

KEMNAY COMMUNITY COUNCIL

MINUTES OF AN EXTRAORDINARY MEETING OF THE COUNCIL HELD ON THURSDAY
the 10th OCTOBER 1985 AT 7.30 P.M. IN KEMNAY ACADEMY

Present: Mr Bailey, Mrs Shrago, Mr Cumming, Mr Evans, Mr Wainman

Apologies: Mrs Milton, Mrs Patterson, Mr Stubbs, Mr Murray, Mr Pashley, Cllr Wainman

Attending: Cllr McLean, Mrs Cobb (Press), Mr P Brown, Mr G Downie
and Mr I Forbes (members of the public)

1. The Chairman welcomed everyone to the meeting. He said that at the previous meeting it had been decided to accept letters from members of the Community Council who were unable to attend the meeting. He told the meeting that the proposals in the Structure Plan were as follows:-

(a) A further 400 new houses to be built in Kemnay up until the end of the century. 100 more from now until the end of the existing Plan.

(b) A requirement for the infra-structure of the area to be improved; the size of the sewage capacity at the sewage plant to be increased; the water supply to be increased. There is also provision for an extension to the Academy. Some of the houses will be built in infill sites.

A discussion followed on the paucity of facilities in the village, like a swimming pool, indoor sports centre, etc. There was no reference in the Plan to community facilities. It was felt that a figure of 100 houses in 10 years in the Local Plan had been exceeded already with a total disregard for the Local Plan. It was also felt that if they are planning on 400 houses in the next 15 years, there was every possibility that a precedent would be followed (i.e. many more than the planned 400). Cllr McLean to investigate any over-building and report back. Letters were read from Mrs Milton, Mrs Patterson and Mr Murray. Bad drainage was mentioned and it was felt this should be brought to the Council's attention. It was also felt that the Golf Course would be inadequate if the Village got any larger. There was no provision for any extension to the Primary Schools. It was also mentioned that the Village was in fact dormitory housing as most people commuted to Aberdeen and its suburbs, and there was no work in the Village itself. The consensus of the meeting was that 400 houses on top of the 100 in the last 10-year plan would be too much.

After much discussion it was decided to make our recommendations to Grampian Regional Council on the following lines:-

(a) We feel that the option of extension of communities is not in our view necessarily the correct option and excluding the option of a new town completely should be re-assessed.

(b) We feel that 400 more houses between 1991 and 2001 is excessive for the community as it now exists and as we do not have sufficient facilities at the moment, any increase in the size of the village would render the facilities completely inadequate.

(c) It was felt that it would be impossible to put 400 houses into

following day.

ii. There being no further business to discuss the meeting ended at 9.15 p.m. The next meeting will take place on Thursday the 31st October 1985.

Proposed:

Seconded:

Signed:

KEMNAY COMMUNITY COUNCIL

Chairman: D Bailey, Rosebank Cottage, Glenhead, Kemnay. Telephone 42254

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11 October 1985

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Draft

Dear Mr Spratt

ABERDEEN AREA STRUCTURE PLAN REVIEW - PUBLIC CONSULTATION

As you know Kemnay Community Council held an Extraordinary Meeting last night to consider the Aberdeen Area Structure Plan and the Report of Survey. I am instructed to inform you of our conclusions and recommendations.

We feel that the decision taken by the Region to extend existing communities rather than to build a New Town area is detrimental to the communities affected. We understand the reasoning given in the Report of Survey regarding alternative location strategies, but consider that not enough consideration has been given to the saturation of existing community facilities within those townships affected by the proposed expansion.

With regard to Kemnay, we feel that the proposal to build 400 more houses between 1991 and 2001 is excessive. Within the timescale of the existing Ten Year Plan, 100 house units have been allocated for construction within the Planning Boundary of Kemnay. Already by our county approval has been given for well over 100 houses, and we are not yet 5 years into the Ten Year Plan. We would expect any over-building within the timescale of the existing Ten Year Plan to be deducted from proposed house numbers for the 1991 to 2001 period.

There is a further difficulty in identifying areas suitable for housing development within the Planning Boundary of Kemnay as it exists at the moment. Expert opinion considers it unlikely that more than 100 units could be constructed on existing available ground within this area. This means that either the number of houses proposed in the consultative document will have to be drastically reduced or, that the Planning Boundary for Kemnay will have to be extended. The Community Council would object to any proposal to build on prime agricultural land adjacent to the Village.

Additionally, there are serious problems with the drainage along Victoria Terrace and the associated area which would lead to the conclusion that until this whole problem is resolved satisfactorily it would be foolish to consider house-building within that drainage area.

We also feel that no consideration has been given to the probable increase in Primary School population should the extra housing proposed be built.

Our most serious concern is that Kemnay already suffers from a dearth of Community facilities. It is already effectively a dormitory township for Aberdeen and Dyce, and it is essential that greater leisure facilities are made available for the existing population. Until action is taken to improve this situation, the Community Council has to be of the opinion that any further increase in the population of the Village can only lead to problems for young people with time on their hands and nothing to do. There is no suggestion in the Plan that industrial units or other forms of employment would be encouraged in the immediate vicinity of Kemnay. There is a significant number of residents who would welcome the opportunity of local employment.

Lastly, we would like to support the transport policy statements regarding the improvements to the A96 as a whole, and would suggest that the B994/993 leading from Midmill to Kemnay should be listed for improvements to the road-line and feed from the A96.

Yours sincerely

SANDRA C SHRAGO (MRS)
Honorary Secretary