



Catterline, Kinneff & Dunnottar Community Council

Extraordinary Meeting
Mill of Uras farmhouse
Monday 29th July 2019

Agenda



1. Attendees and Apologies
2. Previous Meeting Action Points
3. Planning Applications
4. A.O.B



Attendees and Apologies

Attendees

- Duncan Grassick (Secretary), Piet voor de Poorte (Chair, Planning and Webmaster), Cllr George Carr, Debbie Murray, Cllr Jeff Hutchison, Phil Murray, Steven Wilson (Treasurer), Bill Dargie (Vice-Chair), John Well, Linda Well, Jenna Deacon, John D, Simon Walker, George Whitten, Cameron Miller
- Apologies
 - Ryan Noble, Eeva-Kaisa Arter, Chris Wicks

List of potential attendees – Council members;
Piet voor de Poorte (Chair, Planning and Webmaster)
Bill Dargie (Vice Chair)
Steven Wilson (Treasurer)
Duncan Grassick (Secretary)
Phil Murray
Debbie Murray
Eeva-Kaisa Arter
Chris Wicks
Georgie Evans
Ryan Noble

Other past attendees
Cllr George Carr
Cllr Jeff Hutchison
Diane Strachan (Aberdeenshire Council)
Sheila McDerment – Area Inspector
Alison Hogge
PC Marc Camus
PC Andrew Kennedy
PC Matt Dickinson
Scott Begg (UCW Energy),



Planning Applications

Key Application Points

- Two new planning applications were submitted.
- Cloak Caravan Park
- 5 New Dwelling houses in Mill of Uras

Cloak Caravan Park Application

2007 (rejected), 2011 (rejected), 2012 (approved). Caravan park – question mark if people are residents of the park.

Confirmed that the applicants have declined to attend meeting citing that it is to short notice.

Duncan read out the concerns of the community who were not available to attend.

Infrastructure concerns – the Junction of the Mill of Uras is a major concern for both applications. Noted that the road is also on the nation cycle route. Confirmed that application is only for Static caravans. 17 additional caravans applied for to add to the 46 already there.

It was agreed to submit comments via the community council – there would have been more comments submitted if it wasn't the holiday period and if notice had been correctly posted regarding the application (such as signs around the development and notifications to the local residents to whom may be affected).

It has also been confirmed that the Community Council is allowed to put in comments after the deadline has passed.

Aberdeenshire Council responsible to put notifications to all those within 50m of the application.

Question if something was approved that was already in the local development plan, is there a detailed road review – answer was only unless something has changed with the road otherwise no further review would take place. Serious accidents at both Catterline junctions have occurred in the last few years.

ACTION - Phil to put in application comments

Mill of Uras Application

Main issues review highlights that the road infrastructure and safety concerns with the next Local Development Plan where it proposes to remove OP1 from the plan

Mill of Uras – flaws in the application such as drainage, trees and wildlife (bats). Surface water (soak aways) and the sewage is a concern (especially in regards to the size of the septic tank). John and Linda had their house application rejected so what is the difference. The water table is only 1m.

CKDCC letter of objection to the planning authority was previously misinterpreted but was followed up with a clarification letter but the Aberdeenshire Council dismissed this second letter.

Previous applications have been rejected which included 10 houses and flats.

Review the last wording of the development plan and compare. 5 houses were planned but the application is for half the field (this might not be the case) – this could form the main avenue of objection. High water table and ground water contamination potential. When fielded were tested previously, it was known that the system was not working so is the data they gathered valid. The main water pipe also runs under the field in question.

Track record of the applicator is questionable – with all the previous applications being retrospective. Power cables, road, use of property have all been disregarded in regards to process. Could this be put to jurisdictional review?

No current right for 3rd party appeal if it does go ahead. Unable to go to jurisdictional review unless it is rejected – if it then goes to the reporter, then it can go for a review.

Community Council can put in a request to present to the area committee which involves 12 who may not be from the area (up until a week before the 3rd September). Water displacement and roads is the main points that should be brought up – bring evidence such as photos and evidence (these can be sent prior to councillors prior to the presentation).

Application is also right next door to a business with this potential development being detrimental to this from many aspects including safety.

Policy P1 – should be sympathetic to the local area.

22nd August is the last time for comments to be submitted to Aberdeenshire Council directly to their website.

Question marks over the requirement and interest for housing in the area highlighting the speed of which properties have been selling recently with nothing being sold within a year. Market is currently being distorted by the major builders (taking on the tax burdens) with many empty properties being left in their wake.

Should permission be granted, building work has to commence within 5 years. There is also a concern that they would not be built in the LDP timeframe (ie then area could be removed from the next plan but the building could still go ahead).

It is advised that each concerned member of the community should submit comments directly with Aberdeenshire Council.

It was agreed that CKDCC will submit an objection to the application with information taken from the community to ensure it is comprehensive yet focused.

Developer obligations involve facilities in Stonehaven and nothing locally such as the Catterline primary school.

It was mentioned that the heating system at the Catterline School is currently broken and can't be switched off. It is suggested to contact Aberdeenshire Council and notify them of this fact.

Letters should be focused on the key points to include flooding, road infrastructure and previous application history.

Is there a way in which accident data can be provided – there is a potential website that provides this information – Cllr George Carr to look into this,

ACTION Piet – contact Marc Camus requesting accident data

ACTION Duncan – Draft objection letter for the Mill of Uras development.

Any Other Business



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Next Meeting Tuesday 24th September