

## BALLATER & CRATHIE COMMUNITY COUNCIL (B&CC)

[www.ballaterandcrathiecommunitycouncil.com](http://www.ballaterandcrathiecommunitycouncil.com)

Minutes of BCCC meeting held at Quarry Studios, Crathie, 14<sup>th</sup> April 2025 at 7pm

<b>Present:</b> James Anderson - Chairman (WJ) Richard Frimston - Secretary (RF) William Braid (BB) Jennifer Davidson (JD) Scott Peacock (SP) Calum Halhead (CH) Ellie Kinghorn (EK) - Treasurer Jo Croll (JC) John Bannerman (JB)	<b>Apologies</b> Cllr Geva Blackett Cllr Sarah Brown Kate Allum Linda Drever Simon Mearns Weston Main Lewis Macdonald Ray Riddoch	<b>Also present:</b> Paul Gibb - CNPA Martin Ellison Angus McNicol (AMN) - Invercauld Estate Tom Flynn Atholl Bowman Kat Houston Mike Hadley Whit Romilly
--	---	--

### 1 Welcome and apologies by WJ

**2 Emergency Services Report** Sergeant Masson sent in a report and will attend June meeting of BCCC

**3 March 2025 minutes were approved**

**4 Conflicts of interest would be declared as and when they arose during meeting.**

### 5 Action Tracker

**RF** reported a meeting with consultant regarding bus stop relocation will take place on Thursday 17<sup>th</sup> April (no 6). The snowcam at Gairnshiel (no 121) to be removed from AT in the interim as there is no money available and costs have increased. **RF** reported that his appeals for a banking hub had resulted in the installation of 2 plastic shields at the Post Office, but he still had to ascertain if this was action from the Post Office or the Co-op (no127). The ATM ran out of money, but **RF** reported that any labels he had placed on the ATM requesting information about any issues had been removed for the 5th time. He would re-attach labels. **WJ** declared an interest in no 134 as he would be possibly submitting a quotation to repair the erosion. **AMN** reported that CNPA had received a quotation of £100,000 to restore the footpath, while Invercauld Estate had received a quotation of approximately £30,000. CNPA were willing to contribute £10,000 but Invercauld Estate could not justify spending over £20,000 on the repair. **AMN** did not believe it was an option to move the path into the field. **JB** and **WJ** would inspect and consider whether a cheaper option might be possible. Any work done on the river requires the consent of SEPA. The condition

of the road at Queens Road continues to deteriorate (no 135), although **CSB** sent a report from Abco suggesting the gullies had been inspected. **RF** said any damage to vehicles using this road should be reported to Abco. A request to **CSB** would be made with reference to street lighting issues (no 137). It was suggested that no 138 regarding the parking problems on Distillery Brae might be removed as **CH** reported that Police had issued a number of parking tickets as a deterrent. The repainting of the disability spaces on Golf Road remains a low priority for Abco but will be retained on AT (no 139).

## **6 Sub-committee reports**

### Housing and Planning

#### A Planning

**BB** reported that two applications had been made recently, neither called in by CNPA - a house at the Bush, Crathie, and plans to reinforce the banking and create a path & garden beside the River Dee at the Monaltrie Apartments. **WJ** declared an interest as he had sent a quotation for the work.

#### B H1

**AMN** reported that Scotia had gone back to the drawing board, considering concerns about the house designs, road orientations etc. Scotia will then meet with CNPA before presenting plans to BCCC and the Highland Games Committee, all hopefully within this year.

### Flooding Issues Group (FIG)

**RF** sought approval of FIG workstreams. All approved.

**JB** reported that FIG were working on updating the local emergency procedure in event of a flood. This had been shared with SEPA, Police Scotland and Fire Service for comment and to ensure future cooperation.

Scottish Flood Forum will visit on 28<sup>th</sup> June with further information to promote Property Flood Resilience. It will be advertised in next issue of Eagle. **JB** asked **WJ** to suggest local tradespeople who might be interested in looking at equipment to be able to install in local properties.

230 willow saplings have been planted to consolidate the hesco box banking - currently being watered by Phil Benzie and Martin Ellison due to recent dry spell. Minor maintenance work on the bund is planned.

A meeting with CBEC is planned for 17<sup>th</sup> April to view the mathematical model created to test the various options available to protect the village from future high-water events. Ballater Community Trust, CNPA and Marr Area Committee must be thanked for contributing to the cost of this work.

FIG had also attended a meeting with the Dee Resilience Strategy Group looking at projects to smooth the flow of the river by reducing the peaks (flooding) and increasing troughs (droughts).

FIG also attended a meeting at the Fife Arms with Mid Deeside and Braemar CC hosted by Atlantic Salmon Trust and River Dee Trust discussing the problems faced

by the Atlantic salmon. It was encouraging to also hear the theme of 'smoothing the flow' here too. FIG will also be meeting with the newly appointed River Restoration Coordinator of the River Dee Trust to present FIG work streams and visit areas of the riverbank near Ballater.

FIG continues to monitor any potential fundraising opportunities.

**JB** would welcome any further volunteers to FIG.

#### Ballater Resilience Group

**RF** reported that gas heater problems still had to be resolved as service and repair of current heaters would cost more than purchasing new heaters. **EK** reported concerns that the Halls would like income from the space used by the Group under the Halls. **RF** suggested that fund applications to Marr Area Committee were being made so that a contribution could be made to the Halls.

#### Crathie Resilience Group

**CH** reported that funding was required to convert electric cookers to gas cookers to cope in event of power cuts. There was also discussion about the cost of Starlink, if a grant would be available, ongoing running costs of this and whether it could be justified for one-off events.

#### Economy

**RF** reported that the future of the Station Square continues to dominate concerns about the economy with CNPA and Abco both involved.

#### Roads & Paths

**RF** wished to thank Scott Peacock for his work regarding paths. The cinder path to Monaltrie remains ongoing with applications for funding being made to CNPA and Ian Finlay Path Fund, but future issues of finding a contractor, finding a project manager, ensuring the project is correctly completed and meeting maintenance costs - all remain to be resolved.

CNPA is currently looking at extending the Deeside Way from Ballater to Crathie. It still must be determined if this will primarily be for the benefit of tourists, thereby taking in a more attractive route, or for the benefit of residents seeking a direct route to cycle/walk safely between Crathie and Ballater. **WJ** suggested that a direct route would certainly be easier in terms of building.

### **7 Crathie Issues**

**CH** reported that the potholes on B976, Gairnshiel to Crathie, are currently very difficult to avoid. This needs to be reported to Abco. It is a major tourist/snow route.

### **8 Other reports**

#### Aberdeenshire Council

**CSB** and **CGB** put in reports. Janelle Clark from Marr Area Committee will retire in early May and her job will be taken over temporarily by Tim Stephen, currently Kincardine and Mearns Area Manager, who will spend one day a week working in Marr area. Both councillors reported changes in speed limit in villages to bring them down

to 20mph within Ballater. Public consultation will run from 21<sup>st</sup> May to 11<sup>th</sup> June should councillors agree to recommendations.

Cairngorm National Park Authority

No report

Community Action Plan

No report

Ballater Community Trust

RF reported that everyone is busy with Walking Festival in May. Kate Allum is currently working on Memorandum of Understanding for the Greens.

Ballater Community Enterprise

Eric McQueen has been appointed Chair of BCE. The caravan park has been very busy.

Halls

BB reported that halls continue to be busy. Insulation work continues in roof space between Albert Hall and Michael Sheridan Room.

Ballater Golf Club

It will be 50<sup>th</sup> Golf Week in May. Outside seating area has been completed. Bingo nights have been successful.

Ballater School

Nothing to report

Climate Action Now

SP reported that CAN will empty cigarette butt bins on the green. Work on allotments and a toolbox library are ongoing, with investigations into potential use of an APP - Library of Things.

Other

JB reported that BCCC members had met jointly with Mid Deeside and Braemar CC. It helped to share issues and possibly a louder voice with public bodies from 3 community councils. Also, BCCC had much to learn from projects such as Braemar Care and Mid Deeside Transport.

RF had discussed with Angus McNicol if there were any alternatives to parking for the Orienteering Event in July should there be wet weather, but nothing had been forthcoming. RF suggested to Orienteering Scotland that they should apply for licensing and discuss plans with Police Scotland as soon as possible. Whit Romilly reported that on previous orienteering occasions, rocks had been sign-painted on Craigendarroch Hill - and it had taken quite some time and effort for this signage to be cleaned. He suggested that it should be made clear that this cannot be repeated.

**9 Correspondence** nothing to report.

**10 Finance**

EK reported no change.

**11 AOCB**

**AMN** highlighted the fire risks, in particular for barbeque/bonfires in gardens jumping into wild areas such as Craigendarroch Hill. **PG** reported that the CNPA bye-law prohibiting campfires and barbeques in wild spaces still had to be ratified, although **AMN** reported that the bye-law would not have had any impact on a fire starting from a garden barbeque. There would be no restrictions on use of a barbeque within own property, although **PG** suggested that a leased property might impose such restrictions. **RF** suggested an article in the Eagle highlighting risks and **AMN** agreed to write in conjunction with **JB**.

**CH** reported that Balmoral Rangers, who are also Fire Fighters, had visited Glen Muick at the weekend in their Fire Service uniforms and had put out 2 campfires during that visit.

**JD** thanked Bruce Lawson and John Bannerman for their work in clearing the bushes at the crossing at Eastfield.

The meeting concluded at 19.50

The Next meeting will be held on 12<sup>th</sup> May 2025 at 19.00 to 21.00 hours  
in the Mike Sheridan Room, Ballater