

KEMNAY COMMUNITY COUNCIL

MINUTES OF MEETING HELD ON THURSDAY 31ST OCTOBER 1985 AT 7.30 P.M.
IN KEMNAY ACADEMY

Present: Mr Bailey, Mrs Shrago, Mrs Milton, Mr Murray, Mr Stubbs, Mr Evans, Mr Pashley, Mr Cumming, Mr Stephen, Mr Wainman

Attending: Cllr Wainman, Mr L McKay (Head Teacher of Kemnay Primary School), Mrs S Cobb (Press)

Apologies: Cllr McLean, Dr C Drey, Mrs Patterson

1. The Chairman welcomed everyone and read the apologies.

2. The Minutes of the previous meeting were read. The following amendments were made:- Item 3 - "there is no detail in the plan, beyond saying Kemnay/Kintore area". This to be amended to read:- "There is no detail in this plan beyond saying that Kemnay would be allocated 400 houses".

Item No 9 - reported 27 applications not consents.

Minutes of the Extraordinary Meeting paragraph 6 - 400 in the next 15 years should be 500 in the next 15 years. That is more than the planned 500.

Proposed:- D Evans; Seconded:- H Cumming. Adopted no dissent.

3. The Chairman introduced Mr McKay. Mr McKay had attended the meeting so that one aspect of the Plan not covered at the Extraordinary Meeting could be covered. This is the adequacy or inadequacy of the programme with regard to Primary Education.

Mr McKay said he had spoken with both Mr Bisset and Mr Catto. As far as Aleshousewells School is concerned it was purpose-built for 300 pupils, without any easy possibility of extension. It has more than 300 pupils at the moment. It has exceeded its target and has three temporary classrooms. At Kemnay Primary School the nominal roll is 253. They have 249 exactly to date. They have had two temporary classrooms for many years. With regard to Kemnay Academy the school was built for 600 pupils although 500 were mentioned in the first instance, it was redesigned at an early design stage. It has not yet reached that figure, although it is not far off that target. Aleshousewells is just over-capacity and Kemnay Primary School and Kemnay Academy are pretty well on target. Any significant increase in primary school population could only be made by temporary classrooms or detailed planned extensions which would have to take place at an early stage for provision of child population from the new houses to be built. It is possible another teaching block could be built at the Academy. The present educational facilities do manage to cope with the child population and can cope with the flexibility of population from time to time but if there is a significant increase the buildings could not cope. We have no swimming pool and if the present facilities are not adequate it is a question of whether you can overload them. Mr Wainman asked how satisfactory it was for Mr McKay to deal with temporary classrooms. Did it not affect the children? Mr McKay felt that from a teaching point of view there was no problem, except that the rooms were of a temporary nature. Mr Murray said there were three options:- (1) build a new primary school, (2) add a capacity to either primary

school, or (3) give each school a fixed number of pupils. Mr McKay felt that it was only a problem if there were not enough teachers. Mr Stubbs said that the total number of pupils envisaged in the whole area was 3400 primary pupils. Mr McKay felt that the only problem with the policy with regard to new school buildings was that you have to have roofs over heads before facilities are provided. The Chairman thanked Mr McKay for attending the meeting.

4. Matters arising:-

(a) Paradise Green. The position at the moment is that the District will not take over until it is resolved that the Region pay to get the Green up to standard and pay maintenance for 5 years. AGENDA ITEM for next meeting.

(b) Census of housing built in the Village during the last 5 years. Mr Stubbs suggested that the Planning Department would know. There was some disagreement between themselves and ourselves and perhaps we should ask them as two of their representatives Ms Kirsty Towler and Mr Peter Collins had joined the meeting.

(c) Tree Preservation Orders. It was agreed to write saying that there were no trees in our area which did not merit preservation. Ms Towler said that in the past orders had been placed on trees that have been in imminent threat of removal.

Ms Towler said that she had a list of the number of houses approved from 1980 onwards in the Village. This was as follows:-

Total number completed in 1980 - 1
Total number completed in 1981 - 7
Total number completed in 1982 - 3
Total number completed in 1983 - 2
Total number completed in 1984 - 4 in Kemnay and 1 in Craigearn
Total number completed in 1985 - 16

The Chairman asked how many consents were given for construction of dwellings between 1980 and 1985 and was told :-

1980 - 2
1981 - 13
1982 - 5
1983 - 1 and 1 in Craigearn
1984 - 33
1985 - 49

The Chairman said that if the Council stick to their own plan there should be no more consents given between now and 1995.

Mr Peter Collins of Gordon District Council then spoke to the meeting. He said that the Local Plan although adopted in 1981 was based on work done in 1978 and 1979. He admitted that Gordon District have gone slightly over the limit for 1980-85. A Local Plan is only indicated to cover in detail the next 5 years and so this Plan has now run its course and that is why it is being reviewed. It gives an indication for the 5 years thereafter. The Plan is now up for review and it will have to reflect the changed circumstances of the Aberdeen area and development has taken place at a faster rate than was envisaged when the Plan was brought out. It is now the job of the Region and the District to look to development over the next 10 and 15 years and make their allocations. The Chairman said that it was our understanding that there will be 400 new houses from 1991 to 2001 and 100 houses up to 1991. The Chairman said that we would be looking for a Sports Complex or Swimming Pool and expect these

facilities to be provided before the people arrive. In answer Mr Collins said that the District Council has to provide for the growth in the population from North Sea Oil. The District Council has to define the sites for the houses, but are not given the resources to provide the facilities that are required. He said that 50% of their income goes on recreation facilities. They have been selling land inherited from Aberdeen District Council and selling this off for housing and then building leisure facilities from the proceeds. He felt the Region and the District would like to have done more but they do not have the funds. The funds come from Central Government. They are obliged to provide the community facilities even if they are not given the money by Central Government. The District is obliged to provide rates, sewerage, etc once Planning Permissions have been given. The point was made that Kemnay is a dormitory suburb and that in the evenings the facilities for the population to enjoy (most of the population being at home in the evenings) are not adequate. The Community Council is saying enough is enough we want facilities before we get more houses and population. Some discussion ensued on the document submitted to the Community Council proposed by the representatives from Gordon District Council. The Council is not given the resources necessary to accommodate the developments. Mr Collins pointed out that the population of both primary schools are forecast to decline. He also said that the primary schooling has to be borne in mind when talking about a growth of 400 houses. Schooling was a matter for the Regional Council and not the District Council. The District has done what it can do. He took the point that we felt it was not enough. Mr Wainman felt we should discuss the possible sites for these houses. When the Chairman saw Mr Collins last month he was told that 100 was the most that could be contained within the existing boundaries of the village. The Boat of Kemnay, was a possible site. Fyfe Park had been dropped for the moment. Mr Collins mentioned that the whole drainage system in the village was not functioning very well. Mr Stubbs felt that we should be looking outside the village at peripheral housing. Mr Cumming queried the relevance of the last 5 year plan. Mr Collins said that Local Plans have to comply with Structure Plans. The last Plan said that the Local Plan would be reviewed after 5 years. What was due to happen over the last 5 years has happened, albeit at a slightly faster rate. They have to have 5 years' supply of building land available at any one time. Mr Evans asked about the period 1986-1991. Faced with the fact that we had 100 houses between 1981 and 1991 and the fact that some 50 have been built, he would suggest that we do not need any more houses allocated within the next 5 years. Mr Collins said that the Structure Plan contains the maximum allowance. It also gives what appears to be a minimum target to be achieved in East Gordon from 1986-1996. The District Council has requested some clarification as to the differences between the two policies. Mr Wainman mentioned that if we get the flood relief scheme this will open up the village to more houses. Mr Evans said he objected to 400 houses and he would strongly object to extending even further. He will be keeping a close eye on it. The other point was that the number of houses that can be squeezed into the village as it stands at the moment, is limited. Ms Towler said that a rough figure of 8 houses to the acre had been used. Mr Stephen asked if boundaries were extended, which direction would they take. Mr Collins said that apart from the River Don being a natural boundary they have not formed any fixed ideas. Mr Collins also said that none of the sites mentioned could be developed until the surface water drainage facilities had been considerably improved. Mr Pashley said that at the moment we were looking at possible sites within the village. He asked what was wrong with across the River - Fetternear grounds. Mr Pashley also said that if you were to build 500 new houses in Fetternear you could build their own sewage works, a new bridge, and a third primary school over there. Mr Stubbs agreed with

this. At the same time put a by-pass round the whole lot. Mr. Stubbs said that the Community Council has not said we are against the development. We said that no development should be made until facilities are improved. The Chairman read out the letter written to Grampian Regional Council for the benefit of the two members of Gordon District Council. Mr. Stubbs said that he wanted to take issue on the letter. The Chairman said that the only objection of any Community Councillor was one by Mrs. Milton on the industrial land issue. Mr. Pashley made the point that he felt that anything we say will not affect the number of houses being built and that if we are to have 500 houses, across the river would be the ideal place.

Mr. Wainman asked if public meetings would be held to discuss the review of the Local Plan. Mr. Collins said that yes, indeed, this would be so. They had started work on the review in 1983, but they had to stop because the Structure Plan was being reviewed. This programme of consultation will end at the end of November. It is hoped to get the Plan out by January 1986. Then there will be public exhibitions and public meetings. There will be discussions. Mr. Collins invited more comments. Mr. Wainman queried the penultimate paragraph of the draft document that Mr. Collins had brought with him, with regard to building outside the village, and asked what members felt about additional houses being built outside the village. The Chairman thanked the Gordon District Representatives for coming and for their help.

5. Unfinished Business. Mr. Wainman asked about the Riverside Walk. Ms. Towler said that Architectural Services approached Grampian Regional Council and they are going to the Manpower Services Commission. The District Council is to enforce the Planning Consent with regard to Mr. Craig's Riverside Walk.

6. Correspondence received - none

7. New Business - none

8. District News - none

9. Regional News - none

10. Planning Applications - nothing contentious

11. A.O.C.B. - For the attention of Cllr McLean - a letter from Mrs. Patterson with regard to the road from Kemnay to Midmill. Mrs. Patterson wrote that she would like to draw Cllr McLean's attention to a matter raised in the letter to Mr. Trevor Sprott dated 11th October 1985, re road from Kemnay to Midmill.

"As stated improvements need to be made as it is a dangerous road and something ought to be done to lessen the accidents. We have a personal interest in this as we live 1 mile from Kemnay on a bad bend and we have a young family, plus there are other youngsters who use this road all the time.

In the last year there have been three accidents, one Jan/Feb. time. A young lady travelling in her car was forced off the road by a lorry, she was quite badly hurt. The second accident was on Sunday 11th August involving a young lad of 17 travelling from Kemnay. He admitted doing 60 m.p.h. round the bend outside our house (Craigmyle Farm). He touched his brakes, the car went out of control and he collided with our gates sending them flying, also knocked down the wall, spun round in the road and faced Kemnay. He was lucky no other vehicle was involved, incidentally he was unhurt.

The third accident was Aug/Sept. on the same bend, but this time the car was travelling to Kemnay, the driver was going too fast as usual, hit the edge of the bank, drove straight into an on-coming car, hitting it and spun round facing the opposite direction. No-one was hurt, however it will only be a matter of time before somebody is killed.

It has been suggested that the road be straightened, but my husband and I and I'm sure others will agree, that this would encourage far greater speed and hence become even more dangerous.

Therefore we feel a far better solution would be to introduce double white lines along this stretch of road and around the other bends.

This should encourage a reduction in speed and prevent vehicles overtaking one another on blind bends. The added attraction of this solution is its low cost.

Please could this be looked into?" AGENDA ITEM for next meeting.

12. Next meeting - 28th November 1985.