

BALLATER & CRATHIE COMMUNITY COUNCIL (B&CC)

www.ballaterandcrathiecommunitycouncil.com

Minutes of AGM and Meeting held 11th June in Mike Sheridan Room at 7pm

Present: James Anderson - Chair (WJ) William Braid (WB) Pat Downie (PD) - Treasurer John Bannerman (JB) Ellie Kinghorn (EK) Gareth Johnston (GJ) Tom Flynn (TF) Richard Frimston (RF) - Secretary Janet Feeney (JF) Lewis Macdonald (LMD)	Apologies Cllr Geva Blackett (CGB) Nadine Stuart Scott Peacock Linda Drever Pat Downie (PD) Jo Croll (JC)	Also present: John Burrows (BRD-JB) Cllr Sarah Brown (CSB) Cllr Anouk Kloppert (CAK) Gordon Riddler (GR) Ron Drever Bruce Lawson (BL) Ian Henderson (IH) Janelle Clark - Marr Area
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1 & 2 Welcome from Janelle Clark, Area Manager for Marr area

Acting as returning officer. There had been 3 vacancies on the B&CCC, with 2 members being elected - Richard Frimston and Janet Feeney. All members elected until 2024. There is still one vacancy, so possibility to co-opt another member.

3 B&CCC Office bearer roles

JB proposed **WJ** as chair, seconded by **GJ**

WJ proposed **JC** as Vice-Chair, seconded by **JB**.

TF proposed **RF** as secretary, seconded by **JB**.

WJ proposed **PD** as treasurer, seconded by **RF**.

WJ thanked Janelle Clark for her assistance before she left the meeting.

4 Welcome from **WJ** - Chair

The past year had been challenging and would continue to be so, with rising fuel prices and cost of living impacting on tourism in the area. The Community Action Plan is due for renewal in 2024 and the Community Council would continue to work hard to ensure the best for the area. There had been considerable work done in terms of action on flooding in the past year.

5 Emergency Services Nothing to report.

6 Approval of AGM Minutes of June 2021 and May 2022 meeting.

All approved.

Action tracker updated. **CSB** will deal with no 69 and request update from Martin Hall. No 83 may be removed. **RF** will contact Cambus o'May Hotel, Coorie Coorie and the Cheese Factory regarding traffic safety at these locations (no96). **CSB** will contact Peter Stanworth for an update on replacing waste bins (no 99). **WB** is waiting for a response to his e-mail to BBA regarding parking round the Green (no101). **JB** has

submitted a draft action plan following a SEPA Flood Warning, circulated to Abco, Fire & Rescue and to Police. Fire & Rescue have made comments and amended action plan will be submitted for final approval. **RF** will contact **CGB** for update on signage at Deebank Road and Cock's Neck, Glen Muick.

7 Sub Committee Reports

FIG

Following the Public Meeting in April, Alexander Burnett MSP had suggested that FIG should provide him with specific questions to put to the Scottish Government regarding current and future funding of flood defences. **TF** reported that only one third of projects agreed on the previous funding cycle in 2015 had been started or completed. Two thirds of projects have not even been started. Those started are already 50% overbudget which has enormous consequences for both local councils and Scottish Government. It therefore looks very likely that there will be no funding available for the next round of flood defence applications, in which option 3A is found. SEPA must decide by December 2022 about the current round of applications, but it seems most unlikely that option 3A will be successful. **JB** reported that decisions on future projects will not be made on feasibility studies which do not give an accurate estimate of potential costs.

JB reported on the current study being undertaken by RPS of the Dooker, following changes in the river flow and banks after the flooding in February 2021. Initial modelling does seem to suggest that there would be greater risk to the village of flooding in a 1 in 10-year flooding event, but this is only a very early stage of the study. It would be a good result for the village if the study showed that we could restore the footpath and a project such as that might attract environmental and community funding rather than flood defence funding. Aberdeenshire Flood Team are not willing to attend a community meeting to deliver the report.

JB said that FloodRe would be visiting Ballater to report on property level protection and that the Scottish Flood Forum would be returning at the end of June to complete further property studies for flood protection.

Ballater Resilience Group (BRG)

Linda Drever had submitted a report on work to date. **JB** reported that 5 volunteers had received training as emergency coordinators which meant that Linda now had more support.

Crathie Resilience Group

The group is awaiting confirmation of materials ordered through BRG.

8 Crathie Issues

Planning permission has been granted for Crathie Community noticeboard. **CAK** will contact Roads Department for clarification on Inver underpass repairs. **JF** requested further information on £50,000 available for Crathie car park. The local community need to be involved. **CAK** will follow up on this. People are using the free parking at the school and Highlanders Bakehouse rather than pay the £5 parking fee at Balmoral.

JF was concerned about the lack of finishing to the landscape following the installation of the mobile phone mast. Verges are unsafe and concrete rubble has been left behind. **CSB** will contact Roads regarding the unfinished work. **IH** reported the road slipping away at Clachanturn. **BL** urged people to report road issues on the Aberdeenshire Council website as it was then possible to create an audit trail of complaints about a particular issue. It did, however, make it difficult to report issues affecting long stretches, such as the verges on the South Deeside road, a matter raised by a local resident.

CGB has submitted a Member Promoted Interest requesting that the speed limit at Balnault Farm be reduced from 60mph. **IH** reported that previous speed surveys had been taken in November, set on the corners (where traffic naturally slowed down) and so were not a proper reflection of road conditions. Crathie residents are keen for speed limited to be extended beyond this point.

9 Other Reports

BRD

BRD-JB sent in a report to BCCC. He expressed admiration for the Jubilee weekend events which had been enormously successful, although expensive. Work has started on Phase three of the village green project. Organisation of Duck Festival is progressing although Police Scotland now require an application for road closure which has been submitted. Discussions are ongoing with Masonic Lodge regarding housing project. **BRD-JB** is still waiting for confirmation from guests invited to attend the rededication of the Memorial. With regard to Paths, new signposts are arriving, and Ken Gibson has completed a Community Strategy consultation from Forestry Scotland which **RF** will submit.

BCE

WB reported that the site is fully booked most weekends. **WB** will no longer be on the BCE committee on behalf of BRD. This post has now been taken by Susan Stewart.

Aberdeenshire Council

CGB submitted a report which **WJ** read out. The allocation of housing at the Old School is almost complete and residents should be able to move in at the beginning of July. Following a meeting with residents and Inspector Greig, the snow gates will be moved to above the Bush Farm. **CGB** urged members of the public to complete the Strategic Needs Assessment on https://engage.aberdeenshire.gov.uk/deeside-strategic-needs-assessment/survey_tools/deeside-public-engagement-community-survey.

CSB and **CAK** welcomed to the meeting and still finding their feet.

CNPA

Nothing to report.

CAP

JB-BRD said that there had been a meeting of Halls. BBA, the Hub, BRD and **RF** to have a look at the current CAP to confirm what had been completed and what was still to do. It was felt that Generic Headings might be a way to go forward with organisations being listed under such headings so that anyone with an idea of future needs for the village might be able to approach the right group, thus possibly increasing chances of success.

Halls

GR said the lift was working well. A new sound system had been installed in the Victoria Hall prior to Jubilee weekend and had been very successful. This was excellent news as there were plans to stream concerts from elsewhere to the Victoria Hall. The Albert Halls staircase and hall had been re-carpeted. Younger trustees had been recruited to the Halls and there were plans for theatrical productions for the halls. Improved facilities had increased bookings for functions and weddings. **CSB** had agreed to be Abco representative on trustees board.

CAN

TF reported that 11 sites had been identified for wildflower planting - of these 2 in private hands had already received permission. The remaining 9 were in council ownership but permission had only been received for one, despite applications being lodged back in February. **TF** would send the list of 8 sites to **CAK** & **CSB** to find out if they could push the decision forward. Wildflower planting would reduce the need for Abco mowing. **SP** had identified a lift-sharing app and he would share the link with the Hub. Finally, contact had been made by several companies keen to pursue geothermal initiatives in Aberdeenshire. **GR** suggested they should be referred to Moray Ferguson at CNPA who could advise. The best sites were not necessarily conducive to being most accessible.

10 Planning Matters

EK had received confirmation that a visit would be made to ensure bus depot were obeying the rules.

An application had been made by Hauser & Wirth for change of use of Craigard House to be a House of Multiple Occupation for staff. **TF** suggested that this was an important issue for the village and BCCC should try to gain an impression on how the community felt about this. **GJ** admitted that he had an interest in this as the Fife Hotel and its staff were major customers to his business in Braemar, but he felt that this could also be the case in Ballater. **WJ** proposed that BCCC councillors should speak with community and meet on Monday 20th June to decide its response to the planning application and that members of the public should be urged to look at the application online and make known their support or otherwise for the project. A representative of Hauser & Wirth would attend the BCCC meeting in July. Hilary from AbCo pointed out that Place Plans are coming into place whereby local planning authorities must take guidance from communities regarding planning applications.

11 Correspondence

Nothing to report.

12 Finance

The final annual report was approved, though it still must be audited. Best wishes were sent to Pat Downie who had completed the finance report despite her mobility issues.

13 AOCB

Nadine Stuart would report at the next meeting on her findings regarding E3 business support opportunities being offered by local government.

JF asked who new owner of Abergeldie Estate was - Alistair Storey OBE, with Savills acting as factors.

The meeting ended at 20.45

The next meeting is planned for Monday 11th July at 7pm in the Mike Sheridan Room.

Approved