

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

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

Minutes of Meeting held 14<sup>th</sup> November 2022 in Mike Sheridan Room at 7pm

<b>Present:</b>	<b>Apologies</b>	<b>Also present:</b>
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)	Tom Flynn	Linda Drever (LD) - BRG
John Bannerman (JB)	Scott Peacock	Sgt. Allan Masson - Police Scotland
Richard Frimston (RF) - Secretary	Iain Henderson	Mr Laird - Representative of Scotia Homes
Lewis Macdonald (LMD)	Janet Feeney	
Pat Downie (PD) - Treasurer		
Ellie Kinghorn (EK)		
Gareth Johnstone (GJ)		

### **Welcome**

**WJ** welcomed BCCC.

**2 Emergency services** - Sgt. Allan Masson introduced himself. He will be based at the Ballater Police Office along with local PC Dan Keenan. He intends to attend all CC meetings on Upper Deeside, possibly on a quarterly basis, as fortunately we do not live in a high crime rate area. Any queries can be addressed to [allan.masson@scotland.police.uk](mailto:allan.masson@scotland.police.uk).

### **3 Scotia Homes**

Mr Laird spoke for Scotia Homes regarding their proposed Eastfield development beyond Monaltrie Park. Scotia Homes had been encouraged by community feedback following meetings on 12<sup>th</sup> October. There will be two further drop-in events on Thursday 17<sup>th</sup> November 2022 and Thursday 19<sup>th</sup> January 2023 and he urged the public to make their concerns known at these events or on the website as this is what would be carried forward by Scotia Homes in their final pre-application report to Aberdeenshire Council. Dr Struthers from the Envirocentre be in attendance on 17<sup>th</sup> November to respond to concerns about the flood risk to the development and to other housing in the area as a result of potential new housing. There had been 67 comments on Scotia website, of which 15 were generally supportive, 32 were neutral and 20 raised concerns. There had been concerns about the possibility of 250 houses, but Scotia were only looking at 130 to 140 houses. Also concerns that health facilities and school might be overwhelmed by additional population, but advice would be taken from Aberdeenshire Council and it was likely that the developer would be required to make contributions to any such services. Access had also been a concern with direct access from the A93 might be challenged by SEPA. Scotia were in dialogue with Grampian Housing Association and Aberdeenshire council regarding the types of

houses required, both mainstream and affordable as it was clear that there were differences in the information from both groups. It was hoped to bring further information about the types and styles of houses that might be built. Some people questioned why the housing should not be built in Monaltrie Park, thereby being closer to the village and possibly moving Monaltrie Park further east. However, Monaltrie Park has been designated a green area and not for housing for many years. Also, it was felt that a development of housing would possibly enhance Monaltrie Park and that Scotia Homes might consider improving facilities there for the benefit of the community. Monaltrie Park is used by the school for sport etc so moving it further away would not be beneficial.

**JB** pointed out that flooding in Ballater is a complex subject for both the planned properties and existing properties. He urged Scotia Homes to be transparent in their consultation and responses. Abco did not have a good record in the village of responding to flood issues of the community. The Scotia pre-application report should address all issues raised by the community and Scotia's mitigating responses.

Scotia intends to set up their own survey to ascertain community demand for both mainstream and affordable housing. **JC** raised the issue of possibility of a community energy scheme for the development eg ground source heating or solar, but detailed proposals regarding the use of renewables is not currently available. The fact that electricity connections in Upper Deeside require upgrades will play a major role in the future of the development.

**RF** requested that Scotia should continue to attend BCCC meetings to ensure that community voice is being heard and engage with BCCC as transparently as possible.

#### **4 Approval of October minutes.**

#### **5 No matters arising.**

#### **6 Action Tracker**

**CSB** will chase up drawings for crossing on Bridge Street (no69) which had previously been included in issue of bus stop relocation (no6). **WJ** requested an update on repainting the Royal Station (no90), especially before the Coronation in 2023. Traffic Safety at Cambus O'May can be removed (no96). All replacement bins have been installed (no 99). Parking issues round the green have been dealt with (no 101). **WJ** will speak with local roads department regarding work done on South Deeside Road (no 111). **WJ** asked Angus McNicol to confirm who owns the access road to Crathie Cemetery as Abco suggest that they do not (no 112). The issue of debris on the verge between the Inver and Balmoral to be considered by the paths group to explore possibility of access to off-road path (no 113). **RF** will speak to Sgt. Allan Masson regarding the issue of enforcing seasonal parking restrictions on Queens Road and elsewhere around the Barracks (no 114).

#### **7 Sub-committee Reports**

##### Housing and Planning

- a) A formal sub-group has been set up to look at housing and planning. Terms of Reference were approved. The sub-group consists of **JC (Chair)**, **EK**, **WB**, **GJ**, Susan Stewart, Angus McNicol, Allan Harrison and Alan Nicol. Meetings currently held at Park House, free of charge. **PD** concerned about financial burden to BCCC otherwise.
- b) No planning matters to reports
- c) H1 (Monaltrie Park) - BCCC will form their own view while attending Scotia Housing consultation meetings to listen to what the community wants.

### FIG

**JB** reported that the additional flood study is concluding. RPS report suggests that higher frequency flood events will result in significantly more properties likely to flood following river changes in February 2021. However, he is seeking further clarification on water depths of potential flooding as it may well be that property level protection might be sufficient to minimise the damage. FIG will meet with Abco on 25<sup>th</sup> November and then RPS and Abco would prefer to go forward with individual workshops & consultations with Ballater Golf Club and Caravan Park. RPS would be invited to attend the BCCC meeting on 12<sup>th</sup> December to present their findings. **WJ** suggested that RPS should also engage with Glen Muick estate regarding their findings. Joan Anderson raised the issue of electricity supply to Glen Muick as the pole carrying the line across the River Dee is subject to bank erosion following flood events. **JB** to raise with Abco and add to Action Tracker. **RF** and **JB** met with Braemar and Mid Deeside CC to discuss a catchment level solution to future flooding and also to discuss the possibility of a joint approach by the communities to the Scottish Government.

### BRG & CRG

Linda Drever reported that it was proving difficult to open a new account with Calor Gas. **WJ** suggested an appeal to the community for donation of spare empty calor gas bottles and BRG could then purchase gas supplies through the Ballater Caravan Park. BRG also assessing whether a larger generator might be required.

### **8 Crathie issues**

Nothing to report.

### **9 Other Reports**

#### BRD

**JB-BRD** reported that work on the town centre was ongoing. Plans in place for a new flag-pole. He was looking for the keys to the new power box and hopefully all would be in place in time for winter festival. Hardship Fund would be underwritten by BRD until the Spring. **WJ** reported sand was washing off the path on lower green. **PD** reported that she had received comments from wheelchair users that the steps at the end of the footpaths on to Victoria Road were a hazard.

#### BCE

No report.

#### Aberdeenshire Council

**CSB** has been sending regular reports & updates to BCCC members. Trees on village green still awaiting work. Further information on short-term lets licensing will be available on webinars on Abco facebook page and website. Scottish Water would be seeking planning permission for a Top-up Tap in Ballater. They proposed an installation at the corner of Golf Road and Bridge Street, but BCCC suggested the Church Car Park instead and welcomed the idea.

#### CNPA

No reports.

#### CAP

**CAK** and **CSB** have been looking at sources for funding the surveys required for the action plan which will cover various subjects such as education, health service provision etc as well as planning matters.

#### Halls

**WB** had submitted a report.

#### CAN

**SP** had submitted a report.

**10 Correspondence** Nil

**11 Finance** Nil

**12 AOCB**

Joan Anderson had spoken to **JC** about the provision of disabled parking on Station Square. It was not clearly marked and it was not wide enough. **WJ** suggested that parking on Station Square was badly planned. There was no signage at top entrance to parking to suggest that it was a cul-de-sac and turning was difficult. **CSB** will raise issue of disabled parking - add to Action Tracker. **RF** reported 2 trees stuck at bridge to be monitored - add to Action Tracker. Current water levels made it difficult to do anything. **JB** suggested that Flood Alerts were a cause of unnecessary anxiety to the community and that Flood Warnings should be adhered to. The Fishpal website <https://www.fishpal.com/Scotland/Dee/riverlevels.html>

gave accurate and up to date information about water heights on the river. **WJ** raised concerns about using the Church Hall at Crathie for future CC meetings as the acoustics made it difficult for everyone to participate. **PD** and **WJ** raised concerns about the state of the path through the station buildings to Swan Place and in particular the ramp, which was not suitable for people using walking aids. **JC** also asked Angus McNicol to review the cinder footpath to Morven Way, which was very slippery due to wet weather.

**The meeting ended at 21.05**  
**The next meeting is planned for Monday 12<sup>th</sup> December at 7pm in the Mike Sheridan Room.**

Approved