

KEMNAY COMMUNITY COUNCIL
MINUTES OF MEETING on THURSDAY 30th APRIL 1998

Present: Mr F Wainman, Mrs M Wainman, Mrs J Campbell, Mrs L Moss, Mrs G Hinton, Mrs S Milton, Mrs S Shrago, Mr L Shrago, Dr J Piggins, Mr D Evans

Also attending: Cllr Leitch, Mrs S Thomson, Mrs M Watt, Mrs N Sneddon, PC Thom, Alehousewells Residents Association reps: Mrs K Buchan, Mrs A Auld, Mr J Auld

Apologies: Mrs J Newberry, Mr A Davies

1 Mr F W Wainman welcomed members and visitors

2 **Apologies**

3 **Minutes of previous meeting** - proposed by Mrs G Hinton, seconded by Dr J Piggins

4 **Matters arising from the Minutes** - Cllr Leitch reported there is to be a School Boards meeting at Kemnay Academy on 7th May and a Public Meeting at Kemnay Academy on 18th May to discuss re-zoning of primary schools.

5 **Unfinished Business:** Proposal to move *Victorian lamp-post* from Grove Road to High Street. We had written to Mr Alan Grant of Aberdeenshire Council asking whether it could be funded by a Community Project Grant and he seemed optimistic. Mr Colin Robertson, a lighting engineer put cost at £1,100 which includes disconnection, transport to Aberdeenshire Council premises at Harlaw for treatment and painting, converting to 100w, installation and connection. Mr F Wainman had drafted letters to painters asking for quotation - blue and gold was favoured colour scheme.

Bus timetables - we had written to Public Transport Unit and they will arrange for these to be displayed at bus-stops.

6 **Correspondence received:**

Alehousewells Residents Association re Minutes in Newsletter and plans to include all Council houses and former Council houses in their group. (Mr F Wainman suggested that members of this group could be co-opted on to Community Council - they will bear this in mind.)

Scottish Natural Heritage re Access Consultation

Community Education re Kemnay Network Development Group to replace Area Management Committee

7 **Kirkstyle Departure Hearing** on 14th April. Mr F Wainman reported that Public Hearing took place because development was on land not originally zoned for housing but that many people had attended to voice concern over proposed soak-away systems. Mr L Shrago had stated that original plans included updating sewerage pipes along Victoria Terrace and Mrs M Wainman wondered who would maintain soakaways in 100 years? Planning Permission had been deferred pending more reports on soak away systems.

8 **New Business:** *Access Consultation* - forms were distributed so that members could respond.

Beautiful Scotland: Mrs M Wainman reported that each year we enter Scotland in Bloom Competition which was judged on one day in the summer. This was now being restructured so that it was a year round community effort with photos and reports on design and quality of displays, litter & cleanliness, innovative ideas, etc. to show real community spirit. Maybe someone would be willing to take this on next year. Mrs S Milton suggested that Local Authority help with landscaping community areas and Dr J Piggins suggested wetland area could be seen as successful project.

PC Thom reported on recent incidents. There had been a change of boundaries and Kemnay was now covered from Inverurie (rather than Westhill) so response time would be much faster. Mr L Shrago asked whether there were any plans for security cameras but PC Thom thought that unlikely. Groups loitering around were moved on but often they just congregated elsewhere. It was felt that young people needed a meeting place and that a coffee shop/gym would be ideal, possibly funded by Millennium Project Grant. Various concerns were raised: were tractors allowed to trail heavy farming equipment along the roads? (Only if they were moving from field to field.) Were Police patrols at random times? (Yes, though as Police Station is in village, it is obvious when they are about.) Were there unmarked Police cars? (Yes, but over time people get to recognise these.) Security of premises? (Police Station should be asked for advice).

Mrs N Sneddon reported on the new *Network Development Group* to replace Area Management Committee. This would have representatives from three Community Councils (Kemnay, Kintore & Kinellar), and two locality representatives, also representatives for Under 5's, Under 12's, Youth Work, Adult Education & Older People. Meetings would be held every 6/7 weeks in various locations. When asked about funding for Adult Education she was not sure - vocational classes now take place in colleges. Mrs G Hinton would consider becoming Kemnay Community Council representative.

Community Council Forum - There had been a proposal from Mr A Grant, Aberdeenshire Council that it adopts Constitution but Mr F Wainman worried that people were already too busy and that Council could run it.

Constitution for KCA and KVH should include Dissolution Clause and that KCC was suitable body to take over assets (amounting to approx £30,000). All agreed.

AGM of Village Hall Committees takes place in Kintore on 13th May at 8pm.

Questionnaires of local employment opportunities had been handed out to all local traders by Mrs S Shrago and were now ready to be inserted into Newsletter.

Mrs M Wainman reported that *Village Hall Extension Fund* application for Millennium Grant was subject to local millennium celebration - any ideas?

9 Aberdeenshire News: Cllr Leitch reported that Aberdeenshire Council was first to get Base Value Strategy Plans approved by Scottish Office - this included more openness in Local Government, a healthier Scotland, Inclusion Task Group, Land Reform, Democratic Framework etc. Mrs M Wainman had had problems contacting Roadline but Cllr Leitch assured her that still exists. Crombie Development (behind Burnett Arms Hotel) plans had reduced number of flats and the car park would now be gated.

10 Planning Applications: There were three: erect porch, dormer window and erect house at back of Parkhill Lodge with access from Glebe car park. It was felt this could cause problems and objection should be lodged - proposed by Mrs S Shrago, seconded Mrs S Milton.

11 AOCB: It was reported that ditches in Leschangie Woods have been cleared. Mr L Shrago reported that loose cable opposite Library had now been stapled to post but that there was now a large hole in grass verge covering gas pipe - Cllr Leitch will pursue this. Several manhole covers were sitting high - Hydro Board will remedy this.

Mrs S Thomson and Mrs M Watt reported that Word Processing Class in Kemnay was being relocated to Aberdeen College which causes transport problems - Cllr Leitch suggested they write to him (Community Council would also respond).

12 Meeting finished at 9.15pm -next meeting Thursday 28th May 1998.

PROPOSED ADOPTION

SECONDED

SIGNED

~~Extract~~ from Comm Council Forum
Planning Seminar 14/4/98

Mr Wainman, (Kemnay Community Council), indicated that he had a variety of questions with regard to planning gain, the first being whether planning gain was a condition of planning permission.

Mr Law stressed that as the essence of planning gain, was an agreement, it could not be imposed and that if there appeared to be aspects of a development which could not be controlled by conditions, an invitation would be sent to the developer to discuss the issues, leading eventually to the agreement of a Section 75. Mr Law explained that planning agreements could not be imposed as could conditions which may be seen by the local Authority as necessary to control the development. Mr Law stressed that any planning conditions were subject to a statutory appeal process which would have been the case for a development for which planning permission was refused.

Mr Wainman, (Kemnay Community Council), asked for guidance as to how the amount of planning contribution was calculated.

Mr Law indicated that it was very difficult to supply the precise answer to this question as the amount was always a matter for negotiation with the applicant. As a matter of illustration, however, he indicated that in the first year of Aberdeenshire Council, to March 1997, in the Central Division of the Shire, sums in excess of £1.5 million of gain to the Garioch communities had been achieved, being £363,000 in respect of road improvements off site, £163,000 of road improvements and assistance towards public transport, £200,000 of primary school contribution, £100,000 of sports facilities contribution and in excess of £125,000 in respect of industrial developments.

Mr Wainman, (Kemnay Community Council), asked whether developers would have a say in how planning obligation monies would be spent.

Mr Law reiterated that the allocation of planning obligation monies was part of a Section 75 agreement which would identify specific sums for a specific project. He indicated that on occasions, circumstances would change allowing the renegotiation with the developer for the diversion of funds from one specified aim to another.

Mr Wainman, (Kemnay Community Council), asked who decided the amount of planning gain to be obtained from any one particular development.

Mr Law indicated that the developer, in his calculations of the project, would have an indicative figure in mind and also that the planners had a formula which would enable them to do an equation based on the criteria of locally identified need. Between these 2 sums, there would be an element of negotiation prior to agreement.

At this point in the proceedings, the Chair indicated that he intended to close the meeting. He requested members of the Community Councils and Associations to defer any further issues arising from the Planning Seminars to the next ordinary meeting of the Forum, to be held on 22 April 1998.