

## MINUTES OF MEETING OF KEMNAY COMMUNITY COUNCIL HELD ON THURSDAY 29TH JUNE 1995

Present: Mrs Milton, Mrs Newberry, Mr and Mrs Wainman, Mr and Mrs Marco, Mr Evans, Mr Davies, Mr Pashley, Dr Piggins

Attending: Cllr Hunter, Cllr Leitch, Mrs A Auld and Mrs K Buchan (representatives of Alehousewells Residents Association), Mr I Wakeley and Mr J Mitchell (members of the public)

Apologies: Mr and Mrs Shrago

1. The Chairman welcomed everyone and the apologies were read
2. The Minutes of the previous meeting were read and adopted.
3. Matters arising:- (a) Mr Wainman mentioned that in connection with the proposed Visitor Centre at Kemnay Quarry there is mention of a Visitor Centre or pathway going ahead at Rubislaw and he hoped it would not affect the plans here.  
  
(b) There was a discussion on what role the Community Council should play under the new unitary authority. Cllr Leitch hoped that there would be an open door policy with local offices, possibly one in Kemnay as the Council will be run in areas. It was the view of the Community Council that the day to day running should be left to the Authority but that weight be given to the Community Council's views on unusual or special matters.  
  
(c) In connection with the proposed "Children at Play" sign in Boatcroft, Cllr Hunter will try to progress this.
4. Unfinished Business. Mr Wakeley spoke in connection with the right of way on his land, there have been instances of stones thrown at cattle, loose dogs in the cattle field and bicycles being ridden across it. Recently one of his cows has miscarried because of this, causing a loss of £1000 to Mr Wakeley. One of the main problems has been that dogs are let off leashes as soon as they are on the public road and run back into the field. Mr Wakeley wants it to be on the record that he will in future shoot any dog that is found unleashed in his field and he is thinking of blocking up the pathway.
5. Correspondence received.
6. New Business. There was none.
7. District News. In the absence of Cllr Elrick there was none.

8. Regional News. (a) Cllr Hunter stated that a number of Grampian Regional Council key personnel have or are about to take up positions with the new authorities and that their places on the council will be taken by less experienced staff who will be under considerable pressure.

(b) The canteen at Kemnay Primary School will be taken down during the summer holidays and a new one built in the autumn resulting in meals being brought in from Alehousewells as a temporary measure.

(c) In icy weather Grampian Regional Council will supply grit to the Church Hall car park, but not the labour to spread it.

(d) Kemnay Academy Special Needs Base is to get extra financial support.

9. Planning Applications. Mr Evans said that Kemnay Golf Club has applied for an extra three holes as two are to be merged and two used for other purposes.

10. A.O.C.B. (a) Dr Piggins asked for widespread support at the Swimming Pool AGM on Monday 17th July at 7.30 p.m. in Friendship House - everyone is welcome to attend.

(b) The Bowling Club has had its licence approved temporarily with conditions attached.

(c) Mr Wakeley again mentioned the problems of car parking adjacent to the park in Bogbeth Road, especially during football matches as this makes life very difficult for through traffic, especially agricultural machines.

(d) Mrs Wainman mentioned the yellow lines at Kemnay Primary School and that to turn right into the High Street at school closing time even passing legitimately parked cars necessitated taking a risk as approaching cars from the Monymusk side could not be seen. Cllr Hunter to investigate.

11. There being no further business to discuss the meeting finished at 9.05 p.m. Mrs Milton wished everyone a happy holiday and the office bearers will deal with matters in the interim. The next meeting will be on Thursday 28th September 1995.

Proposed adoption:

Seconded:

Signed:



Gordon District

Consultative Draft Local Plan

## **Workshop Information Sheet For Community Group Members.**

### ***What is a local plan?***

Local Plans guide new development and are used to make decisions on planning applications.

### ***What stage is the Gordon District Local Plan at?***

The current Local Plan runs out in 1996 and so needs replacing. The first version (consultative draft) of the new plan has just been published (May 1995).

### ***Why hold workshops?***

Before we can start to finalise the new plan we need the public's views on its contents. We are therefore staging public workshops in each of the District's Community Group Areas to allow the public to have a say on the plan's initial ideas.

### ***Is the workshop for Community Group members only?***

No. The workshop can be attended by anyone in the community. The more people the better.

### ***What will happen at the workshop?***

The public will view a display, then after a brief introduction by planning officers (3), will form into groups, each of whom will discuss the ideas in the plan for the future development of their area. A group representative can then inform the audience of their group's views, which will be noted by planners and discussed on the night.

P.T.O.

***Why organise the workshop in conjunction with Community Groups?***

Because they are grass root organisations, more in touch with local public opinion and more able to publicise the event through "networking" other groups and individuals, than are the District Council.

***What can my Community Group do between now and the date of the workshop?***

In addition to encouraging as many people as possible to attend, you can help distribute posters and leaflets advertising the workshop, which will be sent to your Community Group shortly.

***Thank you for all your help in organising and publicising the Local Plan Workshop.***

**KEMNAY LOCAL PLAN WORKSHOP - GROUP NOTES**  
**KEMNAY PUBLIC HALL, KEMNAY - 12 JUNE 1995**  
**APPROXIMATELY 100 PEOPLE ATTENDED**

Group 1

- Glebe option preferred, but limited to 25 units. Access possible via Victoria Terrace. Don't like development of whole Glebe area. Proposal would increase traffic.
- Not in favour of Monymusk Road option - too far removed from village centre.
- Burnett Arms development a good idea if housing is affordable.
- More housing could be put on Fraser Place (Gordon District Council land).
- Industrial allocations good.
- Swimming pool needed near the academy.

Group 2

- Glebe housing option preferred.
- Industrial allocations are good. More parking needed here for industrial traffic.
- Monymusk Road a poor housing site.
- Gordon District Council land at Fraser Place is a housing development possibility.
- The village needs more sporting facilities.

Group 3

- Monymusk Road option is preferred - has necessary infrastructure.
- Glebe land should be protected from development.
- Village needs a swimming pool.
- Planning gain should come in the form of a childrens play area.

Group 4

- Any new housing should not lead to a rise in one school roll and a fall in another. Catchment areas should be re-drawn accordingly.
- Village needs a leisure centre, a swimming pool, football pitch, a shopping centre with more clothes shops, a public toilet, a fire station, health centre, museums, arts centre and a hotel/restaurant.

Group 5

- Development of Leschangie Road should be limited to the Glebe and only about 25 houses.
- Strongly against the development of the rest of the Leschangie Road side. Development here represents crossing the 'ring road', takes up good agricultural land and spoils an area of high amenity.
- Don't like Monymusk Road development - it is ribbon development. It does not represent good access to/from the town for pedestrians and occupies good agricultural land.

- Kirkstyle and Fraser Place are better development sites and handier for schools, shops ✓ commuter traffic and offer space for amenity areas thereby relieving pressure on the pleasure park.
- Industrial allocations are excellent.
- Don't want to see one-off houses in the countryside.

#### Group 6 (Craigearn Group)

- Don't like any of the proposals for Craigearn. Allocated ground is marshy, not good for septic tanks and its development would increase the village size by too high a percentage.
- Don't want to see a sewage treatment plant for the village as this would lead to more housing.
- Infill housing within existing settlement is acceptable providing it appreciates the existing character.
- Regarding Kemnay, they do not like the Monymusk Road option. The Glebe and Kirkstyle are the best options. ✓

#### Group 7

- The Glebe site if developed would seem too built up and would cross the 'bypass'. Also, local schools would not be able to cope, nor would the road network.
- The rock on the Glebe site would be a constraint to development as would the poor drainage on the site.
- About 25 units at the Glebe would seem enough.
- Monymusk Road site is a good site for development.
- Kirkstyle Farm should be given more consideration as should Fetternear, providing a footbridge across the river. The river should not be seen as a boundary for the village. ✓
- No expansion for Craigearn.
- More services needed for the village ie a swimming pool and community education/adult education facilities.
- Like policies H6 and H8.

#### Group 8

- The Glebe could accommodate 25 houses providing access is sorted out and the car park is replaced.
- The Monymusk Road development would generate too much traffic.
- Fraser Place land should be allocated along with Kirkstyle. This would round off the village. ✓
- Glenallan should have new football pitches.
- Town also needs more facilities such as a sports centre, new public toilets, village hall extension and environmentally friendly housing.
- No building should be allowed in gardens.
- More affordable housing is needed.
- Site ED4 is not suitable for any economic development use.
- There should be no development at Craigearn.



Group 9

- Prefers the housing option at Monymusk Road.
- Industrial allocations are good.
- Village needs a youth centre, day care centre and more football pitches.
- The 'deil stone' at the Glebe needs protecting.
- The Glebe land should be retained for community use.
- Must recognise that new development will put a strain as village facilities and cause traffic problems.

Group 10

- Prefer Monymusk Road over Leschangie. Fits in well with H3 and <sup>p</sup> 12.
- Leschangie Road would be good as a dry ski slope.
- Industrial allocations are good.
- Trees at the Glebe should be protected.
- Kemnay house grounds access proposal a good idea.
- [Kirkstyle could also be developed.]
- No development at Fetternear.
- Happy with all countryside policies.

Colin Simpson/2  
13 June 1995