian Duncan expressed concerned about the way water was to be directed away from the houses, and how it was going to be reduced into the sea. Ian Fraser and Bob Reid informed him that it was legally required to deal with all the surface water, rainfall and suds etc. The existing flood plane area would be accommodated. Engineers were working on the matter, but a lot of work still needed doing. One statutory requirement was that planners must ensure that they do not make the situation worse than at the present moment. The developers would assist the problem rather than increase it. SUDS and PODS matters were being worked on.

Billy Dargie thanked the developers for their presentation.

Minutes of Last Meeting

Minutes of the previous meeting were read and a motion that they be approved moved by Andrew Watt, seconded by Andrew Chedburn.

Matters Arising

Cllr George Carr reported that the regeneration area includes 60 community councils from Catterline and goes as far as Marykirk. Council officers had a meeting about the area, without the presence of councillors yet. They have invited people to forward their views and to identify needs, e.g. public transport, cycle paths.

The figures for planning gain money were still unavailable for 2007, and George Carr promised to chase the matter up.

The road department were looking at Denhead Corner with a view of installing a barrier there.

As far as the landslip at Andrew's house was concerned, Aberdeenshire did not want to be seen favouring any particular area, especially with the scale of the same problem at

Braehead. George Carr would ask the area manager if something could be done quietly about the landslip at Catterline, although it was not the council's responsibility. And besides, money was running out of council coffers.

Andrew Watt informed the Councillors that it was not possible for emergency vehicles to use the road, which was not council adopted. In addition there was a slippage near the bridge. George Carr took note.

Financial Matters

The current account stands at £2.78, and the savings account at £775.58
The following groups were given CC funding: Canny Act Drama Group £60; Catkins Rising 5s £80; Catterline Coastal Rowing Project £50; Catterline Toddlers £50; Kinneff Parish Hall £100; Kinneff Primary School £45.

LDP

George Carr reminded the Councillors about the big debate on 9/10 March., which was open to the public. Officers would put forward a draft for councillors to decide. The councillors' views would determine future developments.

Planning Applications

There were none.

Travelling People

Nothing to report.

Dunnottar Woods

The next 5-year plan is under consideration.
Lynne Neal is the new chair of Dunnottar Woods Committee.

Roads

The roads in the CKD area were as bad as ever, if not worse.

Correspondence

To be included later.

Any Other Business

It was decided to put an advertisement about the AGM on 30 March in the Mearns Leader with the hope that it would attract new members.
The secretary was asked to check if anyone's three years was coming to end.

Date of Next Meeting Tuesday 30th March 2010