

KEMNAY COMMUNITY COUNCIL

MINUTE OF THE MEETING ON THE 29th September 2005 AT 7.30PM IN KEMNAY VILLAGE HALL

Present: Chris Hunneyball, Alan Davies, Jim Piggins, Mavis Wainman, Pat Findlater, Susan Milton, Roger Dunham, David Evans, Janet Newberry, Bill Blackwood, Neil Johnson, Hazel Al-Kowarri.

Attending: Insp D Allan, Cllr Leitch, Cllr Saluja and 8 members of the public

- 1) Introduction – CH opened the meeting and welcomed Council members and visitors
- 2) Apologies – No Apologies.
- 3) The Gaitherin - Linda Clark made a presentation the Council outlining the twice-yearly Gordon Gaitherin which was to take place at Kemnay Academy this October Holidays. Workshops are offered in traditional music, crafts and arts to young people from all backgrounds. Assisted places are available for those not able to pay the full fees. Attendees travel daily or are accommodated at the Sir Arthur Grant Centre near Monymusk. The Gaitherin culminates in a concert given by the participants and a ceilidh given by the tutors. Mrs. Clark sought financial assistance and also to encourage anyone willing to become involved to volunteer their services – both during the Easter and October holidays and throughout the year. Cllr Leitch gave this activity his full support. Alan asked if it were within our powers to donate monies to causes such as this. Chris said that he could find nothing in our constitution to prevent this. Chris suggested that we donate £100.00 which was agreed *nem con*.
- 4) Police Matters - Insp. Allan outlined recent events within the village as well as giving a summary of crime statistics over the past 8 years:
 - Almost no 'on-street' violent crime in the recent past in the Kemnay area
 - Burglaries had been very limited – restricted mainly to one incident at the Golf club.
 - General decrease in recorded crime over the past 5 years in and around the Academy, which had in the past been a focal point for crime. He felt that this was due to the successful implementation of a closer working relationship with young people in the village and hoped that this would continue with the renewed presence of a community police officer in the village.
 - Both recorded crime and the number of incidents reported to the police within the Kemnay beat area had reduced within the past 5 years. Crimes this year were on target to be considerably below the total reached last year.

Cllr Leitch asked what could be done about the increasing number of mini-moto riders on open areas and roadways in and around the village. These activities had led to a number of complaints from residents relating to both nuisance and health and safety issues. Insp Allan responded that anyone caught riding without the appropriate licence; insurance; MOT and safety equipment on the highways or

footpaths could be prosecuted under the road-traffic act. Where the activities were taking place on 'private' land, including Council owned land, the Police required a standing complaint to be lodged with the police by an officer of the Council stating that these activities were not permitted. Cllr Leitch agreed to expedite the issue of such a complaint which would allow the Police to proceed against such activities. Insp. Allan also promised to bring this up with the Community Bobby who could ensure that those found driving mini-motos were aware of the likely consequences of their actions.

Mavis Wainman raised the issue of cyclists riding in the village without lights and against the flow of traffic in one-way streets. Insp Allan said that this would be pursued and remarked that a recent blitz on this type of behaviour in Inverurie had been very successful.

Hazel Al-Kowarri raised issues which came from the most recent TRAK meeting about under-age drinking and anti-social behaviour in the area around the old tennis court on Bremner Way. Cllr Leitch agreed to speak to Aberdeenshire Council about the possibility of getting this area cleared of the shrubbery which provided 'cover' for these activities. He would stay in touch with Insp. Allan about this issue.

- 5) Minute of Meeting held on 30th Sept 2005. Alan Davies did send apologies and Cllr Leitch asked to be referred to as Cllr Leitch rather than Alister as the meeting had agreed at the meeting in May. Cllr Saluja is quite happy to be referred to as Gurudeo.

Adoption Proposed - Susan **Seconded** – Bill

- 6) Question Time – George Paterson raised an item which referred to item 14b in the previous minutes, the closure of the Clydesdale bank in the village. Correspondence between Cllr Leitch and the Clydesdale suggested that all facilities currently offered by the bank would be available at the Post Office – with the exception of loans. George Paterson spoke about his feeling that this was the thin end of the wedge and there was the danger that the facilities in the village would decrease to below a critical threshold which would mean that everyone would have to go to Inverurie – this would lead to further reductions in services available through the village. He was passing a petition around the village, protesting the closure. Chris offered the support and sympathy of although there was nothing that could be done to prevent this – it being a commercial decision by the Clydesdale.
- 7) Any matters to be raised under AOCB or at a future meeting to be tabled.
- a) ASBO awards
 - b) Traffic calming measures
- 8) Matters arising from Minute –
- a) Glebe Sign – this has been replaced
 - b) Litter Bins – Cllr Leitch tabled a partial map of the village. Chris expressed surprise that Aberdeenshire Council did not seem to have a complete map of the village so that the citing of new bins could be done in a sensible manner. Cllr Leitch will try again!

- c) Pavement on Road to Fetternear estate – Chris reported a request made that the pavement be extended over the bridge to the entrance to the Fetternear Estate as this was a route popular with walkers and families and presented health and safety issues for pedestrians. Cllr Leitch will pursue this.
 - d) Community Learning Representative – Jim volunteered, accepted *nem con*.
- 9) Garioch Area Bus Forum - Neil presented a summary of events at the recent Garioch Area Bus Forum. Many complaints had been received about the quality of the services to Kemnay. Discussion included:
- a) Poor quality of the new timetables, which gave very little information and failed to mention that many buses connected at Blackburn for onward travel to Aberdeen. Neil Johnson would write to the Public Transport Unit about this
 - b) Very bad timekeeping on service 220
 - c) Improved frequency and timings of service 421
 - d) Offer by Bob Hall, Operations Manager of Stagecoach to attend Community Council meetings in future. Chris Hunneyball stated that he did not want these meetings to become overspill bus fora and he would write to the public transport unit requesting additional meetings to address these issues.
- 10) Garioch Area Community Council Forum – report from Chris was attached for information. Volunteers were sought to attend the GACCF briefing on flood avoidance and planning gain. Neil, Jim and Mavis to attend.
- 11) Aberdeenshire News – Cllr Leitch summarised some recent developments in Aberdeenshire:
- a) Cllr Leitch spoke of the introduction of 20mph speed limits at various sites in the village (Beech Ct, Bremner Way, Craigearn Pl, Heron Path, Kembhill Pk, Millstone Pl, Minto Cl, Pitmunie Pl, Springfield Rd, St Johns Gdns and Waterside Ct.) and the possible installation of speed cushions on St Bryde’s road.
 - i) Mavis reiterated many requests over that double yellow lines be extended beyond the primary school – this had already been agreed and was still outstanding.
 - b) Gurudeo spoke of the granting of permission to develop on Bogbeth Site A. This generated discussion about the ability of developers to thwart the wishes of residents and the local Authority.
 - i) George Paterson spoke of this disgust at the incompetent way that Aberdeenshire Council had handled the business of the appeal by Barratt for this site and the potential this had of ruining the character of Kemnay. The overwhelming majority of those present agreed with his sentiments.
 - ii) Chris agreed that the handling of the appeal by Aberdeenshire Council had been very amateur and that counsel for Barratt’s had tied the Council’s representative in knots.

- iii) Neil asked how Kemnay could be classified as a Rural Service Centre, scheduled to receive developments of around 15 houses, and yet still have up to 100 houses foisted upon it – despite the opposition of residents and Aberdeenshire Council. He expressed disbelief that the Council, who generally were hide-bound by rules and regulations, could see fit to accept that this rule was flexible because Kemnay was an “unusual” rural service centre.

12) Planning Applications

- a) 13 applications were discussed as per information received from David. Nothing controversial and no areas where an objection would be suitable (or sustainable).

13) New Business

- a) Land at Top of Bremner Way – test holes were being dug by Barratt although no planning applications had been lodged. This area is designated for Community provision such as a health centre and so it should not be possible to build houses there. Neil suggested that this meant that at least 100 houses were likely to be built there!
- b) Old Chicken Sheds – an application was being lodged to replace these with a mixed use development consisting of a car-sales business and a house for the proprietor. The consensus was that this would be a big improvement on rat-infected and dilapidated (former) chicken sheds and might provide some employment in the village.
- c) Supplementary Planning Guidance – this referred to documents received which would enable Aberdeenshire Council to release land designated as Phase II in the old local plan for housing as an interim measure until the new area local plan was finalised. George spoke of his fears that Kemnay was in danger of going the way of Blackburn and Kintore – with massive development spoiling a vibrant rural community and replacing it with yet another dormitory settlement. There was general agreement that this should be prevented but that the planners seemed unable to do anything about this. Where guidelines existed to prevent this type of development, they were breached with ease by developers (ref 11biii). Gurudeo stressed that all applications for release would be treated with care and that their impacts would be minimised. These areas had already been agreed as suitable for development in the previous ALP. Chris asked for a letter stating that any developments should be in line with the former ALP as our response to this consultation.
- d) Changes to the Planning Process Consultation – Jim bemoaned the fate of the consultation on 3rd party right of appeal. Despite most individual respondents being against removal of this right, large scale agreement by developers and their representatives meant that the overall conclusion of the consultation was that this right of appeal was not required.
- e) Scottish Green Belt Company - Carole Kidd spoke about the problems the Kirkstyle development had been experiencing with the level of service provided by the Green Belt Company. Despite GBCo receiving considerable capital funding from the developer and ongoing factoring fees from the residents, work was still being done to an unacceptably low standard. After residents withheld payments, the Managing Director agreed to come to Kemnay to speak with Mrs Kidd on 13th October and she had been informed that residents from other developments within Aberdeenshire who had been having the same problems. Chris expressed the support of the Community Council and asked that any members who were free should attend the

meeting with GBCo. He thanked Mrs Kid for all the work she was putting into fighting for this on behalf of the residents of the Kirkstyle development.

- f) Kemnay Carrier refurbishment – Neil asked if there were plans to reinstate some planting in the areas cleared as shrubs had been replaced with mud. Cllr Leitch would ask landscape services.

14) Report from Safety Group Representative – Pat presented his report and discussion was generated about the Youth Forum running discos in Kemnay. This would be possible although conditions with regard to stewarding and drugs/alcohol policies would need to be met. Safety Partnership was supporting the installation of smoke alarms. A poster competition was being run in schools to raise awareness of vandalism. Funding was being made available for the Driving Ambition scheme at the Academy. Leaflets were being prepared for the “Ditch the Dealer” and “there’s no excuse” car crime initiatives, although there were some funding difficulties here.

15) Unfinished Business

- a) Christmas Lights – Cost expected to be £500 per post. Storage was still an issue. Erection would need to help of a ‘friendly’ contractor with a cherry-picker. Chris suggested that this should be handled by a sub-committee. Hazel, Susan and Chris all agreed to help. Bill suggested a competition for local shops.
- b) Local Plan and Bogbeth site A Appeal – already discussed under item 11b
- c) Broomhill Roundabout Report – Chris reported a minor success in that the access to the roundabout would now be modified..

16) Correspondence

- a) Boundary Commission – will be discussed at the end-of-year area finance briefing
- b) Community Planning Questionnaire – our response had been compiled and sent by Chris in his capacity as Chair of GACCF.
- c) GACCF Briefing, 7th October – names to Mavis ASAP.

17) AOCB

- a) Neil would write to Aberdeenshire Council in support of an alternative to speed bumps for St Bryde’s Road.
- b) Accounts do not require to be audited providing the minutes express the agreement of the Community Council that our accounts are an accurate representation of our financial status. This was agreed to be so *nem con*.
- c) ASBO awards – Isobel Kendrick had not been awarded an ASBO award although Leading Edge had gained second place in a national competition to encourage strategies to reduce antisocial behaviour. This came with a prize of £1000.00.
- d) Isobel Kendrick and June Ogg had been invited to tea with the Provost in recognition of their efforts as volunteers within the community.

18) Date of Next Meeting – 27th October 2005