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28/3/22

Bennachie Community Council
Minutes of the Meeting held on 28th February 2022
Rannes Hall, Inch

Present: Andy Miller (Chair/Oyne), Sharon Duncan (Vice Chair / Rayne), Frank Musgrave (Oyne), Wally Rhodes (Treasurer/Leslie), Robert Grant (Insch), Stuart Rennie (Planning/Insch), Stan Averell (Culsalmond), Wilma McIntosh (Rayne)

Apologies: Wendy Glasspool (Sec/Chapel of Garioch), David Millar (Premnay), Alan Simpson (Leslie), Hugh Fraser (Insch)

Visitors: Lynsey Gibb

Item 1 – Declarations of Interest

1. Robert Grant – planning applications due to his personal circumstances in that his wife is a Planner with Aberdeenshire Council.

Item 2 – Minutes of the Last Meeting

2. It was confirmed the minutes of the last formal BCC meeting held on 24th January 22 were circulated. Andy Miller proposed to accept the minutes. Approved minutes to be forwarded to AC by the Sec.

Sec

Item 3 – Police Report

3. Provided prior to meeting. Noted that fairly high number of RTA's – slight concern. Also discussed was A96T road closure which affected Inch despite non-official diversion despite signage – agreed that we would monitor any future events.

Item 4 – BCC Business

4. Decisions Since Last Meeting BCC representative (Frank) will attend an Options Appraisal Process commencing every Thursday in March. Long agreed criterion list that is weighted and scored. Joint Board Process with 30% Friends of Inch hospital, Dr Davies, Frank and others. Pre-meet of voluntary members on 01.03.22. Frank noted 48 page Strategic Needs Assessment document is now online in public domain – he is checking this and will report any issues as needed.
5. Financial Statement Wally advised the finances were in a good position standing at ~£3700.
6. Queens Platinum Jubilee Inch commemorative event will be part of the Strawberry Fayre (BCC to make separate arrangements on this for August).
7. Licensing Board (Gambling Premises) Guidance Frank advised he voiced our support for proposed changes via online consultation.
8. BCC Elections Due end of June at the AGM. Suggestions that this is put back from 28th June to 4th July – TBC school holidays clash. Strawberry Fayre maybe suitable for garnering interest.
9. Community Council Forum Sharon to attend on Wednesday 2nd March via Zoom. Wally TBC.
10. Giant Hogweed Andy highlighted that the drone video by River Don Trust on FB page was viewed 466 times. This is encouraging as they are looking for grant funding support to tackle

FM

SD

and treat the ever increasing spread of plants along the section of river near Pitcaple.

11. Aberdeenshire Council Storm Questionnaire Andy raised concern that after recent storms with power cuts affecting many households that existing volunteer networks were being put under pressure to duplicate SSE status info gathering. Queried who is the target of these, what are the formal communication channels and emergency planning procedures. Sharon to discuss at CC forum. Andy drafting a Community Resilience Plan – cautioned not to offset formal processes. To be discussed at next meeting.

AM

Item 5 – Planning

12. Delegated Planning Powers It was highlighted that Scheme of Delegation changes are being sought where planning applications with a total of 10 objections or fewer can be approved by Officers without being referred to Area Committees. It was highlighted that local members can still request referral – Cllr Smith stated that all three local councillors had to agree to this.
13. Stuart has circulated the planning applications in the usual way with BCC members responding via email. A planning update is provided in Appendix B.

Item 6 – Roads and Transport

14. Public Transport Ready to Go User Survey published. Sharon queried whether this service served Culsalmond and Rayne North – she will speak directly to operators.
15. Insch station disability access Nestrans high level transport report published. BCC should write to voice our continued support for the Disability Access Study which is underway after grant assistance to look at options including footbridge and lifts.
16. Dualling A96 East of Huntly to Inverurie Consultation No update and as yet no formal position on this progressing or otherwise.

SD

Item 7 - Aberdeenshire Council

17. Councillors Report – None, however councillors have been in contact via e-mail regarding a number of issues.

Item 8 - Chapel of Garioch

18. BCC to write to Jackie Cumberbirch of Baillies of Bennachie to thank her for her service after announcement to retire.

Item 9 - Culsalmond

19. Community Centre An expression from community for a CAT or similar to takeover the now defunct Community Centre was mentioned. Storm Arwin has toppled the surrounding trees and destroyed the fencing. Potential replacement community building.

Item 10 - Insch

20. Insch Library reopening Members of public had raised concern about lack of clarity on reopening library including Mrs Lyndsey Gibb in person at meeting. Aberdeenshire Council have now confirmed that it will reopen 5 hours per week from 25th March. FB page post

SA

Item 11 - Leslie

21. Hall used by bowlers and wood turners will not reopen due to H&S issues. Bowlers to be relocated.

Item 12 – Oyne

22. Community Orchard planting undertaken. Archaeolink site may be nearing disposal agreement. However a Community Asset Transfer was discussed locally and enthusiasm voiced. This is an emerging matter this will be further explored after a community planning survey to establish the village needs.

Item 13 Premnay

23. No update

Item 14 – Rayne

24. Tree damage at school is concerns and access to playing fields at Rayne North Primary School. Efforts locally to get superfast broadband connections to properties underway. At Old Raye Schoot the blocked drain / culvert & flooding issues continues to not have been addressed by AC. Previously AC indicated August/September for works to take place.

Item 15 – AOCB

25. None

Item 16 – Next Meeting

26. The next meeting is planned for Monday 28th March 2022 face to face.



GARIOCH COMMUNITY POLICING TEAM
VISIBLE, ACCESSIBLE AND EFFECTIVE

Community Council: Bennachie

Reporting Period: 20 November 2021 – 26 February 2022

Previous Report Period: 23 October – 19 November 2021

Current Policing Priorities:

Our priorities have been reviewed and amended for the next quarter as follows:

1. ASB – Proactive patrols to provide community reassurance and to deter/detect instances of ASB and Vandalism.
2. DRUGS – Renewed focus on intelligence gathering and disruption tactics.
3. ROAD SAFETY – Preventative measures and enforcement action to ensure our roads are safe to use.

Crime Overview and Explanation:

CRIME TYPE	CURRENT PERIOD	PREVIOUS PERIOD
Assault	0	0
Housebreaking/Theft	1	1
Public Nuisance	6	1
Road Traffic	8 Accidents and 2 other	3 Accidents and 3 other
Drugs	0	0

Assault – Includes all recorded instances of violence.

Housebreaking – includes all break in's to domestic and commercial premises, including attempted break in's.

Public Nuisance – All youth annoyance and calls in relation to anti-social behaviour.

Road Traffic – all calls in relation to Road Traffic Accidents and Offences (speeding, illegal parking, obstruction etc).

Drugs – all reports incidents in relation to drugs dealing and use.

Assault:

It is pleasing to note that for the second period in a row, 0 assaults have been reported.

Housebreaking/Theft:

There has been 1 reported incident relating to attempted theft by housebreaking where a shed was broken into. Enquiries are ongoing in relation to trace those responsible.

Public Nuisance:

All Covid related calls have been recorded as Public Nuisance by our Control Room to ensure all such calls are recorded under the one call type and easily researched. There have been no Covid related calls.

This reporting period has seen an increase in Public Nuisance calls with 6 calls being reported of which 3 are youth related. One relates to a wilful fire raising which occurred in commercial premises, enquiries are ongoing to trace those responsible and 2 public nuisance calls were two persons were warned regarding their abusive behaviour. None of these calls impact on the wider community.

Due to the period covered, the increase in calls is not considered excessive and should not be cause for concern.

Road Traffic:

This period has seen 8 reported accidents, none of which were classed as 'Serious'. The majority of these incidents were weather related, particularly during the weekend of high winds which caused major disruption for all residents within the Garioch area with fallen trees and dangerous road conditions.

Due to an issue with our Speed Detection Device we have been unable to carry out dedicated speed checks. We now have a new device and I am certain that I will report additional checks for the next report. Please be aware that in addition to the checks I report, colleagues from Roads Policing also carry out speed checks, which are not included in my report.

Drugs:

During this reporting period there have been 0 'drug related' calls.

Significant crime/issues within your community:

There have been no significant issues reported this period, other than what has been reported.

Planned Community Policing Activity/Advice:

The Community Officers will be focused on ensuring ASB remains low and carrying out additional speed checks.

Conclusion:

This is another stable report with nothing of overt significance to report.

Debbie Burnett

Sgt

A0141

Bennachie Community Council Panning Summary Meeting On 28 February 2022

1. **APP/2021/2865 | Erection of Building for Use as Office (Class 4) and Storage (Class 6) with Ancillary Display Area | Site To The North Of Westerdale House Oyne Insch AB52 6QT - validated 23 December 2021.**

This is an update on a pending application by Shaun Scott of behalf of Derek Scott Plumbing and heating. Ten members of the public from seven separate addresses have objected, which satisfies the requirements for the application to be referred to the Garioch Area Committee. The proposed site is bounded by watercourses on three sides with the Aberdeen-Inverness railway on the fourth. Objectors, all of whom live in close proximity, report that the site regularly floods and forms part of the natural floodplain of the Gadie Burn. It also lies on the unclassified Oyne – Old Rayne road, with a proposed entrance lying between the level crossing to the south and the narrow bridge over the Gadie to the north.

AC's Roads Development team have submitted a holding objection and have requested detailed drawings showing how visibility splays can be fitted in to north and south of the entrance. The Flood Risk team have objected on the basis that the site lies within SEPA's 1 in 200 year indicative floodplain. They have pointed out than no land raising will be permitted and have requested a detailed flood risk analysis that includes all possible water sources and shows the proposed site to lie above the functional 1 in 200 year floodplain.

Following discussions with the case officer BCC will be able to comment (should it be so minded) after the documents referred to above have been submitted.

2. **APP/2021/1622 | Formation of Vehicle Access | Land To The West Of Invercraig Cottage Pitcaple Inverurie Aberdeenshire – validated 08 July 2021.**

This is an update on the field at Oyne Fork where the applicant wishes to build a very elaborate new access. Roads Development objected on road safety grounds on 09 July 2021 because there was insufficient space between the proposed entrance and the railway bridge to be able to construct a visibility splay of 2.4 x 120m. There has been no activity on this application since 27 August 2021 (though two small shipping containers and other items appeared on the site several month ago), but it is still officially "awaiting decision".

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5. APP/2021/2450 | Erection of 9 No Dwellinghouses and Garages (Change of House Types and Plot Layouts to Planning Permission Reference APP/2015/0634) | Plots 1-6, 26-29 Site To West Of Rothney Court/ Commercial Road Inch Aberdeenshire

I have been through the history many times in previous correspondence and in the BCC response to the MIR consultation for Aberdeenshire LDP2020 (now '22).

The most recent application is for changes of house type for erection of eleven dwellings. BCC objected for the following reasons:

- a) Subsequent to permission for the site being granted in 2015, the Aberdeenshire Council-commissioned Inch Flood Study found that the applicant's original flood risk assessment (FRA) was incomplete since it did not include all sources of fluvial flooding, and therefore underestimated fluvial flood risk on the site.
- b) Updated SEPA flood risk maps showed large areas of the site and the sole entrance via Rothney Court to be at high risk of flooding.

- c) The presence of existing buildings makes it impossible to include visibility splays where the proposed access joins Commercial Road. Build-outs would therefore be required to provide sufficient visibility for drivers to safely join Commercial Road (the B992) from the proposed site. These would reduce the width of Commercial Road by 1.9m (26%). Given that the preferred route of the dualled A96 (not known at the time permission was granted) would increase traffic on Commercial Road by 1000 vehicles per day, this would be likely to cause intolerable and dangerous gridlock around the B992/B9002 junction and level crossing.
- d) The shared driveway to four dwellings on Commercial Road (no's 13, 15, 17 and 19) would lie adjacent to one of the build-outs with a gap of less than one metre between the proposed site entrance and the driveway entrance. It would therefore be highly likely that vehicles would attempt to leave the driveway and site entrance at the same time, with each obstructing the visibility of the other. This point had not been considered prior to granting of the original permission.

The applicant commissioned a new FRA from the same company as had completed the earlier, incomplete (according to SEPA) FRA. This found the Insch Flood Study to be in error, a conclusion that was challenged by AC's Flood Risk team. However, having requested clarification and detailed levels drawings from the applicant in an email dated 02 February 2022, this request was withdrawn by the Flood Risk team on 09 February 2022, despite no further information having been submitted by the applicant.

The Garioch Area Committee voted to grant permission at its 22 Feb 2022 meeting.

Bennachie Community Council Papers Tabled as of 28 February 2022

Police Reports

From Debbie Burnett (Debbie.Burnett@scotland.pnn.police.uk) / Gareth Hannan (Gareth.Hannan@scotland.pnn.police.uk) / Mark Irvine (mark.irvine@scotland.pnn.police.uk), Michael Urquhart (Michael.Urquhart@Scotlandpnn.police.uk) / Heather Nelson (North East CrimeReduction@Scotland.pnn.police.uk)
(26.02.22) January & February Police Report
(04.02.22) Police Scotland North East Business Watch February 2022

Planning

From Fraser Napier / Katie Cranwell / Hannah Gray / Calum Wright / Emma Furneaux / Jemma McBain (Aberdeenshire Council) & Adminhub (Adminhub.woodhill@aberdeenshire.gov.uk)
(28.02.22) 28 February 2022 – Weekly List - Garioch
(21.02.22) 21 February 2022 – Weekly List - Garioch
(14.02.22) 14 February 2022 – Weekly List - Garioch
(07.02.22) 07 February 2022 – Weekly List - Garioch
(31.02.22) 31 January 2022 – Weekly List - Garioch

From Caroline Smith (caroline.smith@aberdeenshire.gov.uk)
(18.02.22) Community Planning Bulletin – 18th February 2022

From Paul Davidson (drpdavidson@gmail.com)
(24.02.22) Delegated Powers Increase Proposal – Full Council to Decide
(16.2.22) Delegated Powers Increase Proposal – Full Council to Decide
(02.2.22) Delegated Powers Increase Proposal – Aberdeenshire Council Planning Service

From Stuart Newlands (stuart.newlands@aberdeenshire.gov.uk)
(02.02.22) BCC Further Comments APP/2021/2450

From David Wood (David@PAS.ORG.UK)
(02.02.22) Draft National Planning Framework 4 – Discussion Events

APP/2021/21450

From Cllr Dominic Lonchay (cldr.d.lonchay@aberdeenshire.gov.uk)
(21.02.22) APP/2021/21450 – Garioch Area Committee

From Ann Overton (ann.overton@aberdeenshire.gov.uk)
(21.02.22) APP/2021/21450 – Garioch Area Committee

Licensing

None received

Roads/Transport

Road Closures

From Elizabeth Ross (Elizabeth.ross@aberdeenshire.gov.uk) Elma Murray

(elma.murray@aberdeenshire.gov.uk)

(28.02.22) For Information: Temporary Road Closure C120c Chapel of Garioch

(24.02.22) Urgent Closure C87s

(22.02.22) For Information: Temporary Road Closure – U69s Little Mains of Wardhouse

(22.02.22) For Information: Temporary Road Closure – Amended Date U68s Knockenbaird Inch

(21.02.22) For Information: Temporary Road Closure U58s Meikle Wartle

(16.02.22) For Information: Temporary Road Closure U68s Knockenbaird Inch

(31.01.22) For Information: Temporary Road Closure U118c Broadsea Chapel of Garioch

(26.01.22) For Information: Temporary Road Closure C120c Chapel of Garioch

Aberdeenshire Council

From Ann Overton (ann.overton@abereenshire.gov.uk)

(17.02.22) Community Engagement: Storms Arwen, Malik and Corrie

(17.02.22) Storm Thank You

From Alison Cumming (alison.cumming@aberdeenshire.gov.uk)

(24.02.22) Scottish Government – Coronavirus Modifications and Planning Legislation – New Scottish Statutory Instruments Laid in Parliament

(16.02.22) Impact Information For Community Councils / Groups (Register to Vote)

(15.02.22) Garioch CC Forum – Wednesday 2 March 2022 – Agenda Papers

(09.02.22) 2022 Interim Elections – Preparatory Work

From Caron Dawson (caron.dawson@aberdeenshire.gov.uk)

(16.02.22) Census Stakeholder Toolkit and Support Session Invites

(16.02.22) Important Fw: Garioch Area Committee – 22/02/22

(26.01.22) Agenda Pack – Garioch Area Committee 01/02/2022

From Robert McKinney (Robert.mckinney@aberdeenshire.gov.uk)

(16.02.22) Trading Standards Scams Bulletin No. 39

(02.02.22) Trading Standards Scams Bulletin No. 38

From Ken Duncan (ken.duncan@aberdeenshire.gov.uk)

(03.02.22) Aberdeenshire Council Digital Engagement Team 3.2.22

From Caroline Smith (caroline.smith@aberdeenshire.gov.uk)

(01.02.22) Garioch Community Planning E-Bulletin 1st February 2022

From Jack Rigby (jack.rigby@aberdeenshire.gov.uk)

(10.02.22) Aberdeenshire Council's Digital Engagement Team

From Susan Adams (susan.adams@aberdeenshire.gov.uk)

(24.02.22) Urban Gulls

(22.02.22) Update Re Leslie Hall

Storm Malik & Corrie Updates & High Wind Alerts

From Ken Duncan (ken.duncan@aberdeenshire.gov.uk) / Katy Jones (katy.jones@aberdeenshire.gov.uk) / Caroline Smith (caroline.smith@aberdeenshire.gov.uk) / Gemma Morrison (gemma.morrison@aberdeenshire.gov.uk) / Sarah Rochester (sarah.rochester@aberdeenshire.gov.uk), Jo Raine-Mitchell (jo.rainemitchell@aberdeenshire.gov.uk), Sarah Rochester (sarah.rochester@aberdeenshire.gov.uk)

(09.02.22) Warning – High Winds

(03.02.22) Storm Corrie Update 6pm 3.2.22

(03.02.22) Storm Corrie Update 11am 3.2.22

(02.02.22) Evening Update: Aberdeenshire Council Storm Corrie / Malik Updates 6.30pm

(02.02.22) Aberdeenshire Council Storm Corrie / Malik Update as of 11.30am 2.2.22 (2 emails, 2nd with attachment)

(01.02.22) Update: Aberdeenshire Council Storm Corrie / Malik Update 7pm, 1.2.22

(01.02.22) Updated Form for Circulation – Storm Malik / Corrie

(01.22.22) Storm Malik / Corrie Update Tuesday, February 1

(01.22.22) Aberdeenshire Council Storm Corrie Update 11am 1.2.22 – Updated Weblink

(01.22.22) Aberdeenshire Council Storm Corrie Update 11am 1.2.22

(31.02.22) Storm Corrie - Update

(31.02.22) Aberdeenshire Council Storm Corrie Update 3.30pm 31.2.22

(31.02.22) Storm Corrie Briefing: Mon, Jan 31, 11am

(31.02.22) Aberdeenshire Council Storm Malik / Corrie Public Briefing 31.2.22

(30.01.22) Storm Malik Briefing 6.30pm 30th Jan

(30.01.22) Storm Malik Briefing 2pm 30th Jan

(30.01.22) An Update – Storm Malik (30 Jan)

(29.01.22) Storm Malik Update 13.15

(29.01.22) Storm Malik Update 09.30

(28.01.22) Storm Malik Briefing 28.1.22

Ward 10 Councillors

From Cllr Hazel Smith (cldr.h.smith@aberdeenshire.gov.uk)

(24.02.22) Road Closure at Auchintender Bridge on the C87S

(20.02.22) Re Leslie Hall – Bowling Group – (2nd Email) (BCC copied in)

(20.02.22) Re Leslie Hall – Bowling Group (BCC copied in)

(23.02.22) Leslie Hall

(13.02.22) Leslie Hall

(10.02.22) Leslie Hall

(23.02.22) Inch Library

(19.02.22) Inch Public Library

(16.02.22) Inch Train Station – Fw. Inch

From Cllr Sebastian Leslie (cldr.sebastian.leslie@aberdeenshire.gov.uk)

(21.02.22) Leslie Hall

(10.02.22) Leslie Hall

MSP Alexander Burnett

From Alexander Burnett (MSP) via Andrew Raeburn (Andrew.Raeburn@Parliament.scot)
(25.02.22) Letter From Alexander Burnett – Ofcom

BCC Business

None Received

Other Correspondence

Giant Hogweed

From Richard Fyffe (Richard@corindae.com)

(25.01.22) Giant Hogweed (sent to Andy Millar (Chair) – forwarded to BCC

From Jan Simpson Invasive Officer (invasiveofficer@ruverdee.org)

(03.02.22) Giant Hogweed

NHS Grampian

From Vicky Ballantyne (Vicky.ballantyne@nhs.scot)

(25.02.22) 20220225 - Its Good to Share! – Grampian

(26.01.22) Its Good to Share! – Grampian

Insch Library

From Julia McCue (Julia.mccue@aberdeenshire.gov.uk)

(19.02.22) Insch Public Library

From Paul Coates (bothy2014@outlook.com)

(19.02.22) Insch Public Library

(18.02.22) Insch Public Library

From Graham Gibb (theinschgibbs@outlook.com)

(24.02.22) Insch Library

(15.02.22) Insch Library

From Helen Bruce (hebruce7@gmail.com)

(08.02.22) Message from Our Book Club

From Audrey Morrison (jfagemorrison@gmail.com)

(25.02.22) Insch Library

From Peter Pearman (peterpearman80@btinternet.com)

(23.02.22) Insch Library

Leslie Hall

From Susan Adams (susan.adams@aberdeenshire.gov.uk)

(22.02.22) Update Re Leslie Hall

From Bill Cameron (billcameron@btopenworld.com)

(21.02.22) Leslie Hall – Bowling Group (BCC copied in)

(20.02.22) Re Leslie Hall – Bowling Group (BCC copied in) (2 emails)

(10.02.22) Leslie Hall (BCC copied in)

(07.02.22) Leslie Hall

BCC Meeting Information

From Tony Smith (aesmith@gn107.co.uk)

(14.02.22) Community Council Meeting / remote Access