



**STONEHAVEN & DISTRICT COMMUNITY COUNCIL
BUSINESS MEETING MINUTES**

19:00– 21:00 Tuesday 10 December 2024

Meeting held in the Sheriff Court Buildings, Stonehaven

Present		
Community Council Members: Andy McArdle (AMcA), Audrey Malcolm (AM), Brian Menzies (BM), Caroline Duguid (CD), Daniel Veltman (DV) via Zoom , David Lawman, <i>Chairman</i> (DL) via Zoom , Fiona Tavindale (FT), Ian Hunter (IH), James Morrison (JM), James Stephen (JS), Julie Lindeman, <i>Secretary</i> , (JL), Phil Mills-Bishop (PMB) via Zoom , Rachel Frame (RF), Raymond Christie (RC), Steve McQueen (SMcQ)		
Aberdeenshire Council Elected Members: Alan Turner (Cllr T), Wendy Agnew (Cllr A) via Zoom		
In Attendance -		
Fiona Malcolm, <i>Minutes Secretary</i> , Declan O`Neill (DON) (<i>Ashfield Land Limited</i>), David Strang Steel, Louise Malcolm (<i>Save Our Mearns</i>), Helga Macfarlane (HM) <i>Stonehaven Patient Participation Group</i> , via Zoom , T Gordon, via Zoom , Carlo Williams via Zoom , Susan ? via Zoom , Alex & Isla via Zoom		
1 & 2	Chairperson’s Welcome and Rollcall	Action
	As DL was on holiday (but attended the meeting via Zoom), IH agreed to chair the meeting.	
3	Apologies and Declarations of Interest	
	Alistair Lawrie (AL), Norman MacKay (NMck) <i>Treasurer</i> , Cllr Dawn Black, Cllr Sarah Dickinson	
4	Tesco Update (Item 9a from Agenda)	
	IH invited Declan O`Neill (<i>Ashfield Land Limited</i>) to address the meeting. There are two issues Ashfield Land Limited have been discussing back and forth with Aberdeenshire Council Planning Dept are a full Retail Impact Assessment and Road, both complicated by the Ury Estate consents that are approved, but not completed. a) Retail Impact Assessment (RIA) Although Morrison’s has stepped back from developing a supermarket at the Ury site, but as approvals were given, Aberdeenshire Council are still including the Morrison’s potential supermarket within their RIA calculations, Ashfield state even if two	

	<p>supermarkets were built in Stonehaven, they believe that two new supermarkets would be viable for Stonehaven, comparing it to other towns across Aberdeenshire (e.g. Inverurie, Banchory) and is completing a full Retail Impact Assessment.</p> <p>b) Road Access The Developer is gathering additional data to respond to Aberdeenshire Council and Traffic Scotland. They hope the Planning Application will go to the Planning Committee in February or March 2025, if there are no objections.</p> <p>AM asked if safety of pedestrians accessing the supermarket had been considered, this was confirmed.</p> <p>BM asked about public access for pedestrians and cyclists, including lighting. DON explained there would be no additional infrastructure, there may be an additional bus stop, the Developer is required to provide a transport assessment.</p> <p>AM asked if access for lorries was adequate? This was confirmed. DON added that they hope to be on site by the end of 2025, it will be easy for people to walk to the supermarket.</p> <p>David Strang Steel (DS) confirmed there is already a 3m wide footpath in within the place, and the access road is part of National Cycle Route 1. All the documents relating to the planning application are available online.</p>	
5	Approval of Previous Minutes (12 November 2024)	
	These were approved by AM and seconded by JL.	
6	Matters Arising from Previous Minutes	
	<p>a) The Management of Anti-social Behaviour – Deferred until next meeting.</p> <p>b) Stonehaven Recreation Grounds – Deferred until next meeting.</p> <p>c) Speed Limits on the Town’s Approach Roads – JL read out an e-mail from Cllr D. A sign is due to be installed on Broomhill Road soon. Cllr T commented this would be temporary as the sign will be required in other locations in Aberdeenshire. DS added that the signage on the slip roads from A92 are in need of repair and suggested SDCC should raise this with Aberdeenshire Council and/or Amey. The crash barrier is also broken in places. IH asked DS to e-mail the details to JL and liaise with RC.</p>	

	<p>d) Old Pier Potholes and Lighting Issues – DL intimated that the road repairs were in hand, but their were no plans to upgrade the lighting.</p> <p>e) Street Lighting – Market Square JL reported that the lighting at the Market Square was poor at the Christmas Lights Switch-on. AMcA agreed, he had discussed this at the time with Police Scotland officers who also expressed concern. IH asked JL to e-mail Aberdeenshire Council about this.</p>	
7	Winter Road and Pavement Maintenance	
	<p>RF noted that several roads and pavements in the town had not been gritted during the recent cold weather, resulting in traffic accidents (on Belmont Brae). Aberdeenshire Council’s Budget Engagement closes on 20 December. She encouraged members to participate in the survey, a link to the online consultation will be made available.</p> <p>DL suggested Aberdeenshire Council Roads Department main focus is on primary and secondary routes, but asked why there was no effort to do more. Was this due to budgetary constraints? He wished to ask Aberdeenshire Council to clarify the policy (for gritting roads).</p> <p>CD was also concerned that no gritting had been done.</p> <p>Cllr T thought that the main priority is primary and secondary routes, resources are restricted particularly if bad weather is widespread across Aberdeenshire. He offered to seek clarification on the policy.</p> <p>JS suggested raising this at the next Town Centre Improvement Group meeting, representatives from Aberdeenshire Council Roads and Landscaping Services both attend these meetings and can provide an answer.</p> <p>Cllr A said that C roads are not being cleared at all, previously Aberdeenshire Council had contracts with local farmers to clear snow. Cllr T will take this forward.</p> <p>AM noted that school transport was cancelled when the weather was bad. She asked if the schools are closed are the gritters diverted (to other routes)?</p> <p>Cllr T said there was a slight increase in the winter maintenance budget. Gritters are given their assignments and are out early before head teachers decide to close schools.</p>	<p>DL and JS</p> <p>Cllr T</p>
8	Arduthie Primary School – Street Project – Queens Road – Peak Time Closure Trial - Consultation	
	<p>Cllr T explained that, following a pilot in Fraserburgh, a consultation was open seeking views on improving road safety, reduce traffic and encourage more children to walk to school across Aberdeenshire.</p>	

	<p>The pilot involved closing roads adjacent to schools to traffic (except for residents and emergency services) for one hour in the morning and afternoon . Arduthie Primary is keen to look at trialling this for Queens Road.</p> <p>SMcQ asked if Police Scotland would provide additional resources to monitor this?</p> <p>Cllr T explained that Police Scotland had bought in to the proposed pilot, and a representative attends the Arduthie Primary Parent Council meetings. He added that the removal of crossing patrol services at the same time as the proposed pilot was coincidental. The trial project will last for one year to determine if it is of any benefit.</p> <p>BM asked how this would be regulated, and proposed asking someone to attend a future SDCC meeting to explain how it will be implemented.</p> <p>Cllr T suggested inviting the Head Teacher or someone from Aberdeenshire Council to attend in person or via Zoom.</p> <p>JL had already circulated a link to the consultation via e-mail. She offered to send this again.</p>	
<p>9</p>	<p>Planning</p>	
	<p>a) Tesco – see item 4 above</p> <p>b) Cowgate</p> <p>PMB had looked at the Planning Application for residential accommodation at the Cowgate, and concluded this was a re-submission of an application from last year, which SDCC had reviewed and objected to. He thought there may be contamination of the land in the area (site of former gasworks).</p> <p>DL added he had received e-mails from local residents who had raised the same worries as before. He recommended SDCC should object again.</p> <p>PMB was also concerned about flooding.</p> <p>JS said there was no land contamination, and agreed SDCC should unanimously object.</p> <p>BM said the design of the proposed development looked to be in keeping with the local area.</p> <p>IH was keen to ensure SDCC supports the views of local people. It was agreed SDCC objects again to the planning application.</p>	

10	<p>c) SDCC Committees / Sub-Groups</p> <p>a) SSEN Kintore -Tealing 400kV Connection and Hurlie</p> <p>BM and CD provided an update from the sub-group set up to organise a public meeting about the proposed SSEN Sub-Station Development. SSEN has lodged a planning application, the cut-off date for feedback has been extended to the end of January 2025. BM suggested holding the public meeting on 21st January, supplemented by an online survey. IH agreed to check if SDCC has a current Survey Monkey subscription.</p> <p>Louise Malcolm, Save Our Mearns (SOM), offered to support the survey, and said SOM already has a wealth of information (about the proposed Sub-Station), including technical data. IH suggested it would be helpful if the technical people were available to attend the public meeting. The role of the Chairman of the meeting would be to invite contributions from all sides. SMcQ noted that SDCC needs to be careful about its links to other groups, as it must remain objective. BM confirmed the public meeting would cover a range of views and potential opportunities and community benefits. DL agreed the public meeting should invite balanced contributions covering all views, and confirm what the community wants. The sub-group can meet again before Christmas to finalise a suitable date. IH invited the sub-group to present recommendations and a strategy to the next SDCC Business Meeting. BM asked how Aberdeenshire Council can support the community to develop a community benefits fund? PMB added there would also be considerable economic benefit and opportunities for local firms and people. Cllr T said overall responsibility for Economic Development and Planning is covered by one person/Head of Department. BM suggested DL could ask for confirmation that feedback to the planning application has been extended to end of January 2025. PMB said the public meeting would need a vote in order to formalise a response, and suggested holding the event in the Old Courthouse. SMcQ agreed about the venue as it already has the facilities for people to attend on-line. DS noted that SDCC is a statutory body so could submit a holding objection to the planning application and extend the timescale for feedback. DL agreed to ask Aberdeenshire Council for an extension until the end of February 2025. JL offered to do this immediately via e-mail, and confirmed the Old Courthouse is available from 7pm on 21 January for the public meeting.</p>	
		<p>IH</p> <p>JL</p>

	<p>b) Local Place Plan RF said the LPP had been jointly launched after 2 years of work, the document is available on the LPP and Aberdeenshire Council’s websites. The LPP has been highlighted in a presentation to the Royal Town Planning Institute as an example of good practice. IH thanked RF and all those involved in developing the LPP.</p> <p>c) Community Resilience Group The Group will meet again in January.</p> <p>d) Aberdeenshire Health & Social Care Partnership RC will prepare a report for the SDCC Business Meeting in January.</p> <p>e) Nippy Dip – 1 January 2025 DL said tickets are selling well, he encouraged people to volunteer if they can, between 10am and 1pm. He thanked JS and the team for all their preparation work for the event.</p>	
<p>12</p>	<p>Outside Bodies / Committees</p>	
	<p>a) Transport Action Kincardine-shire (TRAK) IH provided a summary from the recent TRAK meeting, a Senior Transport Officer had attended. QR codes will be available at every bus stop, linked to a live timetabling system. New bus stops will have solar panels for lighting as well as real-time digital information. Any business can make available live bus timetable information on their premises. There may be a press release to inform the public. IH suggested SDCC should encourage local businesses to ‘sign up’. Currently, there is no stop in Stonehaven for the Embra service, this is being looked at. Cllr T noted the poor attendance at the TRAK meeting, and asked SDCC to help to raise awareness about TRAK. IH confirmed he is still willing to chair TRAK meetings, BM suggested promoting TRAK on social media.</p> <p>b) Town Centre Improvement Group BM and DL attended the last meeting. Local groups are working with Aberdeenshire Council on several projects. The Group is considering a review of its purpose after 8 years, to include a report on achievements. JL commented it was good to get everyone in the same room, with wide representation, including Aberdeenshire Council. IH asked if the Group might consider wider issues such as Health?</p> <p>c) Kincardine and Mearns Community Council Forum PMB had circulated notes from the last meeting and encouraged more Community Councillors to attend.</p> <p>d) Stonehaven Patient Participation Group (SPPG) IH invited H McF to provide an update. The AGM was held on 9 December 2024. In February, SPPG launched a Facebook page, ran</p>	

	<p>a successful on-line survey and began a review of Stonehaven Medical Practice's website. SPPG organised three events on Dementia, e-Consult and self-management of pain, these were all successful. There was also an opinion-gathering session with Healthcare Improvement Scotland.</p> <p>SPPG is keen to encourage wider representation from the diverse patient population (e.g. young people, different ethnic background, locals and incomers), and opportunities to reach out to everyone, e.g. on-line, Zoom, accessibility, day-time events. SPPG has made a formal request to NHS Grampian to review the closure of the Minor Injuries Unit (MIU). HMcf reassured everyone about the e-consultation process, all 'forms' are triaged by Practice GPs. She added that SPPG is looking at providing support for people who may not be familiar with the e-consult process.</p> <p>BM said he and his family had used e-consult regularly and found the system to be very effective.</p> <p>IH thanked HMcf for her update.</p>	
13	Treasurer's Report	
	This was circulated prior to the meeting. There were no further queries or comments.	
14	Correspondence	
	JL had contacted Tim Stephen, Area Manager (Aberdeenshire Council) about the toilets at the beach. She has also asked for a list of Aberdeenshire Council assets available for community transfer, and to invite a representative from LLA to attend a future SDCC business meeting.	
16	AOCB	
	<ul style="list-style-type: none"> a. BM confirmed the membership of SSEN Sub-Station Public Meeting sub-group comprises himself, CD and DL. b. JS reported that a member of the public had been in contact with a concern about the barriers on the Bervie Braes, he proposed taking this to the Stonehaven Town Improvement Group. Cllr T offered to raise this separately. c. AMcA noticed that an on-line consultation about the potential closure of Aberdeenshire Libraries did not include Stonehaven Library. CD suggested inviting LLA to attend a future meeting. Cllr T clarified that, as Stonehaven Library is a hub, it is not included in the consultation. d. AM asked whether individuals participating in Community Service might help with clearing weeds. Cllr T said this was not an option as it is not possible to allow a volunteer to undertake any work normally done by an employee, this is being looked at with regard to legalities. 	Cllr T

	<p>e. CD was concerned about the ongoing reduction of library opening times, and the impact this has, for example, on the SSEN Substation consultation. IH suggested this could be raised with LLA when a representative attends a future meeting. Cllr T explained there is pressure on keeping buildings open, so a need to locate more services in the same locations. AMcA noted all the other activities that take place in the library as well as borrowing books.</p>	
18	Dates of Next Meetings	
	<ul style="list-style-type: none"> • Agenda Discussion Meeting: Tuesday 7 January 2025 @ 7pm • Business Meeting: Tuesday 14 January 2025 @ 7pm • Extra Business Meeting to discuss SSEN's Hurlie Substation Planning Application: Tuesday 21st January 2025 @ 7pm 	