

# BALLATER & CRATHIE COMMUNITY COUNCIL (B&CC)

ballaterandcrathie.org.uk

Minutes of a Meeting held on 11<sup>th</sup> September, 2017, at 7pm in Mike Sheridan Room

<p><b>Present:</b> James Anderson (WJ) - Chair Jane Angus (JA) Joanne Croll (JC) Iain Latta (IL) Wendy Miller (WM) Fiona Presslie (FP)</p> <p><b>Apologies</b> Cllr Peter Argyll Cllr Paul Gibb (CPG) Cllr Geva Blackett (CGB) Anne Reid Pat Downie Francis Duguid</p>	<p><b>WAlso present:</b> Linda Drever (LD) - Resilience Jack Coull (JC) - BRD Allan Harrison - BBA Craig Stirrat (CS)- Grampian Housing Ian Rodger - (IR) IR Architects Adam Streeter-Smith (ASS) - CNPA Cathy Munro Lisa McMahan Iain Nelson Jeanie Roland Ryan Cromar George Woods Julie Woods Jim Bryce Pam &amp; Gavin Gray Max Bryce Malcolm Croll Sarah Mark Presslie Elizabeth Wilson</p>
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## 1. Welcome and Apologies for Absence

## 2. Matters Arising from Last Meeting:

- Minutes approved
- Action Tracker: No update

## 3. Emergency services:

- Report received from police, WJ queried absence of stolen digger bucket & FW queried absence of Hen harrier disappearance in report.

## 4. Reports:

CPNA - ASS

Deeside Way Extension - South side of the Dee, Outdoor Access Scotland (previously COAT) previous planning permission has lapsed, this has now has been resubmitted. Work required with Glen Muick Estate to explore issues and agree management of path. Hope to start construction before Xmas.

Path Leaflets - leaflet revised post Storm Frank. Considering how to update leaflet to reflect latest updates. Needs input from BCCC, request contact. ACTION: BCCC to provide contact

Path Signage - rolling out path signage, current signs 20+ yrs old. CNPA will submit necessary consents, again request BCCC input. No funding in place, once plan finalized funds will be requested.

Golf course path, owned by golf club. There was a path agreement, which lapsed with flood. Keen to work with golf club to discuss improvement.

**ACTION:** ASS to look into no overnight staying at end of Old Line.

BRD raised linkage to 'History with Boots'.

**ACTION:** ASS to look into whether 'History with boots on' can be incorporated.

ASS provided update on plans for repairing bridges, full inspection required to provide indicative cost estimate. Deeside way extension between Braemar & Ballater also discussed, JA requested north of River should be looked at. ASS stated that route option needs to be suitable for everyone (cyclists & walkers) also local function to connect settlements. Big challenge - land owners need to be bought onside, e.g. security, privacy, existing tenancy agreements, impact on farming. Route is fluid at the moment, priority for the park, but a long process.

Scottish Snow Road, installation at sites complete, meeting to discuss signage to occur, Snow Road officer available for meeting. Survey of local business opinion ongoing, results will be available soon.

BRD - JC

Caravan park - looking at options for remaining area

Station redevelopment- in process, some delays due to historic Scotland

Dalmeny - almost completed land agreement

Tullich Stones - architect's plans have been improved, need a path, no funds available

Electrical charging point - support village location. Additional one in caravan park., BRD look at it.

Ballater Resilience Group - LD

Leaflet been delivered to 95% households. Cost covered by rotary & Marr. Caravan site staff and directors have participated in table top. Final familiarisation session for volunteers 22<sup>nd</sup>. Work to start on emergency power in next couple of weeks. SF&R Service to provide defib training.

CAP FP/JC

470 surveys, open meetings being planned for early November, one on the 4<sup>th</sup> & maybe another evening one to further prioritise focus areas. A door drop is ongoing to access those who may not have seen survey online.

## **5. Planning Matters - Old School**

George Woods raised matter of Parking/Congestion/Emergency Access - CS/IR responses: Engineers assured delivery lorries. Re. parking places CS expects 12 will not have vehicles. There will be paths from Abergeldie Rd to access. Roads Dept should have checked with fire service as part of planning process.

Member of the public: What does it need to be viable - CS: 27 are required to balance purchase price, cost/revenue. GHA need to complete process before it can approach ACC for price reduction.

Jeanie Roland queried her right to light. CS: CNPA will take light impact into consideration.

Member of the public: What is the need for housing. CS: waiting list 45 for 1 bed, 30 for 2 bed, 35 for 3 bed, 31 for 4 bed. 64 people of which 78% currently live in 19 mile of radius of Ballater. Council advised looking at Local Letting, email received from Alan Harvey. GHA will look into working with BCCC once plans approved. Member of the public maintained that no guarantee locals will be prioritised.

Member of the public raised that there is a condition on the land which is that it must be used for the benefit of community. CS asserted that housing will benefit community. Discussion on allocation: Aberdeenshire allocation is on points, GHA has its own allocation system. Highlighted applications to be made on HomeHunt. CS offered to work with BCCC to identify potential residents.

Member of the public questioned how will the number of residents integrate in the area. Member of the public stated that other developers had plans with less units and claimed to be viable. Member of the

public queried how construction will be possible; a major project and will damage holiday rental income for two holiday homes. CS agreed it will be a challenge, however contractor confirmed its possible, heavy lifts will be from Abergeldie Rd, CS acknowledged the 'listed' wall. Member of public raised issue with drainage system. CS: Sewer inspection ongoing. Member of public raised trees. CS: some trees are being retained. Member of public enquired whether having heard the issues raised were any alterations being made to the plans. CS: not at this stage, wait for CNPA outcome. Member of the public queried status of H1, is it still zoned?

Residents requested it be noted that nobody is denying requirement for affordable houses, just concerned regarding this development.

**6. Correspondence** - email to FP re. carriage rides, all agreed with possibility advised to pass on to Janelle for permit query.

**7. Finance** - NTR

**8. AOCB**

It was raised that the latenight buses, the 10:45 & 11:45 have been combined to 11:15pm.

JA raised;

- Matter of Pine Martens & Wild cats
- Meeting for association of Cairngorm Business - thanks to outgoing chair
- Specialist teachers being phased out.
- Chair of AofCC has been put forward for an award
- Raised road surfaces between Dinnet & Ballater

IL - Thanks to WJ for work done to replace drainage at toilet block.

WM raised;

- Royal mail still an issue - WJ recommended individuals to make direct contact
- Pavement in front of Clachan Grill tilted - ACTION CGB/CPG
- Post Office Counters - manager changed out - wait until post filled before invite to BCCC meeting

JC - Bus stop/Pavements in front of coop, remind everyone to take photos.

LD - Bus waiting while drivers change shift on Tullich Rd at junction of Craigview Rd, causing an obstruction and hazard to motorists - ACTION CGB/CPG

WJ - Pathway from old line to Pannanich Rd/ Lochnagar Way - who has responsibility, trees need cutting back - ACTION CGB/CPG

- Tyres at back of chip shop, concern over growing hazard - ACTION CGB/CPG
- Request for Business spaces raised, more detail required.

The meeting closed at 8.40pm Next meeting will be 9<sup>th</sup> Oct, 2017, Mike Sheridan Room, Victoria and Albert Halls, 7-9pm.