

BALLATER & CRATHIE COMMUNITY COUNCIL (B&CC)

www.ballaterandcrathiecommunitycouncil.com

Minutes of Meeting held 10th October 2022 in Crathie Church Hall at 7pm

Present:	Apologies	Also present:
James Anderson - Chair (WJ)	Cllr Geva Blackett	John Burrows (BRD-JB)
Jo Croll (JC) - Vice Chair	Cllr Anouk Kloppert	Cllr Sarah Brown (CSB)
William Braid (WB)	Ellie Kinghorn	Linda Drever (LD) - BRG
John Bannerman (JB)	Gareth Johnston	Scott Peacock (SP) - CAN
Tom Flynn (TF)		Bruce Lawson (BL)
Richard Frimston (RF)- Secretary		Iain Henderson (IH)
Janet Feeney (JF)		Susan Stewart (SS) - Visit Ballater & BCE
Lewis Macdonald (LMD)		
Pat Downie (PD)- Treasurer		

Welcome

WJ welcomed BCCC to Crathie Church Hall following the cancellation of the September meeting due to the death of HM The Queen. The late Queen had been a great support to the local community and its council and will be very much missed. Condolences were expressed to HM King Charles III and the rest of the Royal Family.

2 Emergency services - no report, although this would be quarterly in future. A new sergeant Allan Masson had been appointed to the area with responsibility for the reports. **WJ** expressed thanks to Donald McLeod following his recent retirement from Police Scotland.

3 Approval of July minutes.

4 Matters arising

WJ confirmed that the planning application to convert Craigard into staff accommodation for Artfarm Ltd had been successful.

5 Action Tracker Update

JC asked all members BCCC to respond with comments on the proposed replacement of the bus stop from Golf Road to 2 locations on Bridge Street. The Braemar bus stop would be located just after the entrance to the Church opposite the Hut, while the Aberdeen bus stop would be located just before the entrance to Hawthorn Place. This would mean the loss of approximately 7 parking places on Bridge Street. The bus stop on Golf Road could be made into a loading bay as well as possibly moving 2 disabled car parking slots to that side of the road. A small wooden shelter would be erected with a timetable powered by solar energy. Following comments from BCCC, then more detailed drawings would be created for community consultation (no 6). The issue of road safety on Bridge Street (no 69) would be tied into this. **RF** to remind **CGB** to follow up on paintwork of Old Railway Station (No 90). **WJ** commented that this had

been particularly noticeable during TV coverage following HM's death. Nos 92 and 105 to be marked as completed and removed. Regarding No 99, new bins had been replaced at some locations, but not all. **CSB** to follow up on this. No 101 to be passed on to BBA regarding business parking on the Green. No 107 to be removed as verges at Crathie had been restored. **JF** raised the issue of the missing No Through Sign at Aberarder and **IH** reported the road slipping away at Clachanturn. All had been reported to Aberdeenshire Council. **BL** suggested that council members should retain the report reference number to be passed on to the BCCC to be recorded in the AT and minutes.

6 Sub-committee Reports

FIG

RF is preparing an update on workstreams for FIG to be presented at next BCCC meeting. **JB** said it was important for BCCC to obtain a clear mandate from the community as to whether to oppose or support Option 3A. FIG had also met with Mid Deeside CC and Braemar CC regarding flood initiatives.

JB had met with Scottish Flood Forum who had filmed short interviews with Gordon Riddler and Sandra Boyle showing property level protection and these would appear on their website. It might also be of interest to have them on BCCC facebook page.

The study on the river following changes caused by the February 2021 flood event is now ending. Should there be another event such as Storm Frank, then it is unlikely that the change in the river would make it any less or more catastrophic. However, it does appear that significantly more properties are now at risk during lower levels of flooding as a result of changes in the river. FIG is also seeking a meeting with Scottish Government through the local MSP.

BRG & CRG

LD reported that it has been a period of information sharing and liaison with other areas. BRG funds are now moving to a sub-account of BCCC.

SSEN grant had been forthcoming - a total of £15,364 had been received. £10,391 would be transferred to the Halls Trust for work there while £2,268 had been set aside for CRG to purchase equipment and £2,705 set aside to BRG. Thanks were expressed to **BL** and **RF** for the work undertaken to secure this funding. There are conditions attached to the use of the funds and a report will be submitted to SSEN outlining spending.

7 Crathie issues

Funding has been approved at £3883 (50%) from Marr Area and £3883 (50%) from BRD for the Community Noticeboard which has now been ordered. These welcome contributions are very much appreciated and will be fully acknowledged in any publicity or local community magazines.

The Inver underpass repairs are ongoing with a feasibility study being undertaken to suggest a preferred option for detailed design with actual construction scheduled for Spring 2023.

Maintenance at the Inver has been undertaken.

The state of the road to Crathie Cemetery, Aberarder Road and debris on the road due to bank erosion between Inver & Balmoral will all be reported to Abco and a report reference number noted.

The defibrillator to the left of the Post Office at Crathie is maintained by BCCC. RF suggested that an article in the Eagle might be timely to remind the community of the locations and how maintenance is undertaken as well as possibly seeking community donations or local business sponsorship of the units.

8 Other Reports

BRD

JB-BRD reported that work on the town centre was ongoing. Replacement plants had been ordered and fencing had gone up around the Green to protect the work being done to improve the grass as well as warn public about use of chemicals. New signage had been ordered and there was possible interest in putting a flag pole on the site.

BCE

SS reported that it had been a very good season with very positive feedback from campsite users.

Aberdeenshire Council

CSB reported that Abco would undertake maintenance of trees on the Green.

Although the new patient ward remained closed at Aboyne Hospital, clinics were still operating, and she would be seeking further clarification of how long closure would last.

Recycling centres no longer require to be pre-booked online.

CSB also asked if the BCCC would be interested in guidance and support from a Digital Engagement Officer.

CNPA

No reports.

CAP

JB-BRD said that work had already started by reviewing the 2018 CAP. An article would appear in the Eagle.

This consultation process will begin with a stand at the Scotia Homes drop-in event on 12th October, then the Ballater Farmers Market on 22nd October and then an OPEN DAY at the Ballater Victoria Hall on 12th November. Following these events, a community survey will be undertaken over the next couple of months to then draft the next community local plan in Q1 2023.

Halls

WB had submitted a report.

CAN

SP thinks that future litter-picking events would be tied into wildflower sowing. It might be easier to make the litter-picking equipment available to individuals to undertake picking at their own time and convenience. RF suggested organised litter-

picking following events on the Green. Increased community awareness thanks to planned Eagle article and a Probus talk planned next month. Also looking at funding for future projects.

9 Planning Matters

Nothing to report.

10 H1 Development

JC, **RF** and **WJ** had met with Scotia following the company's interest in developing Monaltrie Park for housing. BCCC would take a table at the information evening organised by Scotia to take place on 12th October in the Victoria Hall. BCCC will be there to take feedback from the community and not to endorse Scotia in any way. It will allow BCCC to be involved from the beginning in ensuring that the community wish list in terms of housing is in fact understood by Scotia. How Monaltrie Park is used is an essential part of future CAP and **SS** explained the proposed timescales in relation to the next CAP. Scotia will take on board feedback from this meeting before producing a detailed plan. **LD** expressed concern about Monaltrie being part of the flood plain, but this information had been shared with Scotia.

It was suggested that types of heating and insulation should be an important part of wish list.

11 Correspondence

BL spoke as a trustee of Crathie Opportunity Holidays to raise awareness of new legislation requiring short-term let properties to be registered with Aberdeenshire Council. Although there are exemptions to this requirement, Crathie Opportunity Holidays does not qualify, not even as a charity. **BL** was seeking support from BCCC to request exemption for charities. **Abco** was writing to Scottish Government to request exemption for charities. Further information on how the short-term licensing scheme impacts people offering bed and breakfast, self-catering, air bnb is available on the VisitBallater page and BCCC Facebook.

JC had received correspondence regarding lack of action from **Abco** regarding blocked drains in the streets, raising the potential of flash flooding in heavy rain.

12 AOCB

RF asked if the seasonal no parking signs were required outside the barracks as there did not seem to be any enforcement in place. **CSB** will follow up.

There seemed to have been a breakdown in the system to collect the old wheelie bins as there were still a good number awaiting collection on Braemar Road.

SP asked about the speed review being undertaken in Aberdeenshire, especially following the truck accident on the Pass of Ballater. He had no response from **Abco** to any queries raised.

The meeting ended at 21.15

The next meeting is planned for Monday 14th November at 7pm in the Mike Sheridan Room.