



**STONEHAVEN & DISTRICT COMMUNITY COUNCIL
BUSINESS MEETING MINUTES**
19:00 – 21:00 Tuesday 14th May 2024
Meeting held in the Sheriff Court Buildings, Stonehaven

Present		
Community Council Members: Alistair Lawrie, <i>Secretary</i> (AL) via Zoom , Caroline Duguid (CD), Daniel Veltman (DV) via Zoom , David Lawman, <i>Chairman</i> (DL), Fiona Tavindale (FT), Ian Hunter (IH), James Stephen (JS), Michael Ogden (MO) <i>Treasurer</i> , Norman MacKay (NM) Via Zoom , Pauline Brindley (PB) via Zoom , Raymond Christie (RC) <i>Vice Chairman</i> and Steve McQueen (SMcQ)		
Aberdeenshire Council Elected Members: Alan Turner (Cllr T), Dawn Black (Cllr B) via Zoom , Sarah Dickinson (Cllr D) via Zoom and Wendy Agnew (Cllr A) via Zoom		
In Attendance		
Steven McGarva – Ashfield Land Limited, Declan O'Neill – Ashfield Land Limited, Joanne Fraser – Hoolet / Ashfield Land Limited, David Strang Steel (DSS), Andrew Newton (AN), Paul Tosh (PT), Jane Cruickshank (JaC) – the Bellman, Ray Campbell Via Zoom , Trish Gordon via Zoom , Helen MacFarlane via Zoom , Robert via Zoom & Mary B via Zoom		
1 & 2	Chairperson’s Welcome and Rollcall	Action
	DL welcomed everyone to the meeting, including those who were attending via Zoom. DL took the opportunity to congratulate Aberdeenshire Council and the “Friends of the Open Pool” on their 90 th Season and Stonehaven Sea Cadets “TS Carron” on the official inauguration of their new Unit at the town's harbour. Both events had the pleasure of HRH The Princess Royal attending.	
3	Apologies and Declarations of Interest	
	Apologies received from Denise Bannerman and Julie Lindeman	
4	Stonehaven Gateway – Tesco Supermarket/EV charging hub	
	Steven McGarva from Ashfield Land Limited, talked through the prestatation (copy available on SDCC website), he highlighted severe points: <ul style="list-style-type: none"> • During their consultation with the community, there was support for the development. SDCC also indicated, this was backed up 	

	<p>with the data collected as part of their work on the Local Place Plan.</p> <ul style="list-style-type: none"> • The EV hub would have 50 spaces, 38 wired for EV charging, Initial 18 chargers, 12 superchargers 200 KW plus. The associated kiosk (2800 sqft) would have the usual petrol filling station style offering convenience, hot and cold food. 20 full and part time jobs being created. • The supermarket would have 25,000 sqft floor space, selling food and non-food items along with a café. It would be similar in size to the Tesco stores at Montrose and Banchory. There would be around 200 car parking spaces with disabled, parent and child, click and collect and EV bays (operated by EV hub operator for consistency). The store would also provide online deliveries and a Click and collect service. 100 full and part time jobs being created. <p>There was a discussion about bus access, and if the site would be suitable stop off point for long haul coaches. We were advised the site by its nature being suitable for HGV delivering to the site, could accommodate local buses, but would most likely not be suitable as an interchange for long haul coaches. Some were disappointed to hear this, as it had been indicated, during the consultation process, that this would be possible. SDCC asked Ashfield Land Limited if they could have another look at this.</p> <p>There was a question regarding safe access to the site on foot from the town centre, it was confirmed there was already footpaths and traffic lights at the A90 junction. It was noted at points the footpath was narrow. The developer indicated; the footpath could be widened to 3m.</p> <p>All SDCC members present, other than one abstention, were supportive of the project, but would hold of final comment until the formal planning application was submitted.</p>	
5	Pothole – Including Redclock Drive	
	<p>FT raised the issue of potholes. Cllr T advised folks to report any potholes that were of concern to Aberdeenshire Council. This can be done via the council's website: https://www.aberdeenshire.gov.uk/roads-and-travel/roads/report-a-road-fault/</p>	
6	Fly Posting	
	<p>This is an issue that has been raised previously, SDCC members were disappointed that visiting fairgrounds were plastering poster all over town, but not taking them down afterwards. It was asked if the removal of their posters could be added to the terms of their licence.</p>	

	<p>Other suggestions included taking a deposit which would only be returned if the posters were removed.</p> <p>It was noted that other visiting attractions such as the circus that comes to town, stick their posters on to boards, which are removed after the event.</p> <p>Cllr D said she would investigate and report back.</p>	
7	Matters Arising from Previous Minutes	
	<p>a) <u>SSEN Kintore-Tealing</u> DL advised SSEN declined our request to extends the consultation period for the community to provide feedback; but they did confirm there would be hosting a second Pre-Application Consultation (PAC) events in June of which we will also include a return to Stonehaven, and they would look to address the concerns we raised regarding anybody working during the day not being able to attend.</p> <p>As agreed at the last meeting, if SSEN did not agree to extend the consultation, we would submit the feedback we had prepared previously.</p> <p>When we wrote to express our disappointment about the consultation period not being extended, we invited SSEN to attend one of our meetings.</p> <p>SSEN agreed, but requested any meeting be “In Camera”. After discussion with SDCC officers it was agreed to proceed with the meeting, as it was believed we should take the opportunity to provide feedback etc. The meeting was arranged for Thursday 16th May.</p> <p>Post Meeting Note: SSEN contacted SDCC at lunchtime on the 16th May to advise, due to unforeseen circumstances, they were unable to proceed with the meeting on that day. An alternative meeting will be arranged, 28th May is the current suggested date.</p>	
	<p>b) <u>SDCC Constitution Review – Management of long term none attendance at meetings – (Current constitution, has a mechanism to manage this if required.)</u> DL advised after speaking with the K&M Area Office that there is provision within the constitution to manage long term absence.</p>	
	<p>c) <u>Storm Damage</u> The following updates were received from Tim Stephen (K&M Area Manager)</p> <p><u>Damaged Sea Fencing and Steps Along The Beachfront By The Shops</u> Landscape services have commissioned repair work – which should happen shortly (probably on Tuesday 14th).</p>	

	<p><u>Arbuthnott Drain</u> Budget has now been confirmed for this work which comprises of a new larger valve, redesigning of the outflow area to facilitate better access and allow for more protection from being blocked, as well as improvements to the drain itself. Procurement processes for all of this work are underway and although we can't give timescales at this stage – we expect work to be complete in time for Winter 2024/25.</p> <p><u>Harbour Wall</u> Officers are awaiting quotes for remedial repairs to the harbour wall and expect repairs to be undertaken in the next 5 weeks.</p> <p><u>Boardwalk Repairs</u> There is no update on the boardwalk at this stage, though we can confirm no decisions have been taken as to what will be repaired and/or replaced- and any future decision is budget dependant. It is officers' intention to engage with the community council on this issue in the near future.</p>	
	<p>d) <u>Stonehaven Medical Centre – Link with Patient Participation Group</u> RC advised there had been several information sessions organised by the Patient Participation Group, including a recent one on “Dementia Awareness/Education”, which was attended by over 30 people. RC also advised there was a resent meet the team meeting, where the Patient Participation Group were introduced to new members of the practice team. Concern was raised regarding the limited availability of X-Ray appointments at Kincardine Community Hospital (1 day per week), a patient was sent to Aboyne where appointments were more frequent (3 days per week)</p>	
	<p>e) <u>Royal Mail Building</u> AL advised that he had not had a response to our letter and advised he had sent a follow up letter.</p>	
	<p>f) <u>Redclock Park</u> Cllr B. has advised: that Neil West (Aberdeenshire Council – Landscape Services) met a representative from SGN on site at Redcloak Park and he committed to getting the restoration works carried asap.</p>	
	<p>g) <u>Hannah Dyson Award & Community Awards</u> AL confirmed the awards will take place on Wednesday 22nd May in the Community Room at the Community Centre, Tim Stephen (K&M Area Manager) has kindly agreed to make the presentations.</p> <p>DL asked for as many as posable SDCC member to come along and show their support.</p>	

h) Aberdeenshire Council Updates

The following updates were received from Tim Stephen (K&M Area Manager)

Damaged Sea Fencing and Steps Along The Beachfront By The Shops

Landscape services have commissioned repair work – which should happen shortly (probably on Tuesday 14th).

Level of Library Closures

Current library closures at Stonehaven are primarily related to staffing issues (for example illness) which is unfortunate. However, LLA are regularly re- looking at their cover arrangements with a view to building in more resilience for the future. LLA are committed to delivery of library services in Stonehaven and are working to ensure sustainable, fit for purpose provision.

Service Point Closure

The service point has now closed at Viewmount, though it should be stressed that people are still making appointments (via phone or digitally) to see officers, with pre-arranged meetings going ahead at Viewmount. Organisations that rent space at Viewmount to meet clients are also continuing as normal – and are able to let visitors into the building. There have been some teething issues with members of the public accessing the building for pre-arranged appointments, but these are now being dealt with. LLA will be taking on some of the 'data validation' roles that service points previously oversaw – and these will be able to take place in a number of LLA venues (for example Portlethen Pool and Stonehaven Library) as well as the Leisure Centre when it re-opens.

Leisure Centre Opening (and Delay)

Initial timescales were based on estimates for the work and a presumption of an earlier start date than was the case. As it has happened the actual build time has been slightly longer than anticipated - which has delayed the reopening to early summer. The project remains on budget, and the service has been able to capitalise on some value engineering to do more than the original scope – this includes for example re-tiling the poolside (not the pool) and decorating the sports hall. However, LLA hope to have some early swim opportunities in the Open-Air Pool and have been communicating with customers about swimming lessons at the leisure centre commencing in August. We look forward to showcasing the improved facility very soon.

Traffic Management Review

Unfortunately, existing budgets and available officer resources have not enabled this work to proceed to date. Officers will review what is practical in terms of this project later this month.

	<p><u>Progress with Improvements to White Bridge</u> The stainless-steel tactile treads at the ends of the bridge have been lifted and re-fixed. A new central handrail and side handrail extensions have been fabricated and are being installed on Monday May 13. Once the new handrails have been fitted officers will then be able to have the colour contrast anti-slip strips fitted onto the steps to suit the new handrail positions. We don't have a timescale for this currently, but it is weeks as opposed to months. Another item to note is that the remedial works to the rock armour immediately upstream of the White Bridge have also recently been carried out which should tidy up the appearance of the bridge surrounds at the river edge.</p> <p>Concern was raised regarding rust staining coming through the paint work. The question was asked quality of the paint work and if there was any guarantee's provided by the company who did the work. Modern coating should last much longer. Cllr T agreed to look into this and report back.</p>	
	<p>i) <u>Hannah Dyson Award & Community Awards</u> AL confirmed the awards will take place on Wednesday 22nd May in the Community Room at the Community Centre, Tim Stephen (K&M Area Manager) has kindly agreed to make the presentations.</p> <p>DL request that as many as possible SDCC member to come along and show their support.</p>	
8	Approval of Previous Minutes (9th April 2024)	
	<p>DV noted his attendance at the April meeting had been omitted from the minutes. SMcQ Approved, RC Seconded</p>	
9	Police Report	
	<p>Report had been circulated prior to the meeting, no comments were received.</p>	
10	Planning Report	
	<p>a) <u>Proposal of Application Notice (PoAN) - Proposed redesign of the consented but unbuilt Craigneil Wind Farm - Land to the North and North East of Hillside, Rickarton, Stonehaven known as Craigneil Wind Farm</u></p> <p>The following information was supplied by ESB: <i>“On behalf of ESB Asset Development UK Limited, please find attached a copy of a Proposal of Application Notice (PoAN), introduction letter and site location plan outlining proposals for the redesign of the consented Craigneil Wind Farm, located approximately 6.5km to the north west of Stonehaven and 11km south east of Banchory.</i></p>	

	<p><i>The Craigneil Wind Farm proposal was originally submitted into planning in Summer 2018 and was granted planning permission in September 2022. Technology has moved on since the original project design and ESB are bringing forward a redesigned project of up to seven turbines at 180m in height. Although fewer (and taller) turbines, the redesign - if consented - will generate more renewable electricity and allow for an increase in renewable energy from the site.</i></p> <p><i>We will plan new exhibition events later in the year for the redesign proposal and we would like to place on record our thanks to the community groups and the wider community for their time and input on the project to date. We look forward to further engagement on the new proposals over the coming months. ESB is also preparing a project website that will soon be live and we will provide further details about that in due course.</i></p> <p><i>Please do get in touch with any queries you may have at this stage, otherwise we will be in contact again soon to confirm details about the first round of consultation events.”</i></p>	
	<p>b) <u>Request for Support - APP/2023/2157 Change of Use of Land from Class 4 (Business) and Class 5 (General Industrial) to Class 10 (Non-Residential Institutions) Including Erection of Early Learning and Childcare Facility Site To West Of Coneyhatch Chalet Stonehaven Aberdeenshire</u></p> <p>The applicant has requested SDCC to show support for the project. It was noted this application is out with SDCC’s boundary and as such we would not comment on the actual planning application but would be happy to confirm they are supportive of the need for such facilities in the area and wished the well with the project.</p>	
	<p>c) <u>APP/2024/0750 - Site Address: Land At Dunnottar Castle, Stonehaven - Full Planning Permission for Erection of Temporary Visitor Toilets, Elsan Point and Formation of Drainage Infrastructure - Public Comment Expiry Date: 6 June 2024</u></p> <p>Again, out with SDCC’s boundary, but with Dunnottar Castle being a major tourist attraction next to Stonehaven, SDCC are fully supportive of the need to provide improved year-round toilets for visitors to the castle.</p>	
11	SDCC Committees/Subgroups	
	<p>a) <u>Local Development Plan/Local Place Plan – MO – Next meeting is scheduled to take place on Monday 20th May.</u></p>	

	<p>b) <u>Invercarron Resource Centre/Older Peoples Services – RC/IH</u>. Cllr A advised that her petition was live. “We the undersigned PETITION Aberdeenshire Health & Social Care Partnership comprising NHS Grampian, and Aberdeenshire Integration Joint Board for the return of the North Lounge and Kitchen within the Invercarron Vaccination Centre and the return of the Health and Social Care services previously provided to facilitate and enhance the social integration, activity, mental health and general well-being of the elderly residents of Stonehaven and District within the purpose built Invercarron Resource Centre, Stonehaven which were withdrawn in 2022.” SDDC are fully supportive of the objectives.</p> <p>c) <u>Community Resilience Plan – MO</u>. No update.</p> <p>d) <u>Acheres & Stonehaven Twinning Partnership</u> – No Update, other than conformation that Stonehaven Art Group are interested in visiting Acheres</p> <p>e) <u>Swim the Bay – JS/NM/SMcQ</u> – As there was a lot more work to be done, it was agreed to postpone the event until 2025, but to continue meeting to progress the event, next meeting is scheduled to take place on 25th June.</p>	
12	Outside Bodies/Committees (Brief Reports)	
	<p>a) <u>Transport Action Kincardineshire (TRAK) – IH</u> – No Update</p> <p>b) <u>Town Centre Improvement Group – AL/DL</u> – Next meeting 15th May.</p> <p>c) <u>Kincardine & Mearns Community Council Forum – DL/RC/IH</u> – Next meeting 5th June.</p> <p>d) <u>Kincardine & Mearns Community Planning Group – IH</u> – IH advised there was a recent meeting where Craig Watson (Council & Partnership Analyst) who share information from Aberdeenshire Council website – See links below:</p> <p>https://www.aberdeenshire.gov.uk/council-and-democracy/statistics/areas-and-towns/</p> <p>http://publications.aberdeenshire.gov.uk/dataset/734e8943-a950-4650-9da0-5dee36285ac3/resource/4e196eaf-74f1-4dbf-88ee-c4c19561ef21/download/stonehaven-town-profile-2023.pdf</p>	

13	Treasurers Report: - please see supporting documents	
	The report was circulated to members and is also available on the SDDC website. MO advised he was still trying to get someone to review our 2023-24 accounts prior to the AGM, RC on passed a possible option to MO.	
14	Correspondence: AL	
	Nothing to report.	
15	AOCB (NB Special Circumstance items only)	
	<p>JS, highlighted almost every item on our agenda was an effect of cuts in Aberdeenshire Councils budget. He said we as a Community Council and the wider Community had to understand things were only going to get worse and although many of our expectation were low, they were not going to be met going forward. He said we need ensure the wider community understand the situation. We also need to work with Aberdeenshire Council and other Community Councils to see how we can come together. We need to work together and “Think out of the box”. RC, highlighted cuts were occurring right across the boards, to all public bodies, including the NHS and police etc. MO, wondered if there was a way the council could open up and find a way where Aberdeenshire Council and volunteers can work together. AL agreed with JS, and stated we are going to face an extraordinary, constrained time we can either roll over on to our backs and let it happen or try and do something about it.</p> <p>Everybody agreed we need to do something; everybody needs to come together and work together.</p> <p>DL reminded everybody that our AGM is scheduled to take place on the 11th June, and asked members to reconfirm as previously discussed that due to Aberdeenshire Council wide Community Council election taking place in August / September, that all officers would carry on in their current roles until the elections – All agreed.</p>	
16	Date of Next Meeting	
	<p>Agenda Discussion Meeting: 4th June 2024 @ 7pm</p> <p>AGM: 11th June 2024 @ 7pm</p> <p>Business Meeting: 11th June 2024 @ follow AGM</p>	