



## STONEHAVEN & DISTRICT COMMUNITY COUNCIL BUSINESS MEETING MINUTES

19:00– 21:00 Tuesday 10 June 2025

Meeting held in the Sheriff Court Buildings, Stonehaven

### Present

#### Community Council Members:

Audrey Malcolm (AM), Brian Menzies (BM), Daniel Veltman (DV) **via Zoom**, David Lawman, *Chairman* (DL) **via Zoom**, Fiona Tavindale (FT), Ian Hunter (IH), James Morrison (JM), James Stephen (JS), Norman McKay, *Treasurer* (NMCK), Rachel Frame (RF), Steve McQueen (SMCQ)

#### Aberdeenshire Council Elected Members:

Cllr Alan Turner (Cllr T), Cllr Dawn Black (Cllr B), Cllr Wendy Agnew (Cllr A) **via Zoom**

### In Attendance -

Fiona Malcolm, *Minutes Secretary*, Jane Cruickshank (Jane C) *The Bellman*, John Cruickshank (John C) *Horizon Group*, Andrew Newton, Graham Fleming, *Press and Journal*, David Strang-Steel (DSS), Hugh Ramsay, Peter Flockhart (PF) *Newtonhill, Muchalls and Cammachmore Community Council*  
Angela ?, Jen Johnston, Lee Lee, Simon ?, Penny ?, John ?, G B, **all via Zoom**

1& 2	Chairperson's Welcome and Rollcall	Action
	NMcK chaired the meeting as DL was on holiday. He welcomed everyone to the meeting, including those joining via Zoom.	
3	<b>Apologies and Declarations of Interest</b>	
	Apologies were received from Alistair Lawrie, Caroline Duguid, Julie Lindeman, Raymond Christie and Andrew McArdle	
4	<b>Approval of Previous Minutes</b>	
	The minutes of the previous meeting (13 May 2025) were approved by AM and seconded by JS. IH noted that he had not been in attendance as recorded in the minutes.	

<b>5</b>	<b>Matters Arising from Previous Minutes</b>	
	<p>a) Stonehaven Recreation Grounds (SRG) BM had received correspondence from John Agnew and Gordon Ritchie about the potential implications of the Long Leases (Scotland) Act 2012. If John Agnew's view is correct, the SRG Constitution should have been changed (to take account of the new legislation). BM wished to know how this had been done, how community benefits had been incorporated, and what discussions had taken place with the wider community. He proposed SDCC write to SRC seeking clarification, this proposal was seconded by NMCK</p> <p>b) Farrochie Park – Proposed Improvements AM attended a meeting with Aberdeenshire Councillors and Rangers on 29 May 2025. It was agreed to widen the path in the park to make it accessible (to wheelchair users). Some wildflowers will be removed and fruit trees planted. JS thanked AM for contributing her local knowledge to the discussion, and was pleased the meeting had been positive.</p> <p>c) Tourism Facilities – Toilet Provision, Coach Parking, etc. BM had written to Aberdeenshire Council about potential community ownership of the Beach Toilets.</p> <p>JS and RF will attend the Stonehaven Town Centre Improvement Group (STCIG) on 11 June 2025, and will raise the issue of coach parking. 9 coaches had been seen in the town centre on the previous Sunday. AM suggested more signage about restricted access to the harbour was required (to warn coach drivers unfamiliar with the area). Cllr B said there is already a dead-end sign outside the Court Building, she suggested sending a photograph of any coach accessing the harbour area to Diane Henerson, Aberdeenshire Council. PL asked about the definition of a long vehicle. NMCK suggested this could be raised at the STCIG meeting.</p> <p>d) Update from special internal meeting on 8 May 2025 DL will send an update this week to Tim Stephens, Area Manager.</p>	
<b>6</b>	<b>Mackie Academy Update – Megan Douglas, Business and Community Support Officer</b>	
	<p>NMCK introduced Megan Douglas (MD), and invited her to address the meeting. MD is the relationship manager for the school, her post is funded by the Wood Foundation through the Excelerate Programme. She offered to send her presentation to SDCC after the meeting.</p>	

	<p>Excelerate is a community-connected learning approach which develops learning and teaching methods such as oracy and project-based learning for years S1 – S3. (Oracy focuses on talking and listening, the impact of COVID on some young people has required reintroducing basic communication skills. The aim of Excelerate is to prepare pupils for life beyond school.</p> <p>AM asked if all classes can access the programme?</p> <p>MD said all pupils have one core lesson each week, however the approach can be adopted for any subject and will share a copy of an impact report.</p> <p>BM asked how SDCC might support the initiative.</p> <p>Although there is no specific requirement at present, MD promised to keep in touch.</p> <p>JS suggested that financial support may be possible in the future from funding raised at the annual Nippy Dip.</p>	
<b>7</b>	<b>Education and Children's Services – Facilities Hire Arrangements 2025-26</b>	
	<p>IH highlighted recent changes to Aberdeenshire Council's booking system for hiring rooms for community use. It is now necessary to book online a month in advance, and applicants require, for example, Public Liability Insurance, a Performing Rights agreement, written permission of participants if planning to take photographs. He was concerned that this would make room hire very difficult for community groups.</p> <p>BM asked what the Councillors views were, IH recalled that although SDCC has invited LLA to attend and address a meeting, they have still not responded.</p> <p>Cllr D agreed to speak to LLA and ask if a representative can attend a future SDCC meeting.</p> <p>BM reflected that, on a recent visit, Stonehaven Community Centre did not appear to be a very welcoming place, he wondered how much it is used – surely Community Centres should be friendly and inviting places.</p> <p>IH recalled how much better it had been when Grampian Regional Council was responsible, and felt there ought to be community engagement.</p> <p>RF asked if room hire costs have increased? She had checked on behalf of Stonehaven Rugby Club, and suggested some clubs may be priced out of the market.</p>	<b>Cllr D</b>

	<p>Cllr B said the Community Centre is used by community groups, Stonehaven Youth Club hires rooms every Friday evening. She confirmed that there is now a centralised booking system for all Aberdeenshire Council venues, the changes have been gradually introduced over the last 2 years.</p> <p>BM suggested SDCC should write to Councillors.</p> <p>Hugh Ramsay (HR) then addressed the meeting. He had written to Aberdeenshire Council on 10 September 2021 raising his concerns about the poor state of repair of his former business premises at 12 Market Square. The old signage is unsafe and is a danger to pedestrians. The Council's response stated they had no powers to do anything, as the owners of the building were responsible. He said that nobody is assuming responsibility and is very concerned about the potential danger to members of the public. He urged SDCC to help with this issue.</p> <p>Cllr D explained Aberdeenshire Council is in the process of clarifying ownership of various listed buildings in the town centre, once this has been done the Council can issue an Amenity Notice requiring owners to repair their properties.</p> <p>RF agreed to raise this issue at the STCIG on 11 June 2025. Cllr D will also attend this meeting.</p> <p>AM asked if someone believes a building to be unsafe, can Aberdeenshire Council undertake a survey of the property?</p> <p>JS said all the guttering around the Square needs to be repaired, should Aberdeenshire Council review their policy if the owners of buildings cannot be found?</p> <p>Cllr B agreed this has been an issue for many years, however she gave her reassurance that the Historic Environment Team is working on it, and she hoped they will assist Mr Ramsay.</p> <p>SMcQ, (who has premises on the Square) asked if building consent is required for replacing windows. Cllr T confirmed this was required.</p> <p>Cllr D noted the recent Planning Aid Scotland (PAS) review recommended the Square be included in the Conservation Area.</p> <p>JS supported this being raised at STCIG, and asked if SDCC could contribute anything more through the PAS consultation.</p>	<p><b>RF</b></p>
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	<p>Cllr B responded that all of these issues had been recognised in the PAS report, she and Cllr D will ensure the Historic Environment Team is pursuing.</p> <p>Cllr T advised focusing on one thing at a time.</p> <p>JS confirmed this will be raised at STCIG, and will come back with a report for Mr Ramsay, (he will recommend to STCIG that they ask Aberdeenshire Council to carry out a safety inspection).</p> <p>Cllr D thought there may be grants available to help landlords/tenants with costs, she will find out and share this.</p> <p>PC suggested SDCC should also write to the Health and Safety Executive.</p>	<p><b>Cllr B, Cllr D</b></p> <p><b>JS</b></p>
<b>8</b>	<b>Stonehaven Schools Roll Forecast and Estate Upgrade/Replacement Plans Request</b>	
	<p>JS explained that the projections for 2029 suggest a reduction from 3 to 2 primary schools. Mill of Forest will have the greatest reduction of pupils, Kinneff School has been mothballed, there is a decline (in projected pupil numbers across Aberdeenshire.</p> <p>AM noted that Carronhill is full and cannot accept any more pupils. Portlethen Academy is also full, Chapelton Primary 7 pupils will be going to Mackie instead.</p> <p>Cllr B clarified Muchalls and Portlethen areas are the responsibility of Ward 17 Local Councillors, she understood there had been a choice (for which secondary schools pupils could go to). Cllr T also believed there had been a choice.</p> <p>JS added that there is no new housing in Stonehaven, homes are overpriced, affordable houses are needed.</p> <p>PF added that children living in Chapelton attend Newtonhill Primary School. Many people are working from home, parking around Newtonhill Primary is horrendous, he is trying to find out what is happening about building the proposed new primary school at Chapelton, which has potentially been put back until 2029.</p> <p>JC suggested revisiting the original (Chapelton) planning application from 15 years ago, and checking the 'trigger points', the original planned development at Chapelton was for 450 homes. Land was allocated to the developer for a medical facility, but NHS Grampian has no resources. The matrix needs to be revisited, SDCC could</p>	

	<p>work with other CCs and get this tabled at the CC Forum later this month.</p> <p>RF asked when there will be an update on the roll forecast for next year.</p> <p>Cllr D said this comes out in early spring.</p> <p>JS proposed publishing a graph on the website and Facebook so people can see the facts relating to the forecast decline in pupil numbers.</p> <p>AM asked if the catchment areas could be looked at.</p> <p>Cllr B confirmed that Aberdeenshire Council is looking at each cluster/feeders to all 17 academies.</p> <p>Cllr D said Portlethorn Academy is looking at re-configuring existing space.</p> <p>JS wondered if officers were making decisions without anyone knowing about it.</p> <p>Cllr D will ask about the Dunnottar roll for 2025-26, and added there must be a statutory consultation before a nursery is closed.</p> <p>NMcK asked if there can be an update on Chapelton, Cllr B agreed to pursue this.</p>	<p><b>Cllr D</b></p> <p><b>Cllr B</b></p>
<b>9</b>	<b>Police Scotland Report</b>	
	No report.	
<b>10</b>	<b>Planning</b>	
	<p>APP/2024/0962 – Erection of Retail Store, Electric Vehicle Charging Hub and Class 3 Café/Restaurant with Associated Car Parking, Servicing, Landscaping and Access</p> <p>NMcK referred to a recent article in The Bellman about this. He reminded the meeting that SDCC had already agreed to support the plan because the majority of local people were supportive. He asked how SDCC should direct Local Councillors?</p>	

	<p>IH expressed concern about the lack of public transport links at the proposed site, JS replied that SDCC had already given feedback about transport links during the planning consultation process.</p> <p>DSS clarified there will be a bus stop at the supermarket, this is included in the plans.</p> <p>BM agreed that SDCC should be supportive of this application, indeed any plan for a new supermarket.</p> <p>RF reminded the meeting that the question (<i>“There is already planning permission approval for a new supermarket on the Ury Estate. In the event that this is not delivered, how important would it be to develop a supermarket at an alternative location?”</i>) about a supermarket at this location in the Local Place Plan consultation received 966 responses, 81% thought this was extremely important should the proposal for the Ury development not go through.</p> <p>DSS said the Planning Officer has not submitted his report yet, but understands he will recommend the Planning Committee rejects the application at the meeting on 1 July 2025.</p> <p>Cllr T had not yet seen any report and cannot comment until he has. Planning Officers check applications against Council policies, as Councillors need to be sure they are legally sound</p> <p>NMcK suggested, SDCC remains supportive of the application, and is asking Councillors to support it on the basis of evidence from the Local Place Plan, JS proposed and AM seconded this.</p>	
<b>11</b>	<b>SDCC Committees / Sub-Groups/Projects</b>	
	<p>a) SSEN Kintore -Tealing 400kV Connection and Hurlie No update</p> <p>b) Community Resilience Group – no update</p> <p>c) Aberdeenshire Health &amp; Social Care Partnership (AHSCP) – IH advised Cllr a is organising a meeting with the CEO. He added that NHS Grampian plans to discontinue current x-ray facilities at Kincardine Community Hospital, and will monitor this going forward.</p> <p>d) Stonehaven 24 Hour Public Access Defibrillator Network – no update.</p> <p>e) SDCC Communications – no update.</p>	
<b>12</b>	<b>Outside Bodies / Committees</b>	
	a) Transport Action Kincardine-shire (TRAK)	

	<p>No update</p> <p>b) Town Centre Improvement Group – meeting 11 June 2025</p> <p>c) Kincardine and Mearns Community Council Forum – meeting 25 June 2025</p> <p>d) Stonehaven Patient Participation Group – HRT event at Stonehaven Medical Practice on 18 June 2025. JS asked for current patient numbers 9at the Practice).</p> <p>e) Community Planning=- no update</p>	
<b>13</b>	<b>Treasurer's Report</b>	
	Circulated to all members prior to the meeting.	
<b>14</b>	<b>Correspondence</b>	
	All correspondence was circulated prior to the meeting	
<b>15</b>	<b>AOCB</b>	
	<p>BM was aware of a proposed wind farm – (Glenskinnan Energy Park <a href="https://glenskinnanenergy.co.uk/">https://glenskinnanenergy.co.uk/</a>) near Strachan, and offered to find out more.</p> <p>DL confirmed he will speak on behalf of SDCC at the K&amp;M Area Committee in support of the proposed supermarket.</p> <p>AM thanked Hugh Ramsay for his contribution to the meeting.</p>	<p><b>BM</b></p> <p><b>DL</b></p>
<b>18</b>	<b>Dates of Next Meetings</b>	
	<p>a) Agenda Discussion Meeting: Tuesday 5 August 2025 @ 7pm</p> <p>b) Business Meeting: Tuesday 12 August 2025 @ 7pm</p>	