

KEMNAY COMMUNITY COUNCIL

MINUTE OF THE MEETING ON THE 27th OCTOBER 2005 AT 7.30 PM IN KEMNAY VILLAGE HALL

Present: Chris Hunneyball, Alan Davies, Roger Dunham, Pat Findlater, Susan Milton, Janet Newberry, Jim Piggins, Mavis Wainman.

Attending: Cllr Gurudeo Saluja, Carol Kidd, David Fyffe, John Whittall.

- 1) Introduction – Chris welcomed Council members and visitors.
- 2) Apologies – Cllr Alister Leitch and Bill Blackwood had tendered apologies.
- 3) Plans for Old Stables at Fetternear – John Whittall reviewed the history of various discussions with the Heritage Lottery Fund (HLF) over proposals to stabilise the ruined Bishops' Palace, including bracing at first-floor level and a staircase up one tower. Facilities will be required if visitors are to be encouraged, and hence the idea of a visitor centre with toilets and café, etc. After a visit, the HLF had indicated that they wanted facilities kept low-key, with only a series of “special events” to pay for everything. John had pointed out that with no facilities, Fetternear would not get numbers of visitors, and that other locations (Archaeolink, National Trust etc.) already have events almost every Sunday, but the HLF had said that their position stands. The Fetternear Trust wants to have a sound business plan. There are fixed costs associated with encouraging visitors, such as public liability insurance of £700 increasing 15-20% annually, maintenance of lawns, etc., and they could not rely entirely on volunteers to staff 26 week-ends in a year. Special events carry the financial risk of a loss if the weather is bad.

David Fyffe stated that Fetternear had the advantage of “a great location”. Agriculture on the estate had been wound down to exclude cattle from most fields, making public access possible. He had met the Built & Natural Heritage team of Aberdeenshire Council who had suggested making a case for a “supporting development”, since the minimum cost of stabilising the ruins would be much more than any likely grant. Hence, the Trust is looking at incorporating the old stables, which also badly need rescue. The idea is a new build at the adjacent farm buildings to create 20 rooms with a breakfast facility, and to use the stables to create workshops for courses etc. and a leisure area. Also, in the space between the stables and the new building, they hope to create a leisure centre for use both by people attending courses and by the local community. David himself is on the local Access Forum and endorses the need to encourage wider access. They need to raise some initial income to show that they mean business, and so are looking at the possibility of building one house on the Estate at Burnhervie, which would require re-routing a right of way.

Alan asked whether the project was likely to start within a year or two. David replied that every winter causes more damage to the buildings. Alan estimated that the costs could be in the region of 1 to 2 million pounds and asked whether it would be easier to get finance if the Fetternear Trust could raise half itself. David said he thought it was reasonable to ask for planning permission for an enabling development to start the finance.

Chris closed the item by stating that the Community Council fully supported the Fetternear projects and will do all that it can to help. David indicated that the Fetternear advisory committee could do with an additional member from Kemnay, and Carol Kidd volunteered, although it was suggested that it might be more appropriate to find a volunteer from East Garioch area as it was under represented at present.

- 4) Police Matters – No police representative was present. Alan reported that on Friday nights, Alehousewells School playground is now being left littered with tins and bottles, which the janitor has to clear up. He suggested that the Police should talk to the janitor about this, and Chris said he would contact them.

Gurudeo asked whether the Community Council had had a presentation on drug abuse. It was agreed that such a talk would be useful, and Chris would ask if the Community Council can have a visit from a member of the team.

- 5) Minute of Meeting held on 29th September 2005 was adopted.

Adoption Proposed - Susan **Seconded** – Roger

- 6) Question Time – No matters not already on agenda.
- 7) Any matters to be raised under AOCB – Arrangements for the new Community Council.
- 8) Matters arising from Minute –

- a) Bus Forum – Chris had written to Stagecoach emphasising that we didn't want the Community Council to become another Bus Forum. Bob Hall had replied saying that he attended other Community Councils without that happening. Janet stated that the next Kemnay Newsletter would publicise a Bus Forum on 28th November, but there was doubt as to whether Stagecoach could attend and she had put in Neil Stewart's telephone number so that people could confirm whether the meeting was in fact to take place.

- b) Green Belt Company – Carol had organised a well-publicised meeting at Kirkstyle with Mr Middleton, who had promised that the work paid for by householders would be done. She had also had a meeting on Monday with Mike Rumbles M.S.P. who had not been aware that the Green Belt Company actually owned the land, and would now write to the Minister, Malcolm Chisholm. Trading Standards have also been in touch with Carol, and suggested that the Green Belt Company be given until May to carry out the requisite work, or otherwise the Office of Fair Trading could take out injunctions thereafter.

Chris said that it had been an excellent meeting and Mr Middleton had not been expecting television coverage! Chris has a report from Aberdeenshire Council suggesting that "where possible" property developers should pay the Council to take over the maintenance of open spaces; Chris thought that that should be the norm. It was reported that householders at Kirkland had taken over the common area themselves.

- c) Chicken sheds – Nothing more has been heard from the Planning department, but it was noted that the proposed house is just outside the present settlement boundary.

- 9) Aberdeenshire News – Gurudeo reported that the Infrastructure Committee meeting on 6th October had approved the recommendations from Area committees in respect of the Reporter’s findings on the Aberdeenshire Local Plan. There had been a split over the proposals for Inverurie and a vote had been taken. The proposed changes to the Local Plan will be advertised soon and the Plan should be formally adopted next year. In respect of Site A in Kemnay, no change to the Local Plan is being made.
- 10) Planning Applications – David Evans had circulated recent applications but was not present. Nothing was considered controversial, and Chris said that there were no applications from Kemnay in this week’s latest list.
- 11) New Business – None.
- 12) Report from Safety Group Representative – Pat reported that a poster competition had been held in Alehousewells School and money had been given for prizes. The Group had recommended that skid warning signs should be put up where roads had been freshly resurfaced as they could be slippery in the wet. It was noted that there had been a number of break-ins in the Westhill area.

Pat had encountered a “Road Closed” sign en route to Memsie, necessitating a diversion on very narrow roads around Auchnagatt. Chris reported that the Garioch Area Forum had had a reply from Aberdeenshire saying that they would not give notice of closure of minor roads. Roger stated that there is a list of road closures on Aberdeenshire’s web site, but it is rarely correct. Gurudeo said that councillors are given notice of closures within their wards, but dates are not known exactly. The meeting agreed that it should be possible for Aberdeenshire to issue a weekly e-mail of closures to those interested, and Chris would raise the suggestion at the next Forum meeting.

Pat reported the following grants from the Garioch and North Marr Community Safety Partnership:

Kemnay Youth Forum, toward the organisation of their first disco, £375;

Kemnay Senior Youth Club, for fitness tutors and equipment, £425;

Kemnay Youth Café, for internet access, £851.88;

Kemnay Leading Edge Skatepark Group, for repairs to embankments and insurance, £2,300.

13) Unfinished Business

- a) Christmas Lights – Hazel al-Kowarri had suggested having collecting boxes to raise funds, but Chris pointed out that if Christmas lights could not in fact be provided, it would be difficult to return the donated money. Susan suggested that Kemnay Golf Club might be persuaded to donate proceeds from one of its regular quiz nights. Chris stated that thousands of pounds would be required, as well as on-going costs for maintenance, erection and storage. Kintore had raised funds through barbecues etc., and local traders there had given a lot of money. An article was being placed in the Newsletter seeking volunteers to form a committee to progress the project.
- b) Litter Bins – No map had been received from Cllr Leitch. Chris would try to obtain one himself.

14) Correspondence –

- a) Garioch Area Plan – Chris had recently received the latest issue and was pleased to note that it incorporated the request for toilets at the Pleasure Park. The Village orderly had been mentioned in the Plan for the past few years, but it would be good to see a proposal to extend the period for which the orderly is employed. Jim was pleased to see that the desire for a swimming pool in Kemnay was noted in the Plan.
- b) ASCC Annual Conference and Report – Chris offered to attend the conference of the Association of Scottish Community Councils, to be held in Pitlochry on 19 November. Payment of his registration fee was agreed.

The ASCC annual report notes that “From December 2005, every community council will have to do an assessment of compliance with the Disability Discrimination Act”. The meeting unanimously felt that this was totally unnecessary bureaucracy.

- c) “Safe Drive - Stay Alive” – The Community Council had received an invitation to this hard-hitting safety presentation, at Thainstone on 9th November. Neil Johnson had intimated that he was keen to attend.

15) AOCB

- a) Bonfire – Janet asked for volunteers to shake cans at this year’s Bonfire. Roger offered to help. Alan stated that Janet deserved credit for her work in organising the bonfire over a number of years, and this was universally endorsed.
- b) Bridgend – This site had been advertised as a “development opportunity”, although no planning permission exists. It may have been sold as the sign has been removed. Concern was expressed that there might be an application for a development of 3 or 4 homes there, and it was agreed that the Community Council would oppose such an application should one appear over the Christmas recess.
- c) Secretary – Neil is often away with the Air Cadets. Jim had written the minute last time this happened, and so Chris had sent an e-mail asking for a volunteer to take this minute. Only Jim had offered, and this offer had been most gratefully accepted. Chris asked if those present would be prepared to take the work in turns, and he would simply phone someone when the need arose. This was agreed, but Mavis asked for and was granted exemption on grounds of age!
- d) Election of new Community Council – will take place in March 2006. Members were asked to canvass for volunteers to put themselves forward for election. Chris mentioned that the election could be by the Single Transferable Vote system. Jim expressed surprise as the Community Council had previously rejected this, and Chris admitted that he had been under the misapprehension that it was a requirement of Aberdeenshire Council. It was agreed to hold an EGM to change the constitution to remove the provision.

- 16) Date of next meeting – Thursday 24th November 2005, preceded by an Extraordinary General Meeting to consider the proposal to amend the constitution.