



**STONEHAVEN & DISTRICT COMMUNITY COUNCIL
BUSINESS MEETING MINUTES**
7 – 9 pm, 11th May 2021
Virtual Meeting, Stonehaven

Present
<p>Community Council Members: Dawn Black (DB), Raymond Christie (RC), Paddy Coffield (PC), Janine Esson (JE), Ian Hunter (IH), David Lawman, <i>Treasurer</i> (DL), Alistair Lawrie, <i>Secretary</i> (AL), Donald A. Lawrie Morrison, <i>Vice-Chairperson</i> (DLM), Steven McQueen (SMcQ), Keith Simpson, <i>Planning Secretary</i> (KS), Jim Stephen (JS), Fiona Tavendale (FT), Daniel Veltman (DV) and Bill Watson, <i>Chairperson</i> (BW).</p> <p>Aberdeenshire Council Elected Members: Councillor Wendy Agnew (Cllr A) and Councillor Sarah Dickinson.</p>
In Attendance
<p>Charlie Barrow (<i>Owner</i>, Stoney Rickshaw), Marc Camus (<i>Community Police Officer</i>, Police Scotland), Daniel Harrington (<i>Agent</i>, for David Morrison), Julia M. Lawrie Morrison (<i>Minutes Secretary</i>, for Stonehaven & District Community Council) and David Morrison (<i>Planning Applicant</i>, Riverside Drive development).</p>

1	Chairperson's Welcome	Action
	BW opened the meeting, welcoming members of the community council, meeting attendees and the public.	
2	Apologies	
	<p>Community Councillors: Mike Duncan (MD), Jim Morrison (JM), Gerry Towler (GT) and Lindsay Wood (LW).</p> <p>Aberdeenshire Council Elected Members: Councillor Dennis Robertson (Cllr D).</p>	
3	Declarations of Interest	
	DV – Agenda Item 17. DV is a member of Fairtrade Stonehaven.	
4	Recording the Meeting - KS	
	<p>Motion Are meeting participants happy to be recorded during this business meeting for minute taking purposes only and once minutes agreed that recording to be deleted? Proposed by KS and seconded by BW.</p> <p>Result – Agreed.</p> <p>Action – KS to record the meeting, making it available to the Minutes Secretary, deleting the recording once minutes have been agreed at</p>	

	<p>the subsequent business meeting.</p> <p>Action – KS to stop and re-start the recording when requested by any member or attendee who may prefer not to be recorded speaking.</p>	<p>KS</p> <p>KS</p>
5	Last Minute	
5.1	Amendments & Approval of the Last Minutes	
	<p>Amendments: Item 6.1 Police Report – less than 20 incidents.</p> <p>Action – AL to correct the corrections to the minutes.</p> <p>Approval: Proposed by AL and seconded by IH.</p>	<p>AL</p>
5.2	Matters Arising from the Last Minute	
5.2.1	SDCC Involvement with Town Centre Tool Kit - BW	
	<p>Action – AL to ask STCIG if they want to work with SDCC jointly on this funding opportunity. Action ongoing</p>	<p>AL</p>
5.2.2	Potholes – BW & FT	
	<p>Aberdeenshire Council’s customer service charter advises that officers should respond to customer enquiries within 5 days if an easy enquiry to respond to. If an enquiry is complex the charter provides for a 20 day response timeframe.</p> <p>FT had been advised by two members of the public that they had paid a lot of money in car maintenance because of damage caused by potholes. They were wondering how many roads could be fixed within council budgets.</p> <p>Action: FT to recommend to her contact in the public to follow the SDCC website link to Aberdeenshire Council’s pothole reporting form.</p>	<p>FT</p>
5.2.3	SDCC Scheme of Establishment – PC & DLM	
	<p>DLM wrote to Aberdeenshire Council’s Area Manager for Kincardine and Mearns with SDCC feedback. The council accepted this and provided responses which were circulated to members by AL prior to the meeting.</p>	

5.2.4	<p>House Refurbishment Small Community Projects, Aberdeenshire Council's Property and Facilities Management, email</p> <p>DB suggested the Stonehaven youth club once it has started.</p> <p>Action – members to make suggestions of small community projects the contractors can undertake as part of a deal with Aberdeenshire Council to be sent to AL. Action ongoing.</p>	ALL Members
6	Business Matters	
6.1	<p>Presentation: Police Report – Marc Camus (MC)</p> <p>Report circulated to members prior to the meeting. Report summary –</p> <p>Anti-social Behaviour: Decrease in calls in the Kincardine and Mearns area. 41 minor disturbances, 5 suspected cases of wilfull fire raising, 10 assault files, no serious assaults.</p> <p>Acquisitive Crime: No housebreaking reports.</p> <p>Roads and Driving: 1 case of driving under the influence of drugs, 2 cases of dangerous driving detected and reported and 3 cases of careless driving incidents.</p> <p>Community Engagement: While Covid 19 restrictions have begun to relax, Police Scotland asks everyone to continue to consider their personal safety followings FACTS, maintaining 2 metres distance from each other and booking a Covid 19 test if symptoms develop.</p> <p>Warrants: 3 drug warrants.</p> <p>Questions from SDCC Members:</p> <p>DV - made MC aware of youth violence and vandalism in Dunnottar Woods, asking for police patrols. MC – patrols are possible, a three-point reference has been requested from the Dunnottar Woods Committee to help locate the crime. These will be added to the patrol matrix on a graded basis if an officer is available. They hope to work with Mackie Academy to build a rapport with pupils to gain assistance and understanding about what is going on.</p>	

6.2	Presentation: Future of Stonehaven Community and Leisure Facilities, Officers from Live Life Aberdeenshire, Aberdeenshire Council	
	Unable to attend. Action: Invite to attend June business meeting.	BW
6.3	Presentation: Riverside Drive Planning Application, Applicant David Morrison (DM) and Agent Daniel Harrington (DH).	
	<p>Planning applicant DM: Planning permission in principle has been submitted. The site was purchased around 10 years ago, the area had been blighted by garden waste. DM stated that he had set about tidying and improving the area, making a network grass footpath for the public to use. DM proposes to redevelop this site for a private house and for community use by different local organisations, some of whom have already shown interest. The land being developed could include facilities that support a wide range of people, supporting outdoor activity. DM is seeking feedback and will work to accommodate issues raised, on matters such as parking, rewilding, lighting and public access.</p> <p>Questions from SDCC members: KS – asked what commitment DM would give to carrying out the development of the surrounding land prior to the private dwelling. DM – advised that he intended making the surrounding land fully available and serviceable with infrastructure in place, top and tail prior to the development of the private dwelling. This means that facilities would be ready to rent to local community groups, such as the Stonehaven Horizon Group and Scouts. The rent would be based on a long-term lease with identified local community organisations getting first call. DM is in discussion with these organisations, including Grampian Tigers cycling club. Interest is subject to a successful planning application.</p> <p>IH – asked what would happen to the land ownership structure in the future. DM – noted that any leases created for the facilities would be subject to retaining the land for the uses specified within the agreements, such as allotments, a bike park and an adventure area. These agreements would contain the rules for the management of the areas. In the case of DM giving up ownership of the site the land outside of the private dwelling would transfer into a trust, financed by DM long term.</p> <p>JS – noted that there are concerns over the potential parking</p>	

	<p>that the letting of proposed sites might create in the area nearby, asking for drawings to be shown to the public illustrating where any parking might be proposed. DM – access to the site would be along Woodcot Brae, nearby the flood alleviation works, but that it is anticipated most users would walk or cycle. Parking could be developed along the side of the private dwelling development if required. The plan is to provide four points of access to pedestrians to the land. DH – will be reviewing consultation feedback, making updates to the development designs to be issues to planning, which will in turn be shared with SDCC, showing detail.</p> <p>DB – asked if the sites are being leased to local groups would their contracts contain a clause to say the sites must be accessible to the public and if the public can make use of the proposed cycle paths. DM – agreed this would be so with limited exclusive use by the tenants.</p> <p>KS – asked DM how he would respond to the suggestion noted in feedback that the land proposed for community use is only being offered to gain planning permission to build his private dwelling, that he is trying to get around planning rules on development of housing at that location. DM – noted that separate to the private dwelling site the area in total contains almost 10 acres of land that will be allocated for local group use.</p> <p>AL – asked how DM intends on addressing any possible negative impact his development might have on the biodiversity of the area. DM – walkways could be rewilded with buffer strips, in line with requirements, adding there could be a public orchard and that he was working with the Dee and Don River Trust and members of the public on this matter. DM noted that the area contains significant invasive species, such as Japanese Hogweed and Canadian Buttercup. DH – an ecological assessment was undertaken and submitted to planning. It concluded that the area has low diversity and raised concern over managing the site to avoid dumping of garden waste, noting a small wetland area close to the proposed bike track which would need to be incorporated into the development to retain the habitat.</p>	
<p>6.4</p>	<p>Presentation: Stoney Rickshaw, Charlie Burrow (CB)</p> <p>Proposal circulated to members prior to the meeting.</p>	

Stoney Rickshaw proposal led by CB:

CB is interested in using the rickshaw along the seafront during the Summer and is looking for community support. The rickshaw is a pedal powered trike with a seat for two on back and peddler on front. It has been used in the past during events locally, the Stonehaven Folk Festival, for birthdays too. CB has public liability insurance and the rickshaw meets requirements for a pedal powered bike. CB has invested a lot into the rickshaw and is not seeking to make a profit from the venture but is looking at ways to cover costs and maintenance, looking into options of licencing it. CB is aware that the boardwalk has always been a cycle-free zone and some residents might be unhappy with cyclists using it. CB noted that the new boardwalk is almost 2.40 metres and the rickshaw is 1.20 metres in width. The rickshaw is a slow-moving vehicle going at walking speed, providing a gentle rise along the seafront and a nice addition to Stonehaven during the summer months. CB would not operate it every day as he works as a school teacher. It would be used for events such as the Folk Festival, Harbour Festival and Feein' Market.

Questions from SDCC Members:

DL – noted that during the harbour festival the number of people in town is greatly increased and the boardwalk is main entrance to the festival and a large amount of people would be walking along it. DL noted that if it adds value to Stonehaven he is all for it. CB – would like to speak with the community and says it would be up for discussion what events the rickshaw would be used at. Overall, it represents the size of a family of 4 or 5 walking in a group in footprint and weight. Maneuverability might influence its route and a closer look into this will be taken.

BW – asked about its use at previous festivals and routes taken. CB – noted that it was mainly used at the Folk Festival at which it was operated with musicians on board playing tunes, going from the seafront walk coming off at the end to join the lights at the square before heading down over the bridge by the Carron Fish and Chop shop and down the high street to the harbour and back. At that point the boardwalk was unsuitable. It has been taken across the metal bridge. It is stored at up the town and is very visible, road safety is not an issue, and the police are happy with it on the road. It is slow moving and can pull over when needed for pedestrians or cars.

IH – asked if the Stoney Rickshaw would be registering as a charity or community business. CB – options need to be considered but at present the rickshaw is a hobby, light-hearted and fun. CB does not want it to become something that needs to be done regularly, although is happy to explore options.

	<p>JS – asked if there was a way for CB to give the public an idea of what the rickshaw looks like. CB – noted that it has a Facebook page and a website is in process with updates going on the Facebook page at present, including photographs and videos. CB added that the rickshaw can be changed to add local business sponsorship advertising, with free advertising for Fairtrade and other community groups.</p>	
<p>6.5</p>	<p>SDCC Planning Report – KS</p>	
	<p>Riverside Planning Application in Principle:</p> <p>BW asked the Applicant’s agent what the land was designated for in planning terms. DH – noted that the proposed development was outwith the settlement boundary in countryside.</p> <p>BW noted that SDCC needed to consider whether the proposed development outweighs the designation to the area given by the local authority.</p> <p>Questions from SDCC Members:</p> <p>PC – summarised the comments made by members of the public via the SDCC website:</p> <ul style="list-style-type: none"> - Designated countryside, amenity for all without any limitations, importance for mental health of access to green space and natural world highlighted during pandemic - Concern about loss of biodiversity, has already been harmed by owner’s activities - Size of house not in keeping with houses round about 3 times footprint - Parking and toilet facilities - Outside settlement boundary Impact on flood defenses <p>BW – noted additional hard standing of the dwelling, access road and car park would add to flood risk.</p> <p>IH – felt uneasy with the council waiving their settlement development policy permitting development in countryside, that people need to be treated equally.</p> <p>Concerns raised by members of the public in the audience:</p> <p>– the site is currently used by a lot of people. SDCC should be looking at the proposed change of land designation from countryside to residential development, that constitutes a big change. Asking is this change being made for the community or an individual. The proposed private dwelling is not what the community needs as it is a large carbon</p>	

guzzling house not small-scale affordable housing that young people will be needing in the future.

– it constitutes a loss of 4 hectares, asking how it meets community needs when access is not free and unlimited as it currently is being designated countryside.

–The proposed cycle track will not be linked to bike paths. Unhappy that a local cycling club supports this development asking if they have been in touch regarding an alternative track.

– asked where the plan can be viewed. BW – noted that the application can be viewed on the Aberdeenshire Council website, including public submissions.

– noted that the proposal's selling point is the creation of improved paths and that his house looks over this area and it is already well used. The problem with the proposed paths is if they are accessible or inaccessible to do their location on a steep gradient.

– noted that the areas identified for development constitute 24% of the whole area being considered, the main area between the scout hut and Woodcot Brae, not the thinner or steep areas that nobody could access.

- Stonehaven Horizon Group had held informal discussions with DM. A challenge for Horizon Group is finding areas to grow and develop as a headquarters for activities in the town. The group would like to grow and provide flowers for the town, to sustain its displays and the possibility of having access to and would be of great benefit to the group. The group supports this application.

– noted that the Scouts are non-committal, but their number have been used to bump up the proposal by around 125 in terms of those who would benefit from it.

BW – SDCC options:

1. Support application
2. Object
3. No view
4. Seek further information

Motion 1

SDCC seeks further information from all parties mentioned in the application.

Proposed by JS and seconded by DB.

KS noted that while the consultation period lapsed on 6th May the case officer has extended the period open for SDCC to submit comments,

	<p>before the application goes in front of committee.</p> <p>Motion 2 SDCC objects to the planning application. Proposed by PC and seconded by RC.</p> <p>Motion 2 Vote Against – CM, DV, DL, DB, DLM, FT, JS and SMcQ For – KS, AL, PC, JE and BW Abstain – IH Result – rejected.</p> <p>Motion 1 Vote Agreed</p> <p>Action – JS to provide SDCC drone pictures of the site. Action – JS to approach relevant organisations and interested parties to the application for comment. Action – Mr McCarron of the Scouts to seek comment from the Scout board, to be sent to AL.</p> <p>Stoney Rickshaw Summer Use – seeking community support:</p> <p>Motion SDCC supports this proposal in principle, providing it receives licencing from Aberdeenshire Council regarding safety. Proposed by DL and seconded by AL. Result – agreed.</p>	<p>JS JS Mr McCarron</p>
6.6	SDCC Treasurer’s Report – DL	
	<p>SDCC Annual Accounts: Brian from the Rotary was unable to undertake the annual audit of SDCC accounts, but the Treasurer of the Rotary would.</p> <p>Payments Out: Cheques had been sent to the two Hannah Dyson Award winners.</p>	
6.7	Defibrillators – DL & JS	
	<p>Mackie one now operational. Total of 7 are now operational in the town JS noted that Mill O’ Forest School will take the defibrillator offered by A&R Services.</p> <p>Action – DL to finalise defibrillator signage with JS.</p>	<p>DL & JS</p>

6.8	<p>Proposal: to give SDCC project teams prior authority to manage projects within the limits of available funds and approved project objectives, rather than referring all decisions back to full meetings of the Community Council</p> <p>Proposed by DL and seconded by IH. Result – Agreed.</p>	
6.9	<p>Agenda Meetings – RC</p>	
	<p>SDCC agenda meetings were discussed. Having occurred in the past it was suggested that these should resume to help shape the business meeting agenda, set priorities and ensure time is managed well to avoid an overly full agenda which can sometimes result in an unequal amount of time spent on each topic as well as running over time.</p> <p>Concern was noted that overly full agendas caused fatigue amongst members with the suggestion that topics should be prioritised for inclusion or carried over until a later date.</p> <p>There was a danger that issues are debated twice, at the agenda meeting and again at the business meeting. The agenda meeting was not where items were to be debated, but their level of priority noted for the purpose of allocating time on the agenda.</p> <p>DLM noted that the Standing Order Section 3.2 notes that any member wanting to raise business should submit it to the secretary within 5 days before the business meeting and its inclusion on the agenda is for the Chair to determine.</p> <p>BW agreed to trial an agenda meeting one week before the business meeting in June, but also noted that members could request items for the agenda without attending the meeting.</p> <p>Action: BW to call a June agenda meeting.</p>	<p>BW</p>
6.10	<p>Use of Bequest Funds – JS</p>	
	<p>Action: carry forward and add to the June business meeting agenda.</p>	<p>JS</p>
6.11	<p>Community Action Plan – MD</p>	
	<p>Action: carry forward and add to the June business meeting agenda.</p>	<p>MD</p>
6.12	<p>Youth Club Project – DB & AL</p>	
	<p>DB and AL to be in contact.</p>	

	SDCC web page and share on the SDCC Facebook page and in local social media groups. Action – to confirm the recipient of the SDCC Community Award 2020.	CM, PC & DB AL, RC & CM
7.2	Bin Collection, Town Centre, Beach and Harbour – JS	
	Action: add topic to June agenda. Action: JS to create proposal for June business meeting.	BW JS
7.3	Co-optee Nominations – RC	
	Co-optees were reminded that their nominations had to be in before the end of May if they wanted to remain on the SDCC. Action: AL to email SDCC members a reminder for people to complete nomination forms and by when. Action: AL to answer queries on this if contacted. Action: PC to link nomination forms on the SDCC website.	AL AL PC

Next Meeting: 8th June 2021