

BALLATER & CRATHIE COMMUNITY COUNCIL (B&CCC)

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Minutes of Meeting held at Michael Sheridan Room, Monday 12th December 2022 at
7.00pm

Present:	Apologies	Also present:
James Anderson - Chair (WJ)	John Burrows - BRD	Linda Drever (LD) - BRG
Jo Croll (JC) - Vice Chair	Cllr Geva Blackett (CGB)	Ron Drever (RD)
John Bannerman (JB)	Cllr Sarah Brown (CSB)	Scott Peacock (SP) -CAN
Richard Frimston (RF) - Secretary	Cllr Anouk Kloppert	Atholl Bowman (AB)
Janet Feeney (JF)	Ellie Kinghorn	Dougal Morgan (DB)
Tom Flynn (TF)	William Braid	Iain Henderson
	Lewis Macdonald	
	Pat Downie	

Welcome

WJ welcomed BCCC.

2 Emergency services Report will be quarterly.

3 Minutes of November meeting approved

4 No matters arising.

5 Action Tracker Update

JC will chase for bus stop relocation drawings so that these can be put to the community for public consultation (6). RF will check with Angus McNicol, Invercauld Estate, regarding the repair of the Crathie Grave-yard road which is not part of Abco responsibility (112). RF will also raise issue of path from the layby to start of the walk for Carn na Cuimhne with Paths Group (113). SEN have indicated that they propose to run the electricity line on other side of river, subject to landowner consents, to reduce the loss of power to Glen Muick, so remove 115 from the AT. Remove 118 from AT as the trees jammed upstream of Ballater Bridge have been removed.

6 Sub-committee Reports

Housing and Planning

- a) There are no contentious planning applications currently.
- b) JC reported that Housing Group would communicate concerns raised at community consultation to Scotia regarding the plans for further housing at Monaltrie. There are concerns about potential flooding to new properties as well as the possibility of aggravating flooding to existing properties. FIG will continue to explore this issue with Scotia. FIG are awaiting Scotia's responses to flood concerns raised. It is also considered that there should be commercial

units as well as housing included in the development. Finally, there are concerns regarding the proposed access route to the development. **JC** emphasised that it was important for the Housing Group to maintain open communication with Scotia as it seemed that some concerns were made to BCCC which might not have been made to Scotia. The Scotia housing survey has been extended to 13th January, as only 20 responses had been received to date. This is an opportunity for the community to express what type and size of housing would best suit their needs. **TF** asked if there would be more detailed drawings available at the next consultation in February.

FIG

JB reported that the current position of BCCC was to support Option 3A. However, following discussions with the Aberdeenshire Council Flood Group to determine how flexible Option 3A might be in relation to the Golf Club and Caravan Park, as well as in aesthetic terms, FIG had concluded that Option 3A was NOT sufficiently flexible to meet these demands. FIG intends to produce a report for the BCCC meeting on 9th January, proposing that BCCC should change its position to oppose Option 3A, and that BCCC councillors should speak to as many local people as possible to ensure that they had a proper representation of what the community wanted in terms of flood defences. To that end, the councillors should be a vector for the community wishes. **WJ** asked if there was an alternative to Option 3A. **JB** suggested it would be an opportunity to go back to the drawing-board, but this time consult the community. FIG also suggest that it is essential to ensure that emergency procedures continue to be as sharp as possible. Also to continue to recommend and promote property level protection. This would require seeking grants/funding for the community. Abco is currently fitting flood gates to council owned properties. There might also be the possibility of exploring upstream storage. While upstream storage would be expensive, it could be done in stages and might attract funding either as hydro-electric projects or climate change projects. The RPS report following the February 2021 flood, is to be presented to the BCCC, Ballater Golf Club and Ballater Caravan Park on 14th December. While it shows that more properties might be at higher risk of flooding at lower water levels, the modelling also suggest the property level protection should be sufficient to prevent flooding in these properties. When **RF** met with SEPA, he learned that 650 cubic metres per second of water passed under the Bridge in February 2021. In November 2022, it was 670 cubic metres per second - during Storm Frank it was nearly double that volume. **RF** suggested that Option 3A might increase the risk of flooding for properties in Glen Muick and Cambus o'May. **JB** expressed concern that Abco might get some funding and start preliminary work on Option 3A when it was unnecessary, and the money might be better spent on alternative solutions. **RD** asked what would happen to the proposal to move the caravan park and fire station to Monaltrie Park, should Option 3A and the Scotia

Housing project both get the go ahead. **WJ** pointed out that the budget for Option 3A was £35 million. Given the increased costs of building materials and fuel in the last 12 months, it was unlikely that the project would be brought in at that figure. The adoption of Option 3A makes it look as though Aberdeenshire Council is looking at options when in fact there is very little likelihood that it might progress.

RF reported successful meetings with Mid Deeside CC, holding a joint Zoom meeting with Andrew Bowie MP to explore contacts with government and other MPs, such as Stephen Flynn of Aberdeenshire South, another area subject to flood risks.

FIG had met with SSEN and been given a great deal of information about the network supply to Ballater & Crathie. Work would be done at the Dee Street Substation to reduce the risk of flooding - this had been the cause of the power cut in the lower end of the village on 18th November. The substation on Invercauld Road has been modified to make it easier to link a generator to it, providing 1 megawatt of power to the village (normally requires 4 megawatts). There would be a need to ensure that power was allocated to essential services in the village, such as the Victoria Hall, or businesses providing hot food to the community. **RF** had asked about the possibility of an extra line being installed for Crathie, which currently only has one supply line. A note of the SSEN meeting will be produced for the Community Action Plan.

BRG & CRG

Linda Drever reported on the BRG response to the 18th November flood event. BRG was mobilised at 11am and opened Victoria Hall to caravan park residents and others whose homes were threatened by flood. Emergency personnel were also on site as it was deemed a risk to life event. The Fire Station was flooded as well as 17 homes in the village. The Riverside path was further damaged. A hot food van was onsite. The debrief following the event raised the issue of best use of the Hall complex, which can be difficult to determine as every event is different. Another current issue is to obtain insurance for the storage of gas bottles.

JF asked how BRG was given information to mobilise. Linda explained that this comes from Janelle Clark initially as permission is required from Aberdeenshire Council to use the Halls. If BRG self-mobilises, then they must inform Janelle Clark as soon as possible.

7 Crathie issues

The Community Notice board has arrived and is to be fitted.

8 Other Reports

BRD

John Burrows had submitted a report to the BCCC. Johnstons Oil have donated £500 to the Hardship Fund. The company have contributed £36,739.68 to Ballater projects during the lifetime of the Oil Club. Work on the village green is ending, although the power tower on Victoria Road continues to be an issue. The new notice board has been installed, with the keys being held at the Hub. Early preparations are underway for the 2023 Duck Festival. The Community Action Plan is underway with members

including BCCC, BRD, the Hall, Hub and Visit Ballater. A survey will be created, and questions are currently being decided for submission to the survey provider, with a view to producing a final report by April 2023 for public consultation.

BCE

No report. However, following the events of 18th November flooding it was suggested that caravan owners should leave keys to their caravan tow locks at the park office to enable the caravans to be moved with their permission. It would not be possible for BRG to offer any assistance in this. On this occasion, it was possible to move the caravans in time, but there should be a contingency plan for rapid evacuation of the caravan park. It might have been more difficult during high season.

Aberdeenshire Council

CGB sent a report to BCCC. She is seeking funding for a webcam for the B976 snow gates. The annual Christmas venison/game delivery programme is underway with 100 households being assisted, thanks to the combined efforts of Invercauld, Balmoral and Glen Muick Estates, plus the work of Neil Menzies Butchers and H M Sheridan Butchers and Grampian Moorland gamekeepers.

CNPA

CGB will sit on the board as an Aberdeenshire Council nominee from March 2023, which means there is a vacancy for a directly elected member. The notice of election is on 18th January, with applications to be returned by 15th February. **CGB** is happy to speak to anyone who wishes to put themselves forward.

CAP

Further to John Burrows' report, **RF** explained that the survey would be online, although hard copies would also be available. Atholl Bowman asked how the questions would be put and it was proposed that it would be a mixture of numerical preferences and space to comment.

Halls

Nothing to report

CAN

SP had submitted a report. Litter picking was still not well attended following the winter festival. Tree planting at Balmoral had been successful. **CAN** would make contribution to **CAP**.

9 Correspondence

CNPA will attend BCCC meeting in January to discuss an Active and Sustainable Transport Study.

There had been numerous complaints to BCCC regarding lack of snow clearing in the village following heavy snow fall on 10th December. **WJ** expressed conflict of interest as he is a contractor for Aberdeenshire Council. **RF** will contact **CSB** and **CGB** to request that local roads department should be able to self-mobilise. Currently, decisions regarding the need to deploy snow ploughs are being made in Banchory where road & weather conditions might be quite different.

RF will circulate to all members further information on an online induction course for community councillors.

JC had received a letter from Angus McNicol, Invercauld Estate, regarding repairs to the cinder path between Morven Way and Eastfield Housing. Ken Gibson from Paths Group had received a quotation of £10,000 plus VAT for work to be done on cinder path. Invercauld Estate asked if BCCC might be able support a grant application. Scotia had suggested a lit paved path would be part of the development at Monaltrie housing. **RF** will ask Ken Gibson for a copy of the quotation to verify the specifications for the work. **RF** suggested that a new Paths Group might be an option for CAP.

10 Finance A new bank account had been opened for the Resilience Group.

11 AOCB

JC said that Dougal Morgan had expressed an interest to be co-opted on to the Housing Group. She planned to ask Scotia to meet the Housing Group to discuss feedback.

JB suggested that there should be a good turn-out of members of BCCC in January to ensure that the vote taken on whether to support or oppose option 3A would be properly representative of the village.

RF and **JC** proposed that the agenda for the next meeting should include the issue of regular attendance at BCCC meetings and consequences of non-attendance.

WJ wished everyone a Merry Christmas and best wishes till the next meeting in 2023.

The meeting ended at 20.35

The next meeting is planned for Monday 9th January 2023 at 7pm in the Mike Sheridan Room.