

Feughdee West Community Council  
Approved Minutes of the Meeting  
Thursday 27<sup>th</sup> June 2019 at 19.30hrs  
Inchmarlo Hall

**Present:** Simon Richards (Chair), Jill Randalls (Secretary), Lynsey Craig, Peter Tyrrell, Marijke Staellert, Sam Wylde, Katy Rumbles, Alice Lewsey, Nicola Milne.

**Minutes:** Jill Randalls

**Members of the public:** 4

1. **Apologies:** Ian Bertram, Cecilia Rogers, John Andrew, Iain Adams, Ian Brockie, Darcy Curry, Cllr Ross, Cllr Bruce, Cllr Durno
2. **Approve minutes of previous meeting:** Proposed Marijke Staellert, Seconded Katy Rumbles.
3. **Police Report:** No report received. A member of the public reported the attempted theft of cycles from Inchmarlo and urged a general awareness of locking cars, homes etc. KR reported the presence of police in the Inchmarlo area carrying out speed checks. SW reported that a missing person enquiry was ongoing in the Isle of Wight concerning the daughter of a Strachan resident. SW requested that we paused for a moment to consider the family at this time of uncertainty.
4. **Treasurers Report:** The report was circulated to members of council a week prior to the meeting. There were no comments or queries arising. The report is attached to these minutes. The Community Enterprise final invoice has been paid (in respect of the Community Action Plan).
5. **Councillors Report:** None available.
6. **Secretary's Report:** All correspondence received has been forwarded to members, as appropriate.  
31/05: Jean Henretty had sent links re organisation of Aberdeenshire Council, Development Trusts and had sent an invite to meet with Jnr members to aid in obtaining accreditation for DofE voluntary work.  
31/05: Email to Maxine Booth, Learning Estates, re the possibility of an after school club in Strachan School.  
03/06: Email sent to Aberdeenshire Council as part of their Light Touch Review of the Scheme of Establishment regarding the age limitation placed on Junior Members.  
04/06: Consultation on Aberdeenshire Litter Prevention Action Plan – **response by 21/07**  
04/06: Communication with Natural Power re drop in session **Strachan Hall 02/07 4pm-8.30pm.**  
05/06: New measures proposed to increase recycling at community household recycling centres.  
07/06: Regional Transport Consultation (Nestrans).  
07/06: Marr Area Office – results of FWCC election nomination.

09/06: Strachan Youth Group Application to Mid Hill Community Benefit fund submitted to Fred Olsen.  
11/06: Energy Consents Unit: Request for extension to submit a response to the Fetteresso Wind Farm application – **4<sup>th</sup> August 2019 (granted)**.  
18/06: Email sent out via FWCC mailing list regarding the Fetteresso Wind Farm application submission.  
20/06: Forest School leaflet mailed out to head teachers.  
21/06: Participation Request Workshop Summary report forwarded.  
26/06: BT bill for snow gate web cam forwarded to Treasurer.

The Secretary now has the final version of the CAP documents and will send out to all members, elected Councillors and Marr Area.

#### 7. **Junior Members:**

It was explained that there would be an agenda item each month allowing junior members the opportunity to raise any items of concern or interest. Ian Bertram had requested that there should be junior member presence on the Communication Sub Group. Next meeting 15<sup>th</sup> July Strachan Hall at 7.30pm.

#### 8. **Roles and Responsibilities of councillors:**

- Transport, roads and infrastructure – John Andrew
- Youth and Education – Marijke Stallaert plus a Junior member
- Village Amenities – Ian Brockie and Katy Rumbles
- Planning – Iain Adams
- Communication – Ian Bertram
- Community Action Plan – Katy Rumbles (Inchmarlo) ?Simon Richards (Strachan)
- Climate Change and Environment – Cecilia Rogers to be approached.

#### 9. **Appointment of Associate Members:**

- Ian Brockie – Associate member with responsibility for Village Amenities (Strachan). **Unanimous agreement**
- Iain Adams – Associate member with responsibility for Planning. **Unanimous agreement.**

#### 10. **Planning:**

##### a) Queens Court Villas App/2019/0908

Gavin Bain (Villa Owner) and Michael Lorrimer (Planning Consultant, Ryden) were welcomed to the meeting. Copies of the Planning Supporting Statement and a Summary of the history of the development had been circulated to all members prior to the meeting. It was explained that 42 Villas/ Apartments had been bought as an investment opportunity (sale/lease back basis) adjacent to the Golf Course at Inchmarlo. However the Inchmarlo Golf Centre Limited Company went into liquidation in February 2013. The current application, on behalf of 32 of the villa owners, is to lift the current planning restriction of six weeks maximum occupancy. This would allow the sale of the properties and would allow long-term occupancy, if the owners so wished. It was stated that these properties given their layout etc. might constitute low cost housing if and when they go up for sale.

It was confirmed that the road was private, and would remain so, and that there was a factoring agreement in place.

It was stated that the Villas had not been successful as a tourist facility since being built despite their situation in Royal Deeside with little alternative tourist accommodation. Concern was raised, that this could set a precedent for building holiday accommodation and then changing to permanent residencies at a later date.

As some of the Villa owners are continuing to market their properties as holiday lets, it was asked if the mixed use of the development (ie permanent residential and holiday) would negatively impact the holiday lets. It was felt that that this wouldn't be the case as Inchmarlo Land Company would be managing fewer properties and so the owners would get a greater rate of return from the company.

Mr. Bain stated that although he represented 32 of the Villa owners he was not aware of any objections from the other 10 Villa owners.

Developer obligations were still under discussion with Aberdeenshire Council. Mr. Bain and Mr. Lorrimer were thanked for their time and left the meeting at 20.05hrs.

There was a discussion amongst councillors concerning:

- the changed economy of the area and the effect on the hospitality industry/tourism.
- was more residential property needed in FWCC area to the detriment of the need for tourist accommodation.
- the fact that some Villa owners were ignoring the six week restriction anyway.
- the possibility of more owners going into liquidation
- the possibility of being bought by another developer and developed into more expensive 'executive' type houses, out with the budget of first time buyers.

At vote was had:

Those in favour of supporting the application = 4

Those in favour of abstaining (due to the complexity and implications of the case) = 5

Those objecting to the application = 0

FWCC will therefore not comment on the application.

#### b) Scolty Glamping Pods – APP 2019/1253

Councillors were in general agreement with objections raised by local residents affected by this development. These include:

- The use of a private single-track road for access – increase in the amount of vehicle use, safety of residents using the track, increasing liability of those responsible for maintenance.
- Potential problem of storage of litter and recycling bins and collection of same.
- Potential flooding from the site of properties further down the hill.
- The potential to develop the site from the original three pods to many more.

A vote was had:

Those objecting to the application = 7

Those abstaining from the vote = 2

Therefore an objection will be submitted.

**Action: IA to submit objection**

c) Fetteresso Wind Farm

There will be an open drop in session at Strachan Hall on Tuesday 3<sup>rd</sup> July 4-8pm, organised by Natural Power. LES/CARES will also be in attendance. An extension to the response deadline has been granted by ECU to FWCC until 4<sup>th</sup> August.

Decision made to meet, if necessary, prior to the next FWCC meeting to discuss the FWCC response.

**Action: JR to arrange extra meeting if needed.**

### **11. Proposed change to FWCC boundary/ proposed dissolution of FWCC and formation of new CC.**

Further details had been received from Marr area regarding next steps, which include consultation with the community. PT stated that the Inchmarlo community would need confirmation of receipt of Community Benefit funding before deciding on which option to take forward. Some felt that the main focus of the decision to change should be on factors such as geography, different population structure, different priorities of the various areas etc. rather than money.

Decision to survey FWCC community (using Survey Monkey etc.) but put across the fact the FWCC had decided to change the boundary or dissolve the CC.

KR and PT thought that the Inchmarlo Community would like to form their own CC rather than join with Banchory, Mid Deeside or Torphins. This would leave the remaining areas to continue as FWCC. From an administrative point of view this would seem the most straightforward option. The proviso would be that Inchmarlo would be in receipt of a proportion of Mid Hill Community Benefit funds. Inchmarlo councillors stated they were happy with this approach.

LC wanted the focus to be on the business case for changing the boundaries rather than purely on the monetary aspects.

A member of the public wanted to ensure that Auchattie, Tilquhillie, Blackhall and Bridge of Dee were consulted as part of this process.

**Action: JR and SR to write letter to FO.**

**Action: JR to check with Marr that Inchmarlo could set up a CC in their own right rather than join another CC.**

**Action: Draft survey to be formed ?SR,?JR, ?others**

### **12. Mid Hill Community Benefit Fund:**

Report from PT:

Current Balance: £5546.60

Next application meeting: mid October

Next fund due: October

Applications received: POOT £250 for production of play

PT wished to clarify that the suggestion for Strachan Youth Group to match fund future applications was not agreed by FWCC and he had sent a letter to this effect to the SYG organiser.

The sub group Secretary had resigned.

The minutes from the review meeting 23<sup>rd</sup> April 2019 were still outstanding. PT suggested that the three current community councillors should stand down and three new community councillors should take their place. However it was felt that although there needed to be some changes, the long overdue review should be completed before handing over to new councillors. LC thought that both the sub committee and FWCC had a responsibility to ensure that a clear and transparent process was in place and that it was the duty of the Chair to ensure this should be completed as soon as possible. The existing sub group was best placed to update FO guidelines, sub group guidelines, application forms and initiate training of new councilors. LC was concerned that the sub group appeared not to be well managed and no June follow up meeting had been arranged to deal with identified actions as agreed at the April meeting.

Audrey Dykes has offered to stand as Secretary of Mid Hill Sub Group.

**Unanimous vote in favour.**

Ross Clephan voted on as member to replace Lorna Tyrell.

**Unanimous vote in favour.**

LC raised the issue that the Chair of the Sub Group had passed on matters discussed at a private meeting to one of the applicants, which had consequently caused friction between some members of the community. LC urged caution in terms of what information was shared with applicants. PT responded that he felt it was acceptable to pass on, to applicants, either verbally or by email, anything that was said in a private meeting. JR suggested it was not in anyone's interest to blind copy an applicant of Mid Hill Community Benefit Fund, into a closed email conversation regarding their application for funding, and this practice should not be repeated. SR as Chair asked that details of private meetings should not get passed on.

KR asked for FWCC to clarify with the SYG organiser that match funding was not approved by FWCC.

**Action:** PT to ask Subgroup Sec for Review minutes to be sent to LC by Monday 1<sup>st</sup> July.

**Action :** JR to ask Audrey Dykes to organise Sub group meeting as soon as possible to review outstanding items.

**Action:** SR to contact SYG organiser.

### **13. Community Action Plan**

SW reported that Jim Hewson, Tom Smith, Arlene McFarlane and Gordon Ritchie have all offered to get involved in the Broadband Group (one of the key projects identified in the CAP) to help bring a better broadband speed to the Strachan, Glendye and Tiquillie areas.

An initial meeting was held on Monday 3<sup>rd</sup> June. Jim Hewson explained that he is organising line of sight broadband connection to his own house from a mast

situated on Monern Hill. This is now up and running and providing a download speed of 32Mbs to a group of houses around Gellan.

SW has made a download speed map of area. Properties around Knockhill seem to be slowest 0.4Mbs, with Glendye 1.4Mbs. Properties in the centre of the village of Strachan vary between 5 and 8Mbs. Those connected to a green box get speeds of around 23Mbs.

SW and Jim Hewson to meet with Andrew Bowie MP on Friday to ascertain what the Westminster and Scottish parliaments are planning for rural broadband solutions. Also aim to get some leverage with Open Reach to gain a greater understanding of what the problem with the fiberoptic connection is in Strachan SW enquired about super fast broadband availability in and around Glassel (north of FWCC area) but PT and KR were unsure.

Strachan Hall is having difficulties with BT/Open reach installing broadband into Strachan Hall. The amount quoted was initially £125 but this has now risen to £4062.

#### **14. Communication**

Ian Bertram has arranged the first meeting of the sub group for the 15<sup>th</sup> July, 7pm Strachan Hall and he would like Junior members to attend if possible.

#### **15. Transport Roads and Infrastructure**

LC and MS attended the Marr Area Bus forum on 5<sup>th</sup> June in Aboyne. The Area Bus Forum acts as the principal focus for consultation on public transport matters in Marr. LC and MS wanted to voice concerns raised by local Strachan residents during the CAP consultation about the total lack of public transport in the Strachan area due to recent cancellation of all public bus services. An Aberdeenshire transport spokesman explained that the £560,000 shortfall was the reason several underused services had been axed, including Strachan. However although these decisions are reviewed in six months time, the spokesperson was not very hopeful a service with only 11 users would be easily restored. It was suggested that as there is no public transport in the Strachan area, any member of the public is free to use the Banchory Dial-a-bus service on a Tuesday between Banchory and Aboyne. The issue of possibly extending this service to a shuttle service from Strachan, Finzean, Ballogie to Banchory on a more regular basis was discussed. It would seem that improved services would only be provided if actual service users request them.

A member of the public enquired as to plans to grit the new tarmac laid on the Cairn O'Mount road last year which remains exceedingly slippery.

SW reported that there had been a nasty accident by the Bridge of Feugh possibly caused by limited visibility. It was suggested that there should perhaps be a road sign warning users of the limited visibility.

**Action: JA to contact Aberdeenshire Council regarding the above two items.**

#### **16. Youth and Education**

Avril Nicol attended the last FWCC meeting to speak about the potential for Strachan School to be used as a Forest School base. She encouraged FWCC to contact local head teachers to launch the idea of Strachan School becoming a dedicated Forest School for the benefit of schools in the surrounding local area. MS produced a promotional leaflet for this purpose, which was both emailed and posted to all primary and secondary schools in the Banchory and Aboyne CSN. MS to follow up with phone calls to each head teacher.

**All in agreement that FWCC would pay for postage of the leaflet.** MS will present the receipt at the next meeting.

#### **17. Aberdeenshire Health and Social Care Partnership Strategic Plan**

Sam had written to Dawn Tuckwood (Area Public Health Coordinator, Marr and Kincardine and Mearns) attempting to arrange a joint meeting with Banchory CC. At the time of the meeting there had been no response and it was thought that the consultation period had closed.

#### **18. Any Other Business**

SR reported that there are to be VE Day celebrations on the 8<sup>th</sup> May 2020, (75<sup>th</sup> Anniversary). It would be good to get the communities involved in this celebration.

#### **19. Date of next meeting – 25<sup>th</sup> July 2019 at 7.30pm Strachan Hall**

Meeting closed at 21.30hrs