

BALLATER & CRATHIE COMMUNITY COUNCIL (B&CCC)

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Minutes of a Meeting held on 14th July 2014, Beaton Craigie Room, Ballater

<p>Present: Francis Duguid (FD) Vice-Chair Phil Swan (PS) Secretary Pat Downie (PD) Treasurer Sheila Sedgwick (SS) James Anderson (WJ) Jane Angus (JA) Mike Forman (MF) Cllr. Katrina Farquhar (CKF) (also CNPA elected rep) Jack Coull for Ballater Royal Deeside Ltd (JC) John Burrows (JB) for Pannanich Oil Group</p>	<p>Nick Mardall (NM) for Deeside and Donside Development Project (DDDP) Cat Houston (CH) Minutes Members of the public</p> <p>Apologies received: Billy Duguid (BD) Chair Ian Cameron (IC) Cllr. Geva Blackett (CGB) Chris York (Walk and Talk)</p>
<p>1. Welcome & Apologies for Absence. See above.</p>	ACTION
<p>2a. Police Business. No report 2b. Fire Service Report No report.</p>	
<p>9. Planning Matters. It was agreed to move Planning Matters to the top of the agenda on account of the number of public members present wishing to discuss Stagecoach's proposed bus garage construction at Craigview/Pannanich Road. FD stated that a specific view of the Community Council would not be put forward to the CNPA as each member was free to submit comments as individuals in the same way as any member of the public.</p> <p>Following further comment from the floor and discussion with Committee members FD retracted the statement saying that there will be a B&CCC formal comment to the CNPA based on the feedback from the B&C Community as a whole. The Community Council would discuss this at another meeting then submit the comment to CNPA.</p> <p>Numerous concerns were raised, including the following (in no particular order):</p> <ul style="list-style-type: none"> • Pollution, in terms of lighting, noise, diesel particulates • Potential pollution of the River Dee • Operating hours, particularly in relation/comparison to premises on the Business Park opposite, and other restrictions presently imposed on those businesses • Aesthetic suitability of the proposed building, positioned at the entrance to the village • Proximity to separately proposed new children's playground • Increased flood risk and inadequacy of present flood report • Apparent "nebulous" history of the land's change of use designation • Lack of plans to match Business Park's disguising wall in present proposal • Child safety on what is a residential estate • Proposal to site garage entrance in what is a residential estate • Lack of other options presented at consultation stage - no opportunity given to evaluate other options or ask how jobs will be put at risk by them 	

<ul style="list-style-type: none"> • Salt contamination - need for a proper site survey • Proposed structure's height/construction/materials. <p>After some discussion it was proposed that those present and others with similar opinions who had been unable to attend could and should make their feelings known to the Cairngorm National Park Authority's (CNPA) planning department, which has called in the application, and to Aberdeenshire Council's (AbCo) planning department.</p> <p>The Community Council took note of the concerns as above and proposed to collate these and others who may have positive feelings towards the development with a view to present the CNPA and AbCo with a balanced presentation of the village's opposing views.</p>	ALL
<p>3. Items of Public Concern (including any feedback from "Listening Post").</p> <p>3a. Pannanich Oil Group</p> <p>The meeting heard a presentation from John Burrows (JB), co-ordinator for the Pannanich Oil Group. JB said that at present the group had 52 members, and by using the group's position to order large quantities of oil at a time, residents were saving between £50 and £75 per delivery. The group was still in its infancy and still growing. A recent order had been secured at 52p per litre plus VAT.</p> <p>JB stated that he wished to extend the group, but that members had to be contactable via email for the group to work efficiently. He noted that some members of the community most likely to benefit from the group were also possibly those less likely to use email (the elderly, for example) and proposed a "buddy" system, where members placed orders on their friends' or neighbours' behalf. Each group member or oil delivery was then billed individually through the oil company's own accounts. He stressed that the group was not just open to residents of Pannanich Way, but to the whole village, and that anyone who was interested in joining should contact him for details at johnburrows1@btinternet.com</p> <p>3b Dog Waste and Litter</p> <p>The issue of dog waste was raised. JB suggested that presentations in schools could be very effective. FD asked that a representative from AbCo's waste disposal unit could be asked to speak to the pupils, and the dog warden too. CKF said she would enquire.</p> <p>PS suggested that most areas of the village would need a clean-up soon, as Victoria Week was coming up when there would be many more visitors to the village. He added the path around the school was a disgrace while parts of Monaltrie Park had been being used as a "bottle smashing gallery". It was suggested that the park perhaps needed larger bins and/or for them to be emptied more regularly. A more general clean-up day was suggested. CKF said AbCo provided bags and pickers for communities to stage their own clean-ups, and also took any rubbish away shortly afterwards. It was suggested perhaps the Chiels could be contacted for help, or the Queen's Guard, once they are at the barracks. PS to action and take forward.</p> <p>3c. Overgrown Vegetation</p> <p>There are numerous areas around the village where vegetation is overgrowing from properties on to pavements, making pathways difficult to pass through. It was suggested that the large number of holiday homes in the village was contributing to the problem. A draft of a letter which could be put through doors, asking homeowners to cut back their overgrown vegetation, is to be considered and circulated. PD to</p>	<p>CKF</p> <p>PS</p> <p>PD</p>

<p>action.</p> <p>3d. 20mph Speed Limit This issue had had been raised at the Listening Post. BD had discussed it with the Police.</p>	BD
<p>4. Management & Maintenance of local footpaths presentation by Chris York (Walk and Talk) No report (see apologies).</p>	
<p>5. Minutes from the June meeting. The minutes of the June meeting were agreed as an accurate account</p>	
<p>6 Matters Arising from the June meeting. PS indicated that item 2a, where BD and PS were to liaise on the issue of using information for maximum public effect, was still outstanding. PS added that in relation to item 5, the sentiment of the council was for longer, more detailed minutes to be recorded, and he retracted his offer to produce truncated minutes.</p>	
<p>7. Reports 7a. Tree Preservation Order - status update: CKF indicated there was no update on this. PS asked how long the process was going to take, as a lot of "tree vandalism" was going on at the hands of developers. 7b. CNPA: Nothing further to report.</p>	
<p>8. Ballater News. 8a. Old School (NM): FD expressed thanks to NM for helping facilitate a recent public meeting on the subject of the Old School. NM stated that the project now had a working group, with representatives from BRD, B&CCC, the V&A Halls' new trust body and other individuals. Submissions had been made to AbCo's Area Committee to see if the process of achieving a Community Asset Transfer can begin. He said the committee's questions had been answered and the group had formally made the request. It will go to the August committee for consideration and the group can only hope for a positive result. Community involvement and approval had been proved in the receipt of 70 responses in writing, and the presence of 65 people at the public meeting. Over 100 had come to a community open day. Quite a lot of support for the proposal could be evidenced. The group also had the support of a housing association, Historic Scotland and AbCo and evidence of this support would all go into the submission, but until the group hear from the Area Committee, nothing is certain. 8b. BRD (JC): Welcome Stone: The engraving for this had been done and the stone was due to be installed within the next few weeks. Caravan Park: Progress in an application to purchase the lease of the caravan park is being slowed by input for valuations. BRD is awaiting input from the District Valuer. They are also waiting to hear what percentage of the cost they can get from the Scottish Land Fund, before they know how big a loan the project will need. 8c. V&A Halls: No report. 8d. BVW (CH): 2014's events were progressing well, with the programme brochure due to be published imminently. An Advance Box Office is due to be held at the hut on the green on Saturday August 2, which could also double as a possible date for the proposed BVW clean-up.</p>	
<p>10. Finance. Nothing to report.</p>	

<p>11. Public Accountability. CGB had suggested at a previous meeting that the B&CCC invite the relevant AbCo planning officers to a meeting, to address B&CCC particular concerns on this issue. It was unclear if any action had been taken as yet and it was agreed to wait until CGB returned from holiday before proceeding with any action.</p>	PS
<p>12. AOCB.</p> <p>Glenmuick electronic sign: WJ suggested that an electronic sign indicating the capacity of Glenmuick car park had been in place for 20 years and perhaps only used for the first six months of that time. He stated that with the open-top bus making regular journeys along the road, and experiencing difficulties in turning when the car park is full, that perhaps the sign should be brought into use again. CKF to enquire.</p> <p>12a. Pass of Ballater: Concern was raised about trees growing close to the roadside, the site of a recent motorcycle accident. CKF said the police had written to the council, who had cut the trees back as far as they could, and that a letter had been sent to the resident concerned, asking them to be cut back further. CKF added that where motorists are driving at an appropriate speed, the trees are not a problem.</p> <p>12b. World War commemorations: It was asked did B&CCC have any plans to commemorate the world war anniversaries being marked at present. FD remarked that he would rather celebrate the end of wars, not the beginning, and that there was more relevance in 11th November than any other time.</p> <p>12c. Footpaths: JA indicated that recent cutting along pathways by AbCo had not stopped the "sticky stuff" or the nettles growing back. She asked is B&CCC able to get volunteers to bring footpaths back to what they should be.</p> <p>12d. Open-top bus: Concerns had been raised about whether the recommencement of the open-top bus service had been advertised enough. The numerous ways in which it had been advertised were recounted. The suitability of the Glenmuick Road for the vehicle was questioned.</p> <p>12e. Roads: PD had been in contact with Ralph Singleton of AbCo's Roads department. She stated that the yellow lines on one side of Viewfield Rd are to be removed, as there is no need for lines on both sides of a one-way street. Regarding issues of double parking on Victoria Road, the council was looking at that. Lines on Monaltrie Road are to be extended at the junction with Tullich Road. Re the possibility of introducing parking on the railway platform, PD was not hopeful. The lack of passing places on the south Deeside Rd while the Balmoral Bridge is closed was raised. Electricity supply to the green will not be in place in time for Victoria Week. Re Gairnshiel Bridge, FD emphasised that repair work to replace grouting and pointing had to be done before the winter, as any further water damage would probably close it, resulting in a "horrendous detour" for anyone who uses the road. PD added that the blocked drain in Deebank Rd, the resulting puddles from which had caused residents to vault their garden wall to exit their home, had been repaired and no flooding was witnessed after a recent downpour.</p>	CKF
<p>13. Date of Next Meeting. Monday 8th September at 7pm in the Mike Sheridan Room, V&A Halls, Ballater. The meeting closed at 10pm.</p>	