

KEMNAY COMMUNITY COUNCIL

MINUTES OF MEETING HELD IN KEMNAY ACADEMY ON THURSDAY,
24th NOVEMBER 1983 AT 7.30 pm

PRESENT: Mrs S Milton, Mrs M Wainman, Mr D Bailey, Mr H Cumming,
Mrs S Shrago, Mrs U Allen, Mrs S Moir, Mr W Ross,
Mr A Calder

ATTENDING: Councillor G Wilson, Councillor D McLean

APOLOGIES: Mr A Jones, Mr A Murray, Mr J Wozinski, Mr G Irvine,
Mr W Sutherland, Mr Wainman

1. The Chairman welcomed everybody to the meeting. She told the meeting that Mr Wozinski had resigned from the Council because of a new job opportunity in Houston, Texas, to where he and his family were moving.

2. The minutes of the last Meeting were read and Mr Bailey asked that in 6 (c) re the Heliport the third line be amended to read "permissible to walk, or drive a bus through" (the word "cycle" to be deleted). This was done and the Minutes were adopted as a true record by Mr Ross, seconded by Mr Bailey.

3. MATTERS ARISING

(a) TYREBAGGER HILL CATS EYES. Councillor McLean has spoken to the Roads Surveyor and a note has been taken of the problem.

(b) CIVIL DEFENCE. The position is that new regulations are intended to come into force on the 1st December. Two new booklets will be available from H.M.S.O. Councillor McLean felt that it would be helpful as and when volunteers are called for, that people be encouraged by the Community Council, to come forward. This is not nuclear - this is Civil Defence against all forms of warfare.

(c) HELIPORT. Councillor McLean said that enquiries had been made by him, although it is outside his particular area. He has spoken to the Roads Department and the Police. It would seem that the whole of the area causing the problem is in fact within the airport perimeter where the airport authority has responsibility. He spoke to Mr Hayden Barratt who asked Councillor McLean to leave it with him. Mr Bailey said that within two days of consultation the signs had come down. They had no legal standing in essence. They will remain down as long as there is no traffic problem with traffic going to and fro through the gateway. It will remain open for buses and private cars. Councillor McLean was thanked for his efforts.

(d) CHURCH HALL GARDEN - LETTERS. Mrs Wainman told the meeting that the Church Board had met on the 25th October and they had then written to the Community Council to say that there is no right of way. The public are allowed to use the pathway by grace of the Church Board. However, any offers of help with maintenance of the path should be addressed to Mr G McFarlane. The Community Council letter will be brought up at the next meeting of the Board in December. Mrs Wainman told the meeting that the path has been reconstructed in the meantime with steps. The Community Council decided not to pressure the matter of lighting the path. People should carry torches with them at night.

4. CORRESPONDENCE RECEIVED

(a) RIGHTS OF WAY BOOKLETS. Two booklets and a letter had been received from the Rights Of Way Society. Some discussion took place as to whether the Community Council should join the Society as a corporate member. Mr Calder mentioned a supposed right of way over the Don. Mrs Milton suggested that the leaflets were passed round to the Committee and a further discussion could take place at the next meeting. 56p for the booklet etc would be paid in the meantime.

(b) ERIC STEVENSON - P & J LETTER. The newspaper had asked if we could send them a list of the District Council Meetings in our area. Councillor Wilson thought that it was a misprint. He thought they meant the Community Council Meetings. This is already done - the Secretary always sends notice of meeting and minutes etc to the P & J.

(c) DOGS. Mrs Mainman has had many more people ringing her up about stray dogs. She wrote to Mr Kennedy and he has replied. In this letter he said that the Aberdeen District Council's Dog Warden scheme had not been much of an impact on the problem. There is no provision in Gordon to employ a Dog Warden. Mr Kennedy cannot foresee that the necessary funds will be available in these times of restraint. Mrs Mainman understands that it now costs 4 million to take in 1 million in dog licences.

(d) JAN POZINSKI. RESIGNATION. Mrs Milton told the meeting that this letter of resignation had already been read earlier in the meeting.

5. UNFINISHED BUSINESS. Mr Bailey asked whether we were going to get any trees. Councillor Wilson said that he enquired and was told it was Grampian Regional Council's job to plant trees. Councillor McLean said that there will be no objection to tree planting - but this was a District matter. Grampian Region has no tree planting programme as such. Councillor McLean asked for a plan of where the trees are to be planted and he would see what could be done. Mr Bailey asked if they could delete the trees on the south side of the road from the Knowe to the Village as they would create a frost hollow when they grew large.

Councillor McLean referred to the railway bridge. He said the roadworks are virtually completed but the final surfacing will not be made until March with the better weather. There will be an improvement in the lighting.

VILLAGE GREEN - DRAINAGE FAULT It had been agreed to put topsoil on a small corner and tarmac the footpath from Paradise Road. When this has been done the village green can then be transferred from the Region to the District in Spring 1984.

RATE SUPPORT GRANT. A letter has been received from the Secretary of State.

6. DISTRICT NEWS.

(1) THE TENANTS RIGHTS (Scotland) Amendment Bill. This was discussed in the last Council meeting and the system used here is different from most other places, Councillor Wilson told the Community Council. The Council think it would cost the ratepayer more money and would be less efficient and would not be of much benefit. The tenant would be given the right to choose his own contractor and to do repairs. The purpose is he will get a cheaper service, it will avoid delays so he will get a quicker service and that the Council will be less

involved and it will be cheaper. At present in Gordon District, the tenant notifies the Council Office of repair needed. They, in turn, inspect the job if necessary, and instruct a contractor to execute the repair. They trust the contractor to give an efficient service and an honest service to the local authority tenant. This is the system they want to continue so they have replied that they do not accept the allegations made in the White Paper or the recommendations that are made and they think they should be allowed to be exempted from the scheme where they can prove that they are already more efficient. The complaints were that it would involve more paperwork and therefore a probable increase in manpower to deal with the paperwork. Gordon District want to opt out of the scheme but they may not be allowed to do so. The District would like to know whether the scheme works as well as they think it does. In the White Paper it was suggested that anything under £20 would be excluded and anything over £200 would also be excluded. The repairs had to be individual repairs. They were laying down a limit of £500 per household as the maximum. In Gordon District at the moment it is £82 excluding paintwork and £110 including paintwork. Mr Cumming said that he thought that the present system was much better than the proposed one. He said that he knew of one situation three years ago, where the Council contracted out painting. This was then sub-contracted. There was little supervision. Mr Cumming thought that there should be a clause in the contract that no sub-contracting should be allowed. The Chairman wished Councillor Wilson luck with his proposal.

- (2) THE QUESTION OF HOUSING. At the present time there is a difficulty in most local authorities in providing capital for their housing programmes and increasingly the authorities are going to private house builders. The Council trade their land against some of the buildings. In most instances the Council will say we want this sort of house and we want them sold at this sort of price and the Council are able to give a cheaper house to the buyer as a result. It is a way of getting housing without using capital. Gordon District would sell a plot of land to a builder and then tell him that he could sell the houses to the people who were on the priority list; they are thinking of doing an experiment because they have 2 acres in Kemnay near the Parish Church by Fyfe Park and the churchyard. It should take between 20 and 30 houses depending on the type of house. The Council would have to look to see what sort of people on the Housing List they wanted to specify. They would then stipulate what sort of house they wanted there and then would negotiate a price and they would be sold at that slightly cheaper price. It could be £2000 cheaper. A shared ownership house might be tried. The tenant buys his part of the house and pays rent on the remaining bit. It has not been tried in this area at all but has been tried in England and Wales and one or two places round Glasgow and Edinburgh. The other alternative is the partnership with the builder. The Council would like to know whether in Kemnay we would like the Council to go ahead on that particular plot. Also to consider if we think there is a need for more housing, if so what type of housing and which people on the housing list should be considered.

Mr Bailey suggested a proposition to reinstate a Policy Committee on the Community Council as they had had one on the last Council. He suggested that it was worth reinstating a Committee just to discuss this matter and report back to the next meeting. Mrs Shrager seconded the proposal. This was felt to be a good idea. The Policy Committee is Mr Bailey, Mr Ross, Mrs Allen, Mrs Shrager.

7. REGIONAL NEWS. Councillor McLean told of a slight alteration in bus times from the 28th November to the 27th January 1984. The present 15.05 bus from Alford to Kemnay will run one hour earlier arriving at Kemnay at 14.25. It will leave Kemnay at 14.33 instead of 15.33 to return to Alford. This will link up with a bus to Aberdeen.

LEECHANGIE - EXTENSION OF WATER MAIN. This has now been approved.

USE OF THE SCHOOL FOR ELECTIONS. Councillor McLean has written in fairly strong terms to the Returning Officer, pointing out that three other Community Councils support us. He has been told that there is not a lot of support for using other Polling Stations outside Gordon.

PLANNING APPLICATIONS.

- (a) The Vet, Mr Silver, has applied for continuation of temporary permission for the portakabin as a clinic.
- (b) Grampian Regional Council Education Department for erection of games hall, store, etc at Kemnay Academy.
- (c) Boat Croft. This is on the Agenda again. Mr Cumming thought that Boat Croft would be ideal for sheltered housing. Also if any extension of the High Street was contemplated he felt Boat Croft would be a natural choice. It should therefore be left off the development until the review of the local Plan in June 1984. Mr Bailey suggested the site where Mr Lawrence parks his cars would be more convenient for sheltered housing. There was some discussion but the matter was left in abeyance.

9. A.O.C.B. Mr Bailey made mention of the notice-board outside the Post Office. He said it looks a shambles and asked for a slight clear-up. Mrs Mainman told the meeting that this was done the previous day with the help of Mrs Bailey!

Mrs Shrago praised the Grampian Regional Council Roads Department's quick response to her request for gritting in Paradise Road during the recent icy spell.

Mr Cumming asked for permission to pay the honorarium to the Secretary, and her expenses and Kemnay Community Association. This was granted.

10. The next meeting will be in Kemnay Academy Room 103 on Thursday the 26th January 1984.

Meeting closed at 9pm.