

BALLATER & CRATHIE COMMUNITY COUNCIL (B&CCC)

www.ballaterandcrathiecommunitycouncil.com

Minutes of a Meeting held 14th September
2020 via Zoom at 7pm

Present:	Apologies	Also present:
Jim Anderson (WJ) Chair Jo Croll (JC) - Vice Chair Fiona Presslie (FP) - Secretary William Braid (WB) Pat Downie (PD) - Treasurer Richard Frimston (RF)	Francis Duguid (FD) Lisa McMahon (LMM) Jane Angus (JA)	Cllr Paul Gibb (CPG) Cllr Geva Blackett (CGB) John Bannerman (JB) Ellie Kinghorn (EK) Tony Cox (TC) Tom Flynn (TF) Peter Dranfield (PDr) Hans Gruppung (HansG) Ann Miles (AM) Hazel Gray (HG) Ben Addy (BA) Julie Woods (JW) Angus McNicol (AM)

1 Welcome and Apologies for Absence

2 Co-Opting new Member proposals

Ellie Kinghorn and John Bannerman have been proposed to be Co-Opted. Both are Ballater Residents. Ellie has previous Community Council experience and currently works for Moxon Architects in Crathie and John has recently retired from Total and whilst having spent most of his working career overseas his family roots are from Deeside. Co-Option will be voted at next month's meeting.

3 Emergency services

No serious incidents to report. There have been a small number of driving related arrests & Police continue to urge public to contact them in the event of anti-social behaviour. As lockdown restrictions continued to ease, the volume of traffic locally has increased. Locally there have been some parking related issues particularly at Loch Muick & Muir of Dinnet, however, in the main, there have been no major issues identified, however, work is ongoing with Aberdeenshire Council & CNPA Rangers to ensure any issues addressed quickly.

4 Minutes of July's meeting were approved.

Action Tracker updated.

5 Planning Matters

Crathie Huts:

HG stated that she had road safety & choice of location concerns & asked for clarification as AbCo planning website states matter decided. **CGB** explained this is because it has been called in by CNPA & explained the process. Any comments/support/objections should still be submitted in the normal way.

HansG agrees with **HG** regarding choice of location, no major objection, but concern over traffic and lack of pavement.

AM concerned with elderly residents in existing caravans

BA No major objections but interested to hear views of other residents

AM explained brief background of hutting. Estate already has huts in various forms on the estate. The 1000 huts campaign is to get more huts as there is a demand and Scottish Planning Policy supports this. No Mains Power, water or drainage, very basic. Not considered 'holiday residence' but a 'bolt hole in the country' mostly sought by people living in cities and central belt. Hut would be owned by a family & only used by family & friends, not for rental. It is hoped the Design Statement will help to explain the thinking behind the project.

HansG asked **AM** if other locations had been considered. **AM** confirmed that several locations had been looked at & many studies conducted eg environmental, roads etc & for various reasons, this site was the most viable. It is not considered that there would be a significant increase in traffic as the huts will be only used occasionally and not lived in for extended periods. **HG** raised concern that Invercauld Estate had not engaged with the Community prior to submitting planning application & **BA** agreed that he felt this should have been done first. **AM** stated that they are keen to receive community thoughts & will look at feedback.

CGB points out that if anyone wishes to support or object, planning decisions are based on planning policy. Policy guidelines can be found at <https://cairngorms.co.uk/wp-content/uploads/2019/04/150402CNPLDP2015web.pdf>

Action: FP to arrange a follow up meeting for BCCC to agree response.

Old School:

RF reports that a planning application has been made to remove chimneys at old school. It was agreed that B&CCC did not support this as this is a listed building and

will significantly change the appearance. RF will issue letter of objection on behalf of B&CCC.

JW raised concerns that the construction next to her house is not in line with the drawings. She has contacted and sent photos to Ed Swales at CNPA who has promised to investigate. **JW** also states that she has contacted Environmental Health as the works start 7.00-7.15 most mornings and finish well into the evenings, sometimes beyond midnight. **FP** suggested that **JW** contact Victoria Anderson at GHA and will pass on contact details. RF as a neighbour to the site also confirms that work is out-with the agreed times and speaks to Gordon Mitchell regularly requesting work to be contained to the agreed hours. **CGB** will feed this back to CNPA for follow-up.

Actions:

FP to send JW GHA contact details

CGB to email CNPA re. hours & checking build is per plans

RF to respond re chimney application

6 Reports

BRD

WB shared the BRD newsletter. Pleased to report that repairs to the Cambus O' May Bridge are progressing well.

BCE

No report

BFG/FIG

BFG - TC reports that the prioritisation process would lead to an announcement by middle of this year, but due current pandemic this has been delayed. **TC** suggested to SEPA they issue a paper for all communities advising the status.

Following up with the Council and SEPA on the examination of the alternate proposal it was reported that subject to a little work on the alternate proposal, it was found that both proposals have same conclusion and further discussions are to be had to find way forward.

TC confirms that he hopes that **BFG & FIG** can continue to work together. RF reports whilst **BFG** continue to progress the alternate proposal. **RF** confirmed **FIG's** role as a subgroup of B&CCC and that it will consult with and listen to the community should the funding not be available for the top down solution. **RF, TF & PDr** have pulled a draft to share with the Community.

Aberdeenshire Council

CPG reports that there is a new fund available for Town Centres and urges applications to be submitted quickly. More than one community group/project can apply and there is £1.2M available across the region.

CGB reported on the issue of the removal of Saturday Bin Lorry. There was a meeting last week where the decision has been made not to reinstate this. **CGB** will be following up with Stephen Archer on how to take this forward but urges **B&CCC** to join forces with Braemar **CC** to start a joint petition to the Chief Exec Jim Savage.

Actions: FP/CGB to work with Braemar re. petition

CNPA

CGB reported a Visitor Paper was discussed at recent board meeting and that there have been numbers of fines for littering. **CGB** suggests that the Scottish Outdoor Access Code should be part of the school curriculum so that young people can put pressure on adults & this has been picked up by the P&J. **CGB** is in communication with Director of Education & Chair in Aberdeenshire & fellow councillors on the Board to progress this.

CAP

No report

Halls

WB reported that **AJC** had returned to work on the granite frontage of the Hub. The roof and ceiling of the Michael Sheridan Room have been repaired and redecorated. Going forward, the Albert Hall and then Victoria Hall will be repainted.

Enhancement Group

PD reports that the application for Phoenix Fund for improvements to the Green are in hand

Improvement Group

No report

Paths

AM reports that Ken Gibson has been conducting an audit and is investigating costs for waymarkings etc and is in initial stages of seeking funding options.

7 Correspondence

AbCo have asked if **B&CCC** have any concerns over the boundaries or numbers, it was agreed no change was required.

Action: WJ to speak to some of the Crathie residents regarding CC membership for Crathie

B&CCC have been asked to participate in a roads policy review wrt speeds in town centres, crossings and street trading. Members of the community are also encouraged to participate <https://www.aberdeenshire.gov.uk/roads-and-travel/roads/roads-policies-review/>. **Action RF & WB agreed to respond on behalf of B&CCC.** It was suggested by **CGB** that we mention speed limit in Crathie in our response.

Mandy Croll has written seeking warning/hazard lights at the footpath crossing of the A93 at Eastfield. It was agreed to add a comment on the roads survey.

Action: CPG to raise matter with Martin Hall re road crossing.

Abco is offering a pilot training and support for website and social media development and the use of virtual meeting software. No takers

B&CCC approached by Caroline Close from King Edward CC to lobby for repairs to Aberdeenshire bridges. **Action: RF to respond.**

JC had been contacted re the danger of crossing Bridge Street at Yules as pedestrians cannot see past parked cars/vans. A pedestrian crossing had been suggested but view is that is not likely. **Action: CPG to contact Martin Hall wrt extending pavement on corner to prevent cars parking near junction & improving visibility.**

WJ asks that visitor management/road closures continue next season at Loch Muick/Muir of Dinnet. **CGB** confirms this will continue

Action: CGB to feedback concerns

FP/CGB referred to article re how the French Alps manage visitor numbers by providing shuttle buses, suggesting this be considered & pulled into the application for the bus park.

8 Finance No change

9 AOCB

FP standing down as Councillor/Secretary as relocating to Newfoundland. RF agreed to take over role as Secretary if someone else can take over role of Planning.
Action: FP to handover over next 2 weeks.

The meeting finished at 8.45pm.

The next meeting is scheduled for Monday 12th October at 19.00 hours, location and method to be confirmed.