



**STONEHAVEN & DISTRICT COMMUNITY COUNCIL  
BUSINESS MEETING MINUTES**  
19:15 – 21:00 Tuesday 13 June 2023  
Meeting held in the Sheriff Court Buildings, Stonehaven

<b>Present</b>		
<b>Community Council Members:</b> David Lawman, <i>Chairman</i> (DL), Raymond Christie (RC), <i>Vice Chairman</i> , Ian Hunter (IH), Jim Stephen (JS), Steve McQueen (SMcQ), William Watson (WW), <i>Treasurer via Zoom</i> , Alistair Lawrie (AL), <i>Secretary, via Zoom</i> , Daniel Veltman (DV) <b>via Zoom</b> , Fiona Tavindale (FT), James Morrison (JM), Pauline Brindley (PB) <b>via Zoom</b> .		
<b>Aberdeenshire Council Elected Members:</b> Alan Turner (Cllr T), Wendy Agnew (Cllr A), Dawn Black (Cllr B).		
<b>In Attendance</b>		
Tim Stephen, <i>Aberdeenshire Council Area Manager</i> , Jane Cruickshank, <i>The Bellman</i> , Fiona Malcolm, <i>Minutes Secretary</i> , Rachel Frame, <i>The Haven</i> , Starkeeper Morton (SM), <i>The Haven</i> , Kathleen Edwards, <i>Stonehaven Resident</i> , Mike Hawke, <i>Stonehaven Resident</i> , Audrey Malcolm, <i>A&amp;I Taxis</i> , Julie Lindeman, <i>Stonehaven Town Partnership</i> , Johanna Ogg, <i>Support the Haven Larder</i> , Peter Flockhart, <i>Newtonhill, Muchalls &amp; Cammachmore Community Council</i> , Bill Miazek, <i>Farrochie Dairy</i> , Gordon Milne, <i>Farrochie Dairy</i> , Andrew Newton, <i>Stonehaven Resident</i> , Gail Smith, <i>Haven Larder Helper</i> , Elizabeth Cameron, <i>Haven Larder Helper</i> , Heather Manning, <i>Haven Larder Helper</i> , Carol Leslie, <i>Haven Larder Helper</i> , Connie Lim, <i>Haven Larder Helper</i> , Peter Flockhart, <i>Haven Larder Helper</i> , Violet McDonald, <i>Haven Larder Helper</i> , Rita Lindsay, <i>Support the Haven</i> , Kam Bansal, <i>Stonehaven Resident</i> , David Nicol, <i>Stonehaven Resident</i> , Andrinne Craig, <i>Stonehaven Resident &amp; Place Plan Group</i> , James Main, Kim Gow, Joey Hill, Julie Gray (SG), <i>Stonehaven Resident</i> , Georgia Gray, <i>Stonehaven Resident</i> , Francesca Clair, Wendy Plovey, <i>Support the Haven</i> , Alison Watson, <i>Support the Haven</i> , Ray Gordon, <i>Support the Haven</i> , Claire Jessiman, <i>Haven Helper</i> , Gerard Locke, <i>Haven Helper</i> , Heather Anderson, <b>via Zoom</b> , Norman McKay <b>via Zoom</b> , Martin Anderson <b>via Zoom</b> , Gary McCall <b>via Zoom</b> , Norman McKay <b>via Zoom</b> , Caz Folan <b>via Zoom</b> , Ally Graham <b>via Zoom</b> , Diane Henderson <b>via Zoom</b> , Graham ? <b>via Zoom</b> , Sarah ? <b>via Zoom</b> .		
<b>1 &amp; 2</b>	<b>Chairperson's Welcome and Roll-call</b>	<b>Action</b>
	DL welcomed everyone, including those attending via Zoom.	
<b>3</b>	<b>Apologies and Declarations of Interest</b>	
	Apologies received from Janine Esson (JE), Michael Ogden (MO), Andrew McArdle (AMcA), Caroline Evans (CE), Donald Lawrie	

	Morrison (DLM), Julia Lawrie Morrison (JLM), Sarah Dickinson (Cllr D), David Charnley, Police Scotland (DC)	
<b>4</b>	<b>Police Report</b>	
	No Police Scotland report had been received prior to the meeting.	
<b>5</b>	<b>The Closure of the Haven Community Larder – Future Provision?</b>	
	<p>DL had received an e-mail from a volunteer at the Haven Community Larder, asking SDCC to hold a public meeting about the closure of the Haven Community Larder. As SDCC was meeting this evening, it was agreed to include this on the agenda. DL had spoken to Starkeeper Morton (SM), CEO, Julie Gray (JG) the Larder Manager and a volunteer. He understood the main reason for closure was the lack of budget and increase in rent costs – the project costs £1k each week to run, and the current rent is increasing from £9k to £13.5k. JG had explained the challenges including restricted access to the building. Both the UK and Scottish Governments plan to eradicate poverty. The Health and Social Care Partnership (HSCP), Grampian Health Board (GHB) and Aberdeenshire Council (AC) are all trying to establish food hubs in communities under Health and Wellbeing. He asked how the community might find a solution and suggested looking at different models.</p> <p>Mike Hawke (MH), The Haven, asked why rent was being charged at all?</p> <p>DL clarified that this was not the responsibility of SDCC, but the Local Authority, who aim to recover costs. He said it was not just the increase in rent costs, the problem was wider than that.</p> <p>MH asked if any Community Councils have input to rental costs? DL said that they do not.</p> <p>(SM) acknowledged the support received from Aberdeenshire Council and the local Co-op since 2020. She explained that the organisation had exhausted all funding opportunities.</p> <p>Amanda Smith (AS) asked if an alternative property could be found?</p> <p>DL said he would like to see a group of people come together and explore if it was possible to look at something to replace the Larder, as there may be a different solution?</p> <p>David Nicol (DN) asked why the Banchory model could not be replicated?</p> <p>DL suggested a group of volunteers could look at what is possible, and that although funding is not so readily available, fresh eyes from across the community might find alternatives.</p>	

<p>DN said that if a solution is to be found, there needs to be a stay of execution to save the Larder, otherwise it will be lost.</p> <p>DL understood stop-gap were being looked at, but the Larder cannot continue in its present format.</p> <p>DN asked what else the building will be used for as it will be empty.</p> <p>SM said that the Catalyst Church pantry has closed, the Larder had worked with other pantries including Far &amp; Wide Foodbank. She suggested the Community Resilience Forum might be the place to take this forward, and confirmed she is willing to talk to anyone, she is sure the community can find a way forward.</p> <p>DL said there was a lot to take over, and no easy solution.</p> <p>Gerard Lock (GL) said the statement (made by the Haven Board) about the closure on 1 July was negative.</p> <p>JS said that if given a proposal, SDCC will help, as will the community.</p> <p>DL suggested a group get together quickly to look at the issue – but that SDCC could not lead this.</p> <p>IH said we need to look at this as a whole community and bring in other foodbanks too.</p> <p>DL agreed and said the Steering Group would need to do this.</p> <p>Peter Flockhart (PF) said some Newtonhill residents use the Haven Larder, the Portlethen Larder cannot meet the increase in demand. He felt it (the decision to close) was dropped on the Haven Helpers with no warning, volunteers had freely given their support and 'had been badly let down by what's above them'. He will be taking this back to his own Community Council meeting next week.</p> <p>DL reflected he could not see how the Haven model could be financially replicated.</p> <p>Cllr B noted the Catalyst is open on Wednesdays 12:30 – 14:30 and after morning worship on Sundays, Far &amp; Wide open (the foodbank) on Mondays. She pledged her full support to any group that takes forward a new model.</p> <p>Audrey Malcolm (AM) said the way the Haven Board did it (communicated the closure) was terrible. There was no contingency plan for people, just 30 days' notice. She offered to provide transport</p>	
---	--

to take people to Laurencekirk, and suggested downsizing the Haven's wellbeing site, as it was still possible to get food from CFINE.

Julie Gray (JG) explained that it is hoped to have a Welfare Rights Officer at the Community Centre to assist people to access more support. CFINE operates a mobile pantry, but already supports 278 projects across NE Scotland. Tackling Poverty and Inequalities is a priority for Aberdeenshire Council, who are trying to put something in place, a sustainable food hub should be the main aim. She agreed this needs to be thought about as a whole community.

??? said premises with a kitchen are needed in an ideal world.

DL reiterated the suggestion to get a group established to aim for what is possible. The Haven cannot continue as it is as it is no longer viable.

??? said funding is not an issue, rather it is the availability of premises.

JS suggested money is needed for premises. He asked what is needed as a basic. He said the previous business model had failed, and asked what other business model works? He suggested looking at the Banchory model.

??? said the Bervie project pays no rent.

JG said that Banchory is funded by the Alcohol and Drugs Partnership.

Julie Lindeman (JL), Stonehaven Town Partnership, said that Bervie pay £300 for their premises, they support 75 families, also refugees and ex-offenders.

Jane Cruickshank (JC), The Bellman, queried savings of £92k and income of £64k (in The Haven accounts?) and asked if money can be transferred to the Larder project going forward? Why was a detailed breakdown of actual day-to day costs not available in the public domain?

SM clarified that all money is ringfenced for the Larder or given back to funders. The Larder would have closed in April and had always been one funding application away from closure. The Scottish Index of Multiple Deprivation (SIMD) is used by funders ( to prioritise eligible projects). Stonehaven is considered an affluent area, although it has the highest rate of in-work poverty in Aberdeenshire.

Kathleen Edwards (KE),The Haven, clarified that £1k weekly running cost does not include buying food. She said many people are in

denial about food poverty. She said there were some people within the community who had tried to discredit The Larder, that lies had been spread and cited a 21-page letter of concern that had been sent to Aberdeenshire Council. The Board had tried to be inclusive when breaking the news about the closure, the running costs include items like staffing, training and insurance. She explained that the Board had tried to protect volunteers rather than burden them with the risks. DL suggested that if questions had been answered quickly, things may not have escalated.

SM said it was unusual for any organisation to publish detailed accounts outside annual reporting requirements. Hostile on-line messages directed at The Haven had been passed on to Police Scotland. She questioned the level of blame and shame directed towards local authorities, whilst community councils remain silent. She wondered why no one is looking at where support from the community is not forthcoming.

AM asked why something had not been done in April? Why had there been no fundraising? More time should have been given in advance of the closure.

SM explained that the message was difficult however it was conveyed. The decision to host the meeting with volunteers on-line was based on poor attendance previously at 'in-person' meetings. 40 people attended the Zoom meeting. The Haven Board had a funding sub-group, comprising three Board members and one volunteer.

DL proposed that people should meet as soon as possible, preferably within the next few days, to look at ideas and potential solutions, he offered to come to the meeting.

Francesca Clair (FC) said she had been a volunteer, then an employee focused on a Grow Food project. Scotland is a Good Food nation, Local Place plans are looking at growing more food. Stonehaven as a community needs to think about the availability of more healthy, local food. A local farmer has been growing food crops, free for The Larder. She is sorry her role will be changing, but growing food is a good option.

??? said there was still goodwill in the room and suggested starting with finding premises.

JG said there is a need to listen to those in the community and treat them with respect. Access to healthy food is most important.

??? said she had been involved in fundraising at the recent Feein' Market, money had been made for Pillar and the allotments. If they have a garden, she encouraged people to grow food.

	<p>IH acknowledged the wonderful job The Haven has done, offered his congratulations and said, 'well done'. This was supported by applause.</p> <p>??? attends The Haven to see people and access support, she will miss that, as it is one big community.</p> <p>JS asked David Nicol what was being proposed, and Julie Gray what is needed?</p> <p>DL again suggested finding time this week for those interested in helping to meet. He encouraged people to provide their names and contact details and thanked everyone for their input.</p>	
<p><b>6</b></p>	<p><b>Sale of Jubilee House, Keith Place, Stonehaven – Stuart Alexander (SA)</b></p>	
	<p>DL invited SA to address the meeting. SA explained that Jubilee House had enabled disabled groups to come for holidays for many years, it is a great asset operated by a management group. It is now on the property market.</p> <p>The deeds show the building was gifted to the Queen's Jubilee Trust by the former Kincardine and Deeside Council, for the use of groups who could not afford holidays. In the event the property was to be disposed of, the first offer to purchase should be made to Aberdeenshire Council. It is listed at offers over £350k, all profits from sale must go to the Trust.</p> <p>SA asked whether councillors had been consulted? There seemed to be no democratic process, and a lack of transparency, he wanted to find out what was happening.</p> <p>Cllr B said she was waiting to hear from Aberdeenshire Council legal department who was consulted and establish what was happening.</p> <p>Tim Stephen (TS), Aberdeenshire Council Area Manager, offered to liaise with the Trust and feed back at a future SDCC meeting. He said "It is Aberdeenshire Council's policy to reduce the total number of assets we own and ensure that retained assets are well used"</p> <p>DL reflected that the Mackie Academy swimming pool, the Invercarron Resource Centre, and the Housing Office had all been lost. The lack of involvement of the community was a regular occurrence. The Trust had done its bit, the Council had not. There was concern about assets falling away.</p> <p>IH said that buildings are needed, as the Resource Centre had been lost, could Jubilee House be a substitute? He asked why</p>	

	<p>Aberdeenshire Council officers did not communicate with the community?</p> <p>SA said the deeds state that a full consultation should be done, with written approval of any explicit change of use. The Council had not seen the deeds which was disappointing.</p> <p>DL asked if Councillors could prevent these things from happening?</p> <p>JS said the town had one been asset rich, this has to go back to the Council. Officers are making the wrong decisions, they do not know Stonehaven, for example the loss of the Resource Centre and the Rent Office. Assets are sold but the money goes and is not offered to the community. It is Council officials, not Councillors, who run things.</p>	
<b>7</b>	<b>Aberdeenshire Council – Strategic Tourism Infrastructure Development Plan (STIDP) Report – Request for community involvement with plans</b>	
	DL wished to say to both Councillors and Officers that the town as a whole wants to be consulted. TS agreed that no action would be taken without local consultation, Cllr T agreed, DL welcomed this reassurance.	
<b>8</b>	<b>SSEN Kintore-Fiddes-Tealing East Coast OHL &amp; 400v Substations</b>	
	<p>IH advised that a member of Laurencekirk Community Council had told him about SSEN plans to erect masts that will be half as high again as the present ones, on a 120-acre site covering Tewel and Rickarton. A group called ‘Save Our Mearns’ has been formed and will hold a public meeting with both MPs and MSPs present. Members of the community have until 25 June to comment about the proposals (to SSEN).</p> <p>Cllr B understood this may come forward as a planning application. SSEN’s proposals to upgrade were approved by the Scottish Government (SG) last year. This is a separate project and has <b>not</b> been approved by the SG. Consultation is ongoing.</p> <p>IH proposed, and the meeting agreed, to support Mearns and Glen Esk Community Councils’ concerns about the project. IH and AL will draft a form of words to this effect.</p>	<b>IH &amp; AL</b>
<b>9</b>	<b>CCTV – Info from Cllr Black</b>	
	Cllr B explained that CCTV had first been suggested in 2020-21 for the Community Garden. At that time, anyone who kept the ‘feed’ from the cameras may have been liable to appear in court. Police Scotland are keen to see CCTV installed at Stonehaven Harbour, they would ‘own’ all data, however they would ask the community to set up the CCTV project. A document outlining costs, pros and cons would be circulated to members. Community groups can apply for	

<p>funding, the Council cannot. Suggestions from community groups for potential sites will be circulated. As Stonehaven Town Centre is a conservation area, separate structures are required to house the CCTV equipment. It costs £20k pa to maintain each camera. The Shared Prosperity Fund may support CCTV projects. A community group needs to take this forward, e.g., the Stonehaven Town Partnership (STP) or Town Centre Improvement Group (TCIG)?</p> <p>DL asked if we want CCTV.</p> <p>JS clarified the TCIG, which is chaired by Aberdeenshire Council, includes The Men's Shed, Horizon, STP and Stonehaven Business Association (SBA). He suggested this should go back on their agenda. The town's public toilets have previously been vandalised and closed for repairs. Something needs to be done, as people are complaining. This needs to be looked at collectively. SDCC should request this goes back on (the TCIG) agenda.</p> <p>DL asked if SDCC members are in favour?</p> <p>JS suggested CCTV should be zoned.</p> <p>DV was in favour for safety reasons, and agreed with what JS said, AL also agreed.</p> <p>SMcQ said that, as a business owner, he has CCTV at his premises. He has to pass on footage to Police Scotland. Community groups can apply for funding, he proposed that SDCC work in partnership with SBA, rather than pass this on to the TCIG.</p> <p>JS said the Council is under pressure to keep the public toilets open, and wondered what their view is? Should there be a public consultation, feedback from other groups?</p> <p>SMcQ reflected that these (the public toilets) are Council assets, so they should pay for the installation and operation of CCTV, however, he recognised the need to look at the bigger picture.</p> <p>AL asked if the Council had done any cost analysis of the cost of repairs to the public toilets?</p> <p>Cllr B offered to follow this up, CCTV is about general safety and their needs to be public consultation. She noted that that the price varies depending on if they can go onto a building or if the need to be put on new poles.</p> <p>DL asked if SDCC members are supportive of CCTV in principle, and in favour of working with other groups? Members were unanimously in favour.</p>	<p><b>Cllr B</b></p>
--	----------------------



<b>10</b>	<b>Matters Arising from Previous Minutes</b>	
	<p>a) Hannah Dyson Award &amp; Community Awards Presentation DL thanked everyone who had been involved in the Awards Presentation.</p> <p>b) £5.2m Procurement Plan Approved (Ten Significant Projects) for Environmental and Infrastructure Projects in the South of Aberdeenshire – Announced March 2022 – Project Details &amp; Status Request</p> <p>DL said SDCC had asked questions about this, however it was classed by the Council as not being for public discussion. He failed to understand why the names of the projects are not in the public domain.</p>	
<b>11</b>	<b>Approval of Previous Minutes (9 May 2023)</b>	
	<p>The minutes of the previous meeting held on 9 May 2023 were approved by AL and seconded by RC.</p> <p>The 2022 AGM minutes were approved by IH and seconded by JS.</p>	
<b>12</b>	<b>Planning Report</b>	
	<p>DL invited Bill Miazek (BM), Farrochie Dairy, to address the meeting.</p> <p>BM confirmed that details of a planning application for a development at Farrochie Steading had been circulated prior to the meeting. There are development opportunities of £30k, each of which could raise £3k council tax.</p> <p>DL asked for any comments or concerns, there were none, IH said he was in favour of the application.</p>	
<b>13</b>	<b>SDDC Committees/Subgroups</b>	
	<p>a) Local Development Plan/Local Place Plan –DL advised this is making good progress, all SDCC members were invited to look at the Plan and comment.</p> <p>b) Invercarron Resource Centre/Older People’s Services – no update</p> <p>c) Community Resilience Plan – no update</p> <p>d) SDCC Communications – SMcQ said the SDCC Facebook page has been updated, and all SDCC documents are now available on the website.</p>	
<b>14</b>	<b>Outside Bodies/Committees</b>	

	<p>a) Transport Action Kincardineshire (TRAK) – IH asked for this to be postponed to a future meeting, he said there had been good news about the long-distance bus-stop.</p> <p>b) KDP – Wind Farm Grant Application Reviews – no update.</p> <p>c) Town Centre Improvement Group – the minutes of the last meeting will be circulated, the next meeting is on 23 August 2023.</p> <p>d) Stonehaven Community Resilience Plan – (See Item 13c)</p> <p>e) Kincardine and Mearns Community Council Forum – IH said this was useful for finding out what is going on elsewhere. The next meeting is on 6 September 2023.</p> <p>f) Kincardine and Mearns Community Planning Group – no update.</p>	<b>DL &amp; AL</b>
<b>15</b>	<b>Treasurer's Report</b>	
	The Treasurer's Report was circulated prior to the meeting.	
<b>16</b>	<b>Correspondence</b>	
	None.	
<b>17</b>	<b>AOCB</b>	
	Cllr A had asked Aberdeenshire Health and Social Care Partnership why they had stated on 8 January 2022 that Aberdeenshire Council is legally obliged to implement the recommendations of the Integrated Joint Board. Cllr A will circulate the response.	<b>Cllr A</b>
<b>15</b>	<b>Dates of Next Meetings</b>	
	Agenda Discussion and Planning Meeting – Tuesday 1 August 2023, 19:00 Next SDDC Business Meeting – Tuesday 8 August 2023, 19:00	