



## MINUTES OF ANNUAL GENERAL MEETING OF KEMNAY COMMUNITY COUNCIL HELD ON THURSDAY 30TH MARCH 1995

Present: Mrs S Milton, Mrs S Shrago, Mr F W Wainman, Mr D Evans, Mrs M Wainman, Mr L Shrago, Mr A Davies, Mr E Pashley, Dr J Piggins, Mr R and Mrs L Marco, Mrs J Newberry, Mr M Moss

Attending: Mr and Mrs P Whitehead, Mr H Bygate (prospective Labour Candidate), Mr A Leitch (prospective Liberal Democrat Candidate), Cllr R Hunter, P C Shand (Grampian Police), Mr E O'Connell, Mr W Reid, Mr J Mitchell, Mr M Hearnden, Mr S Longshaw (members of the public)

Apologies: Cllr J Elrick

1. Mrs Milton welcomed everyone to the Annual General Meeting and said how nice it was to see so many members of the public.

2. The Minutes of the previous meeting were read. Proposed adoption: Mr Evans, seconded Mrs Wainman, passed no dissent.

3. Matters arising:- (a) Draft Local Plan discussion. Mrs Milton reported that Cllr Elrick had asked for a meeting for consultation and the Planning Department had said this would be between April and July. Mr Evans had asked a member of the Department to come to this meeting but they were not prepared to come at this time saying that there will be ample time for public consultation at a later date. Mr Whitehead said that the letter from the Planners dated 1st March attached to Mr Evans addendum to the Agenda was in his view out of date. Mr Bygate referred back to the question of the proposed development of ten houses in Craigearn. He said the first they knew of it was in newspaper reports. They had heard nothing from their local Councillor. All the residents are opposed to any further development in Craigearn and they had all signed a petition to this effect. Mr Marco asked if the Community Council would give their backing to this petition. In view of the overwhelming support in Craigearn Mr Evans proposed that we support the residents of Craigearn and he will draft a letter to the Council, also mentioning the fact that we had not been informed of this proposal. The matter is now pending.

(b) Goal Post on Village Green. Mrs Elrick had told the Chairman that some of the parents had been in touch with her saying how glad they were that the posts were there so that they can see their children playing. Mr Shrago said that it is destroying the surface of the field and he proposed that we write to the Council and ask them to remove the goal-posts. A letter to be written to this effect.

4. Unfinished Business. Dr Piggins then spoke about the National Lottery funding. There are three distribution bodies which may be of relevance to Kemnay. The Scottish

Sports Council, the Scottish Arts Council and the Millenium Commission. The Swimming Pool and possible other sports facilities should not come under the Millenium Commission but the Sports Council. The Sports Council has three-monthly distribution so there is no urgency. Mr Pashley said he had discussions with Gordon District regarding the possibility of a Swimming Pool. Mr Reid of Leisure and Recreation had been against the idea and said we would get no support from the Council. Dr Piggins felt it would be worth a committee taking the matter on board and putting pressure on the relevant authorities now that lottery funding might be available. Dr Piggins and Mr Pashley said they would be prepared to stand on such a committee.

5. Correspondence received. A letter from the Doric Festival which will take place between the 14th and 22nd October. Mrs Wainman said that a group called "the two Bobbies" had already been booked for Friday 22nd October in the Village Hall. Also one of the items of the Youth Festival has been booked for August. The Secretary read a letter from Mr Steve Longshaw relating to the proposed development of Craigmyle Wood Quarry by R A Howie, Haulage Contractor of Sauchen. Mr Evans said this matter is still in abeyance for further consultation and gave the up-to-date position. Apparently there are problems with access. After discussion it was decided to object to the application on the grounds of access. Mr Evans to draft this letter. A letter from Gordon District re draft Local Plan. Mr Evans said that we must not lose sight of the fact that we need to comment on the two sites - Bogbeth Road and Monymusk Road. The general feeling of the meeting was that the Monymusk Road site would be the more suitable for future development. This was put to the Community Council and after discussion it was decided to write to Gordon District.

6. Mrs Milton then gave her Chairman's Annual report a copy of which is attached to these Minutes.

7. Financial Statement and adoption. Mr Pashley gave his statement and explained the details, a copy of which is attached to these Minutes.

8. New Business. Mrs Wainman mentioned that the Kemnay Clean Up is scheduled for Saturday 8th April and asked that anyone who is willing and able come along on that day.

9. District News. Mrs Milton had already mentioned the two items intimated to her over the telephone by Cllr Elrick.

10. Regional News. Cllr Hunter mentioned the dining facilities at Kemnay Primary School which are not up to standard and said they are trying to resolve this by various means, which he hoped would be approved by the Education Committee in April. He also said there are various matters he has not yet managed to resolve to his or our satisfaction. One of these is the pavement in Station Road which has not yet been repaired as there are difficulties. As far as traffic calming measures are concerned, he is not hopeful for Kemnay as there is sufficient money for about four schemes in the whole

the Gordon Area of Grampian Region. Mr Wainman mentioned the rose beds. Cllr Hunter said the property department has been reminded about these.

P C Shand said that the problem of buses parking in Bogbeth Road has been referred to the Scottish Office. He also said that if we have a problem with buses parking elsewhere we should write and our letter will be passed on. Regarding the Bowling Club he said something will be happening but he cannot say what at the moment.

11. Planning Applications. Mr Evans reported there were six in all. Regarding Mr A Simpson's application for a dormer extension at 14 Paradise Road it was felt that the rear dormers should be pitched and slated rather than be flat and felted with chips. A letter to be sent to the Planning Department and Mr Moss to speak to his neighbour about this.

12. A.O.C.B. (a) Mr Wainman said that he had been approached by a resident of High Street regarding Neighbourhood Watch who said that she had put in the application some time ago but heard nothing. PC Shand said he would speak to Sgt Shanks about this to see what is happening. (b) Mr Shrago mentioned that the Crime Prevention Panel have a supply of paper signs for women driving alone to put in their windows asking people to call the Police. PC Shand also has a supply of these. (c) Mr Shrago said that regarding crime and break-ins tools appear to be a target at the moment, especially those visible in vehicles. The message is do not leave tools visible in your vehicle. (d) regarding the right of way at the Wakelys farm and the notices saying that dogs should be kept on a lead and that there will be a bull in the field; it is illegal to put a bull in a field which is crossed by a public right of way which is not fenced. This should therefore not appear on the notices. (e) Dr Piggins asked PC Shand whether people executing hand-brake turns just off Bogbeth Road is illegal. PC Shand said he will pay attention and asked Dr Piggins to telephone him when these are taking place and he will come and book the offenders. Cllr Hunter to ask for a road sign to be erected saying "Bogbeth Road".

13. Next meeting. There being no further business to discuss the meeting ended at 9.25 p.m. The next meeting will be on Thursday 27th April 1995.

Proposed:

Seconded:

Signed:



## CHAIRMAN'S REPORT, MARCH 1995

Last March saw the start of the seventh Community Council in Kemnay, and it was very good to welcome some new members to join the old faithfuls! It had not been necessary to hold an election as the people nominated added up to the required number. Les Brown had resigned from the last Council but had offered to organise the Litter Clean Up Day again last April; a rather unpleasant task which he had done for several years and for which we owe him our grateful thanks. We do appreciate Mavis Wainman's offer to take over this nasty chore. Thank-you, Mavis. The Village High Street was most certainly greatly improved last Summer by the new flower tubs and our thanks must go to all those involved. I hope they enjoyed the work they did as much as we enjoyed looking at the very pretty results.

The June meeting last year was visited by HM Chief Inspector of Constabularies and the Lay Inspector of Constabularies and Chief Superintendent Wilson of Grampian Police Force, who were carrying out their statutory annual inspection of all the forces in Scotland. They gave a most interesting account of what the inspection involved and answered questions put to them by Community Council members. It was generally accepted as being a most useful meeting. There was also a visit during the year by Mr Barron of the Grampian Fire Brigade which was much appreciated.

The subject which was of most concern to us was, of course, the "messing around" with the Electoral Boundaries, and I do not apologise for my terminology. This business had first reared its ugly head in 1993, and in the June of that year we had written what was referred to in last year's Chairman's Report as being "an excellently worded letter" to the Scottish Office, and we waited an awfully long time for an answer. Last Summer, during our recess, a special meeting was called to consider a response to the Boundary Commission's proposals, which our MP, Mr Malcolm Bruce, attended. Further representations to the report had been invited and although we were not hopeful of the outcome, we had pursued the matter thus far and it was our duty to see it through. The Community Council was most grateful to Mr Bruce for coming to our meeting and for his advice and assistance. Everyone is aware of the result I am quite sure.

The other depressing subject on last year's agenda was the public toilets on Aquithie Road and the trouble with under-age drinking and drugs there and the enforced decision to close them early in the evenings.

Apart from the usual items on monthly meetings the subject that engendered a lot of strong feeling and indignation was the accusation levelled at Kemnay and Kemnay Academy by Sir Archibald Grant. At the Community Council meeting following the publication in the press of these allegations, both the Chairman of the Cluny, Midmar and Monymusk Community Council, Commander Wilson, and Mr Bisset, Head Master of the Academy were present and regretted the whole affair. It was evident on this occasion, and very encouraging, that the village stood together as a close-knit community. Happily

Sir Archibald apologised and retracted his accusation. We in Kernay know that we are not perfect but we do try to mind our own business and it is this business that this Community Council endeavours to attend to in our deliberations.

It has been very satisfactory to have a police presence at most of our meetings and I do want to thank PC Shand and his colleagues for their help and attendance.

Councillor Hunter is due our renewed sincere thanks for coming so regularly to our meetings and for his assistance and all the work he does for Kernay and its parish. We are also grateful to Councillor Elrick and I wish her better health. Dr Piggins has proved a most useful member of the Community Council and has undertaken, albeit with a little arm-twisting, to delve further into the intricacies of applying for a grant from the National Lottery via the Millenium Commission in the hope of help in funding a swimming bath or larger leisure centre to celebrate the millenium. We are always optimistic!!

Many thanks to our Treasurer, Eric Pashley, for keeping us in the black and to Janet Newberry for standing in when our Secretary is absent and representing us on the Park and Pavilion Committee. My thanks to all other members of the Council for the various jobs they have undertaken, particularly to our Secretary, Sandy Shrago, for the mountain of correspondence she has to cope with and all the arrangements for various meetings. David Evans deserves a vote of thanks, both for all the planning applications he has to wade through and for his expertise in drafting tricky letters. My sincere thanks to Bill Wainman as Vice Chairman and for his support over the year. I wish him vastly improved health in the future. I thank all the Community Councillors for their attendance over the year and their interest and dedication to the welfare of our village and parish of Kernay.

SUSAN MILTON

KEMNAY COMMUNITY COUNCIL, Annual General Meeting, 30 March 1995

Agenda Item 3(a) (addendum)

For the purpose of expediency, in view of the fact that this is our A.G.M., I have prepared the following report on my discussions with G.D.C. Planning Department regarding development of Kirkstyle and I have also made some specific observations regarding the other two proposed sites at Leschangie Road and Monymusk Road.

As requested at K.C.C. meeting of 23 February 1995 (minuted item 3c), I phoned Mr M McLaughlin, G.D.C. Planning Department, on 24 February 1995 to invite him to our March meeting in order to discuss the two sites identified for housing in Kemnay and in addition, the site owned by Mr P Whitehead at Kirkstyle. Mr McLaughlin declined our present invitation on the basis that he will be arranging meetings in the near future at which all aspects of the proposals relating to Kemnay can be fully discussed.

I continued to request further information regarding Kirkstyle in the event that we would be better able to understand the reasons for excluding Mr Whitehead's site as a suitable site for housing. In this respect, the Director of Planning agreed to write to me to clarify the issue and I attach a copy of this letter dated 01 March 1995. In addition to reasons contained in this letter I have ascertained that the following considerations were taken into account regarding Kirkstyle:

1. Development of Kirkstyle would amount to further expansion of the village boundaries which is not considered to be necessary or desirable by the Planning Department and has to date always been opposed by Kemnay Community Council.
2. The approach to the Kemnay from the direction of Aberdeen is presently unaffected by any major visual impact in the form of housing; the only visible housing is that at the very edge of the settlement along the ridge which is formed along Fraser Place and which effectively screens the bulk of housing development in the village. Development of Kirkstyle would produce a "cascade development" which would have a major visual impact on the landscape at the entrance to the village.
3. Due to the fact that G.D.C. have now taken a decision NOT to develop their ground at Fraser place for housing, development of Kirkstyle would not link naturally with the existing settlement.
4. General comments were made with regard to the operations of the adjacent quarry which involved blasting operations producing noise, vibration and dust, all of which are not conducive to any neighbouring residential development; and there was also reference made to the current regulations for adequate buffer zones, which may make development prohibitive.
5. Mr Hind of G.R.C. Water Services confirmed that development of Kirkstyle would require 1200 mtrs. of new surface water sewer (£100.00 per mtr), and major upgrading of the foul sewer, the cost of which would be likely to prohibit development. Such works would also result in the whole width of Victoria Terrace and Grove Road being closed to any form of vehicular traffic for the duration of the works (similar to trunk sewer renewal in Inverurie High Street), which would require traffic diversions along Station Road and Aquithie Road.

There can be little doubt that G.D.C. are opposed to the development of Kirkstyle, which is mainly due to drainage difficulties; they will not therefore be a willing party to any proposals that include the development of their sites at Fraser Place. Development of this site would put G.D.C. in direct conflict with their own aims and policies which advocate "resource efficiency" as per Aim 11 (page 14), and Housing Policy D1 (a) (g) (page 21).

## COMMENTS REGARDING SITES ON PROPOSALS MAP AT LESCHANGIE ROAD AND MONYMUSK ROAD

### ROADS & ACCESS

1. The development of 100 houses will result in at least an additional 100 cars. The majority of people commute to Aberdeen or to a lesser extent Inverurie and it is fair to surmise that this trend will continue during the life of this Local Plan. Development of the Monymusk Road site would result in a left turn for the majority of commuters and it is readily acknowledged that turning left on to a highway is a safer manoeuvre than turning right and the return journey from Aberdeen will involve turning right but against minimal traffic flow from the Monymusk direction. Development of the Leschangie Road site would necessitate a right turn on to Victoria Terrace and the sight-line visibility to the west is extremely poor due to the bend in the road at the junction with Kendal Road.

2. The road pattern on the present Malcolm Allan site is obviously designed to be a distributor road which will eventually continue to the south west and link up with the Monymusk Road. This would certainly be beneficial to residents on the existing development who would have the choice of two means of access from Monymusk Road and would also more readily satisfy the needs of the emergency services, who ideally require two means of access to a new development and presently rely upon an emergency access from Riverside Road.

3. Access to the Leschangie Road site is unclear but would certainly result in loss of mature trees if taken from Victoria Terrace and there will be a need for some road widening for maybe 300 metres along the very narrow Leschangie Road. Due to the parking problems experienced during football matches, suitable road widening along the length of the playing fields may be beneficial. However, there is no alternative route to the community at Leschangie and any works carried out on this road, including drainage works, will represent a major form of disruption to people whose properties are served by the road.

4. To a certain extent, the B.993 along Victoria Terrace/ Grove Road/ Monymusk Road, presently represents a convenient and safe village by-pass. Not all facilities are to the north of this road but the bulk of development is, which means that the village is effectively by-passed by through traffic. This represents a considerable planning gain in terms of safety and natural resource efficiency, especially when measured against actual and environmental costs of constructing by-passes. Development at Monymusk Road would enable the village to retain this facility, whereas development at Leschangie Road would be a considerable erosion.

### DRAINAGE

1. Development of the Leschangie Road site would necessitate extensive and expensive new infrastructure particularly in the form of new drainage, whereas adequate appropriate infrastructure is already in existence and indeed underutilised at Malcolm Allan's site at Monymusk Road. Development of Leschangie Road would be contrary to Aim 3.a (page 12), which advocates "maximising the potential of existing environmental assets" and also Aim 11. (page 14), which advocates the need to "maximise the use of existing infrastructure and minimise the need for new public expenditure." There may however be some form of planning gain in that flooding to the east in Victoria Terrace may be alleviated to a certain extent.

2. The high infrastructure costs of developing the Leschangie Road site may reduce the amount of funds available for community facilities under Policy CS3. A developer will consider community contributions as a development cost which will be reflected in the amount he will eventually offer for the site. In this respect, the Monymusk Road site will be less expensive to develop, the land offers will tend to be higher and this will clearly be more favourable towards maximising the contribution for community development.

3. The new infrastructure required to develop the Leschangie Road site would result in considerable disruption to traffic in Victoria Terrace and Grove Road in the form of prolonged excavations and temporary traffic lights. Services are readily available for the Monymusk Road site without the need for any form of disruption.

#### AMENITY

1. Development of Monymusk Road site would provide housing with high natural amenity being situated between the Village Golf Course and the River Don, with panoramic views to the north across Bernachie. The development would represent a natural extension to the existing development by Malcolm Allan and would provide a defined edge to the existing settlement. Development of Leschangie Road site would also have the considerable amenity of being close to and overlooking the pleasure park. The development is not a natural extension but does to some extent "round off" the development at Parkhill Glebe.

2. Development of the Leschangie Road site may result in a loss of not only the car park for the pleasure park but also a substantial number of mature trees. The developer may be willing to provide a replacement car park in a more suitable location on the site. Personally speaking I would oppose the destruction of the mature trees, which must be many hundred years of age, for the sole purpose of access or maximising housing density.

3. If Monymusk Road site is developed, the layout should take account of the scale and character of the house "Finnercy"; housing in the vicinity should be of a similar status but should not be plotted up to the boundary of this house and there should ideally be some imaginative and sympathetic landscaping to create a suitable buffer zone between old and new. If the Leschangie Road site is developed, the "Grey Stone" should be retained as a natural feature.

#### GENERAL

1. The present Malcolm Allan site at Monymusk Road is only in the initial stages of development and zoning a further site in the village would naturally encourage concurrent development of two separate major sites within Kemnay. Whilst this is not altogether desirable for a village of this size, the problems caused by doubling the amount of construction traffic would be further exacerbated if the two major developments were at opposite ends of the Village. By developing the Monymusk Road site, the bulk of construction traffic and inherent disruption would be mainly confined to one particular end of the village. However, developers may wish to have the opportunity to develop at Leschangie Road in order to provide greater choice of location to prospective purchasers.

2. In the event of a recession in the housing market during the term of the revised plan and if the Leschangie Road site was developed, we would be left with two major sites partially developed, of poor overall aesthetic value and with vastly underutilised infrastructure. The impact of any such recession could certainly be minimised and more effectively controlled by zoning the Monymusk Road site.

3. As outlined in item "ROADS item 2." above, the present existing road pattern indicates a clear future intention to continue south west and link up with Monymusk Road. This will not escape the attention of developers and if the site is not zoned in the replacement Local Plan, it will indeed be a site on the edge of our settlement which is clearly vulnerable to speculative planning applications and which may be approved under Policy H.2. This would be in contention with Policy ENV1. (page 47, paragraph 1), which seeks to "relieve pressure on vulnerable areas, particularly on the edge of settlements where demand exists".

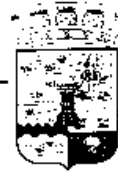
David Evans





## GORDON DISTRICT COUNCIL

ROBERT T. TINCH  
Director



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Days 09:00 - 16:00

Your Ref

Our Ref LPR/KEM

Date 1 March 1995

If telephoning or calling ask for:

Mick McLoughlin Ext 395

Mr David Evans  
Oaklands  
Parkhill  
KEMNAY  
AB51 5PL

Dear Sir

### KEMNAY LOCAL PLAN REVIEW

In view of recent discussion by the Community Council on the above I can confirm that I have commented to Mr Whitehead on why my Council does not consider the area around Kirkstyle to be a suitable site for development. The reasons are as follows (and as communicated to him):

- The ground owned by Gordon District Council is affected by two planning considerations - partly, as far as the northern area is concerned the Quarry, but more importantly by drainage problems. For this very reason we have already commissioned a very detailed professional engineering investigation into the drainage of this site. The conclusion is it is not capable of being drained at economic cost.
- Similar considerations apply to Mr Whitehead's site. The Regional Council's Water Services Department has consistently advised that there are severe surface water drainage problems associated with his site. In May 1993 they advised me that his site:

"is not readily developable in drainage terms. The bulk of the site drains to the south towards Victoria Terrace where there is no ready means for disposal of surface water. 1200 metres approximately of off-site trunk surface water sewer would be required and the cost is likely to be prohibitive".

Again in July they advised me that:

"there are no suitable water courses in this area. The natural fall of the ground is to the south towards the public road and then towards Victoria Terrace where there is no ready means for this disposal of surface water.

A new trunk surface sewer discharging to the river would be required. This would involve in the order of 1200 metres of pipe skirting the community of following the line of Victoria Terrace/Grove Road/Riverside Road (Subject to investigation). Whilst budget costs have not been prepared it is considered that the cost of the work to be borne largely by the developer is likely to be prohibitive".

I have seen no detailed engineering evidence from Mr Whitehead that would suggest how these problems might to be overcome.

I trust this information clarifies matters.

Yours faithfully



Director of Planning  
MJM/2



KEMNAY COMMUNITY COUNCIL

STATEMENT OF RECEIPTS AND PAYMENTS FOR YEAR ENDED 31st DECEMBER 1994

<p><u>RECEIPTS (please specify)</u></p> <p>NIL</p> <p>CONTRIBUTION FROM GORDON D.C.</p> <p>RECEIPTS FOR YEAR</p> <p>Opening Balance</p> <p>Closing Overdraft</p>	<p>£</p> <p>£ 30.00</p> <p>£ 500.00</p> <p>£ 254.05</p> <p>£ 4.80</p> <p>£ 14.00</p> <p>£ 218.56</p> <p>£ 10.00</p> <p>£ 30.00</p> <hr/> <p>£ 851.41</p> <p>£ 119.97</p>	<p><u>PAYMENTS (please specify)</u></p> <p>Mavis Winman (Village Link) 3 x £10</p> <p>Kemnay Community Association 3 x £100</p> <p>Secretary Expenses and 2x honorarium</p> <p>Drink tickets for sheps</p> <p>Stand in Swireby expenses</p> <p>Tobs for High Street, Plants, snows filings etc</p> <p>Association of South Community Councils</p> <p>Kemnay Air Management Committee (min. fee. approx)</p> <p><b>PAYMENTS FOR YEAR</b></p> <p>Closing Balance</p> <p>Opening Overdraft</p>	<p>£ 771.38</p> <hr/> <p>£ 771.38</p>
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Certified Correct ..... Winman (E.C. Officer/Treasurer)

Date ..... 1st January 1995 .....  
*Audited & signed*  
*Winman*

£

£

KEMNAY COMMUNITY COUNCIL

STATEMENT OF RECEIPTS AND PAYMENTS FOR YEAR ENDED 31st DECEMBER 1994

RECEIPTS (please specify)

PAYMENTS (please specify)

NIL

£ 30.00  
 £ 500.00  
 £ 254.05  
 £ 4.80  
 £ 14.60  
 £ 218.56  
 £ 10.00  
 £ 20.00  
 £ 851.41

Mavis Weirman (Village Link) 2 x £10  
 Kemnay Community Association 3 x £100  
 Secretary Expenses and 2 x house-owners  
 Drink parties for shop.  
 stand in Secretary expenses  
 Tube for High Street, plants, screws, fittings etc  
 Association of Souths Community Councils  
 Kennedy Air Management Committee  
 (annual fee, office)

CONTRIBUTION FROM GORDON D.C.

464.22

RECEIPTS FOR YEAR

464.22

PAYMENTS FOR YEAR

Opening Balance

501.16

Closing Balance

£ 119.97

Closing Overdraft

£ 771.38

£ 771.38

Certified Correct ..... W. BISHOP (E.C. FASHLEY) (TREASURER)

Date ..... 1st January 1995.....

Audited 8/2/95  
W. BISHOP  
 W. BISHOP