

Approved Minute of Kintore and District Community Council Meeting

Held 7:00 pm on 20th April 2021 by Zoom video conference.



KINTORE AND DISTRICT
COMMUNITY COUNCIL

Welcome

Chairman, Jamie Grant welcomed everyone to the meeting and offered condolences on behalf of the Kintore and District Community Council (KDCC) to the family of Councillor Fergus Hood following his recent passing.

1. Attendees and apologies

Present – Ken McEwen, Jamie Grant, Bill Duthie, Janine Cracknell, Moira Moran, Kenny Thomson, Donna Heron, Paul Davison, Lesley Monaghan, Cllr Martin Ford, Cllr Dominic Lonchay, Cllr Glen Reid
Apologies – Alan Milne

2. Declarations of Interest

There were no declarations of interest.

3. Minutes of the Last Meeting

- a) **Corrections** – An email from Paul has been received with proposed corrections to the minutes 2103 KDCC Mar 2021. Revised minutes will be prepared and distributed with a view to seek KDCC approval at next month's meeting. **The Chair and Secretary are to revise the minutes 2103 KDCC Mar 2021 and distribute.** The Chair advised the members of the guidance received from Alison Cumming, Aberdeenshire Council Area Committee Officer, to be clear, not too detailed and factually based when recording minutes. The suggestion to attach additional documentation such as planning responses as Appendices was agreed upon when appropriate. This will ensure an accurate record that can be referred to in the future. **Relevant documents and reference material are to be included as Appendices to the minutes when appropriate.**
- b) **Approval** – To be held over to the next meeting.

4. Matters Arising; Update on Actions

The actions will be addressed under the relevant agenda item.

5. Police Report

A police report has not been received this month as yet. **The Chair will forward the police report for April 2021 to all attendees once received.** It has been noted on Facebook and WhatsApp that there have been some incidents of anti-social behaviour in and around Kintore. A separate communication has been received from Rachael MacLennan, Police Sergeant on 1/4/2021 regarding this recent anti-social behaviour in Kintore. There has been a greater police presence in Kintore since and this has been noticed by the KDCC.

6. Urgent Items of Business

There were no urgent items of business.

7. Planning Matters

Planning update that has been provided has been attached as **Appendix A** for reference.

- a) **Scotia Homes/Town Park** – The renegotiation of the S75 agreement between Aberdeenshire Council and the developer is pending. It was agreed that any renegotiation ideally would involve the KDCC and the wider community. There has been extensive discussion on Facebook following a Kintore page post with the proposed Town Park plan on it; there were 60+ comments made. The Chair has been contacted via email by one of the contributors with an interest in football. The Chair has suggested to this contributor that the football focused individuals could agree collectively in defining their hoped-for requirements for Kintore. The suggestion to meet with KDCC to discuss a collective approach has been proposed and will be followed up. **The KDCC is to reach out to all interested parties to discuss a collective approach regarding the Town Park.**
Cllr Ford advised the KDCC that councillors are not involved in negotiating S75 agreements. There is complete separation from the councillors and KDCC would need to discuss any S75 queries directly with the Aberdeenshire Council Officers. Councillors can only consider granting planning permission, granting planning permission with conditions or denying planning permission on what has been asked for by the applicant. Cllr Reid reiterated this and suggested extending an invitation to the developer once a collective plan had been formulated by the KDCC, football any other interested parties. As stated above the Chair is to reach out to all interested parties to discuss a collective approach. The KDCC is to seek feedback from the Garioch Sports Hub and the Community Sports Hub on this matter also.
- b) **Dandara/Crichie** – KDCC have submitted their response to application. As yet there has not been a response from Transport Scotland.
- c) **Thainstone Commercial Development** – Moira commented on the detail of the developer's transport statement requesting to remove the improvements to the Port Elphinstone roundabout. It was highlighted that there is a minute of agreement between Transport Scotland and two of the developers in place for summer 2021.
- d) **Agile Energy** – No further update.
- e) **A96 Dualling** – No further update.
- f) **Erection of high fence on Tuach View.** The dwelling is situated in a prominent corner position and the addition of a high close boarded fence was thought be detrimental to the local area, particularly as it would be located next to the road.
- g) **Change of use of land from open space to private garden on MacFadden Crescent.** The estate is an open-plan design with enclosed back gardens and green open spaces. The applicant has requested to replace the existing wall with a 1.8m high fence next to the road enclosing the adjacent green open space and creating potential blind spot for road users. Cllr Reid advised the green open space would likely to be owned by the community, and maintained by the factor on the community's behalf. This model does vary by location and the land may be required to remain as green open space but also be the responsible of the adjacent householder. Cllr Ford also advised Aberdeenshire Council do have a general policy in principle against the erosion of public green open space. **The Chair will review application APP/2021/0487 and liaise with the KDCC to discuss an agreed response.**

8. Action Kintore

April's meeting for Action Kintore took place on 19/04/2021.

- a) **The Bothie Update** – The Bothie remains closed for the time being but it is hoped it will re-open soon following the changes to lockdown restrictions announced. The maintenance issue of the render on the straw bales sagging and was discussed extensively. There are ongoing discussions with the original builder regarding who will fix the render sagging problem. Contractors have fitted remote controlled timers

to the heating system to minimise wasted energy. The new system is controlled on a phone app. Rachel has been in touch virtually with some of the young people in preparation for reopening. Cllr Ford suggested checking when The Bothie was built. If within 10 years there may be some building work insurance that would assist with repairs and formally stating the problem had developed within the 10-year period if applicable. It was confirmed later in the discussion to have been completed in 2013. The design of the Bothie was discussed extensively and it was believed that the straw bales were used as wall fillers and not being load bearing. The bales are thought to be slowly settling over time and the render is sagging due to this.

- b) **Town House Project** – Action Kintore members met with the appointed architect on 20/04/2021 to review the details of the proposed design. Fire exits as an example. Following an enquiry via social media, the possibility of adding a flag pole to the tower. There is an existing flag pole but it is inaccessible currently. The requirement to cut a door between the assembly room and council chamber will lead to the mechanism for clock will need to be changed. On a related matter, the clock has been repaired. Sustainable heating was also discussed, including solar panels and air source heat pumps. The size of the lifts will be fully accessible as well as the heights of tables being adjustable. The next step will be to decide whether fundraising the large sums is feasible in order to deliver the project.

9. **Potential Community Projects for Kintore** – See **Appendix B** for the Chair's document of potential community projects for Kintore. The Chair has been reviewing potential funding options as well as potential funding from the GAC. The secretary received a call from Alison Cumming highlighting the funding that may be applied for to be spent in the current financial year. A potential option could include a portion of the GAC Strategic Budget. An overview of the scope of the project and projected expenditure has been requested whilst the official application form is being prepared. The Chair is waiting for a response regarding Rural Payments and whether this would be applicable to the potential projects. A positive response was received from My Place Scotland, part of the Scottish Civic Trust. The Chair has emailed Action Kintore with the detail as there is an opportunity to receive mentoring and training for managing community projects. This would be applicable for the Town House project as well as any potential KDCC community project. The possibility of joint My Place Scotland mentoring and training with Action Kintore and KDCC will continue to be discussed. Other options for funding are being investigated by the Chair.

Rollo Mire – The Chair is focused on this project currently. An outline proposal needs to be prepared. Cllr Ford explained how the GAC Strategic Budget could be split in a multitude of ways. The funding will be awarded to the project/s that fit the criteria. Guidance will be provided by the Aberdeenshire Council Officers if requested.

Aberdeenshire Canal – This would need to be in coordination with Inverurie Community Council (ICC) as it is situated across both areas. The proposal is to write to the ICC to ask for their thoughts on a joint community project. **A letter is to be written to the ICC asking for thoughts on a joint Aberdeenshire Canal community project.**

The Chair will arrange a meeting and invite all interested KDCC members to discuss the potential community projects in more detail. The initial focus will be preparing costings for the chosen project/s. This will involve contacting local contractors for quotes to formulate a rough budget. **The Chair is to arrange a meeting to discuss and agree the chosen project/s from the short list of potential community projects.** Cllr Reid is still attempting to establish ownership of Rollo Mire from the Planning Officer at Aberdeenshire Council and will advise the KDCC once confirmed. Cllr Reid highlighted the potential for goodwill from local contractors for community projects. The KDCC agreed to focus on the local contractors in and around Kintore. GPH Builders Merchants in Inverurie was suggested. Also, KPH Kinnellar Plant Hire in Blackburn. Ian Duthie behind Thainstone and D & E MacKay Contractors in Kintore.

Main Kintore Playpark and Playing Fields – The overdue refurbishment of the main Kintore playpark and playing fields is needed but will be kept separate from the KDCC short-listed community projects. The Chair has been contacted to request the KDCC spearhead this upgrade on behalf of the community. It is hoped a resident or parents' group could be encouraged to take this forward and lead the required fundraising.

Hallforest Castle – The history and significance of this local landmark is largely unknown by a number of the population. Adding information boards on site to provide details as well as a transparent Perspex sheet to show the outline of the original design was discussed. **Hallforest Castle is to be added to the short list of potential community projects.**

10. **Kintore District Resilience Plan** – The Chair has received an email from Susan Adam, Aberdeenshire Council Area Project Officer requesting for the Kintore District Resilience Plan to be updated with new contact information for Kintore School and a P13 amendment. **The Chair is to update the Kintore District Resilience Plan as advised.** There is also funding available of up to £3,000 for resilience projects. There is an application deadline of 30th April. The Chair has suggested the funding of the defibrillator batteries may be applicable. There is an additional opportunity of funding from SSEN Distribution with a deadline of 10th June. Cllr Reid has found some funding for mental health and has been liaising with Rachel from The Bothie. **The Chair has requested the KDCC read and respond on the resilience funding emails.**
11. **Repainting the Royal Burgh of Kintore Signs** – This was initiated by the Kintore Folks Facebook page. It had been commented that the Royal Burgh of Kintore signs are in poor condition and also no longer located on the boundary of Kintore due to recent expansion. Margaret McWilliam who is a painter by trade has offered to repaint the signs if they could be removed and brought to her. Permission would need to be granted for the signs to be removed, there had been some confusion as to whether KDCC are requesting permission or another party. The number, location and condition of all of the signs needs to be established. Cllr Reid offered to contact the Area Manager to establish what the permission requirements are. **Cllr Reid is to write to the Area Manager to establish the permission requirements and process to follow for the removal of the Royal Burgh of Kintore signs and update KDCC accordingly. The Vice Chair is to confirm with Margaret McWilliam that she is still prepared to repaint the signs if permission is granted.**
12. **Community Council Election, Ballot and AGM** – The 2021 Community Council Election schedule has been confirmed. Nominations open 4th May 2021 and nominations close 25th May 2021. There are 6 vacancies confirmed for KDCC. Those members who have come to the end of their term and want to come back and those who are in positions that are co-options or associate members should submit forms. It has been confirmed that Jamie Grant, Bill Duthie, Alan Milne, Janine Cracknell, Moira Moran and Donna Heron are required to complete nomination forms if they wish to continue on KDCC. Any other interested parties can complete a nomination form also. There will be a public ballot on Wednesday 3rd June at the Bothie should the number of nominations exceed the number of vacancies. The Annual General Meeting will take place on 15th June 2021. Donna commented that Wilma Walker, retired headteacher, is interested in joining KDCC. The Chair welcomed this and suggested details of the next KDCC meeting and forthcoming election could be shared with Wilma Walker. **Donna is to forward details to Wilma Walker of the forthcoming election. An invite to the May meeting is to be forwarded by the Secretary.** The Secretary requested guidance regarding the usual locations for posters to be put up. Cllr Reid confirmed the Crafty Café would display one. Bus stops and local businesses also. **The Chair has offered to print off some posters and pass them to the Secretary for distribution prior to the nomination period commencing on 4th May 2021. The Vice Chair is to update**

the Kintore Facebook page with the details of the Community Council Election for the 4th June and request for the Kintore Folk Facebook page to also display the details. All KDCC are encouraged to promote the Community Council Election to ensure community involvement.

13. **Thainstone: Inverurie Community Council boundary proposal** – This is being considered as part of the Phase 2 of the Scheme of Establishment and is expected to be returned to later in the year. The small number of houses located at the extreme Kintore end of Mill Lane, Port Elphinstone are in the KDCC area. Cllr Ford advised that the decision date being moved until later in the year could be seen as an opportunity to prepare evidence that confirms the affected residents do wish to remain within the KDCC boundary. Moira has spoken to at least 14 of the Thainstone residents and there is a collective consensus to remain with the KDCC. **Moira, Paul and the Chair are to draft a letter with a view to requesting the affected residents could sign to indicate their agreement with remaining within the boundary of the KDCC.**

14. **Aberdeenshire Councillors' Update** – Cllr Reid is no further forward with the general flooding issue. One set of residents are meeting with one member of the Aberdeenshire Council flood team to provide advice on protecting their properties. A number of complaints have been received from residents regarding the noxious emissions from the LEO Group Rendering Plant on the outskirts of Kintore. The plant is coming to the end of the commissioning stage and need to be able to prove it is possible to operate within the permit that has been issued. SEPA are aware but only able to react to the situation. SEPA will need to confirm the conditions of the permit are being met for this plant to continue operating. The Chair has been personally affected and emailed the owners. The Operations Manager called the Chair in response to his communication. The Chair has previous experience of this type of plant and has been invited for a tour when the Operations Manager is next in this area. The smell did disappear two hours after this call. There has been an open day held previously. Regarding the Kemnay Academy Parent Council some Aberdeenshire Council education officers have agreed to attend a meeting to discuss the expanding school roll. This was following a long list of questions sent by the Parent Council Chair to Aberdeenshire Council, via Cllr Reid. Some of the questions are not in the education officers' remit, so Cllr Reid has suggested a Roads officer also attend the meeting to cover those questions. Following the passing of Cllr Hood, there will be a byelection held on 17th June 2021. Cllr Lonchay advised that the Garioch Area Committee took place today and he was elected as the new Area Chair was elected. There were no planning applications for KDCC.

15. **Any questions from members of the public** – A request to provide some photographs of the water drinking fountain in the town square had been received from the friends of Roseburn Park SCIO in Edinburgh. Kenny has provided the photographs and is waiting for any further requests.

16. **Correspondence** – The Secretary has been forwarding out correspondence when received.

17. **Treasurer's Report** - The Treasurer confirmed there has been no income or expenditure since the last meeting. The Community Council Account stands at £2411.25 and the Floral Display Account stands at £1477.02.

18. **AOCB** – It has been noted that some members of public are collecting rubbish on the A96 slip roads. They are wearing high vis jackets and litter pickers. It is believed they represent a church initiative called Sustainable Kintore, there is an Instagram and Facebook page promoting the initiative. Similar litter picking has taken place on the road next to the Kintore Golf Club. Lesley advised the KDCC that there has been a very

distracting noise heard from a business located in the Midmill Industrial Estate over recent weeks. Cllr Reid has been liaising with Environmental Health regarding this already. It is necessary to identify which business is causing the noise pollution and Cllr Reid will take this forward with Environmental Health. **Lesley is to identify which Midmill Industrial Estate business is causing the noise pollution and advise Cllr Reid.**

19. **Date of next meeting** – Tuesday 18th May at 7pm by Zoom video conference.

Actions from this meeting

- **The Chair and Secretary are to revise the minutes 2103 KDCC Mar 2021 and distribute.**
- **Relevant documents and reference materials are to be included as Appendices to the minutes when appropriate.**
- **The Chair will forward the police report for April 2021 to all attendees once received.**
- **The KDCC is to reach out to all interested parties to discuss a collective approach regarding the Town Park.**
- **The Chair will review application APP/2021/0487 and liaise with the KDCC to discuss an agreed response.**
- **A letter is to be written to the ICC asking for thoughts on a joint Aberdeenshire Canal community project.**
- **The Chair is to arrange a meeting to discuss and agree the chosen project/s from the short list of potential community projects.**
- **Hallforest Castle is to be added to the short list of potential community projects.**
- **The Chair is to update the Kintore District Resilience Plan as advised.**
- **The Chair has requested the KDCC read and respond on the resilience funding emails.**
- **Cllr Reid is to write to the Area Manager to establish the permission requirements and process to follow for the removal of the Royal Burgh of Kintore signs and update KDCC accordingly.**
- **The Vice Chair is to confirm with Margaret McWilliam that she is still prepared to repaint the signs if permission is granted.**
- **Donna is to forward details to Wilma Walker of the forthcoming election.**
- **An invite to the May meeting is to be forwarded by the Secretary to Wilma Walker.**
- **The Chair has offered to print off some posters and pass them to the Secretary for distribution prior to the nomination period commencing on 4th May 2021.**
- **The Vice Chair is to update the Kintore Facebook page with the details of the Community Council Election for the 4th June and request for the Kintore Folk Facebook page to also display the details.**
- **All KDCC are encouraged to promote the Community Council Election to ensure community involvement.**
- **Moira, Paul and the Chair are to draft a letter with a view to requesting the affected residents could sign to indicate their agreement with remaining within the boundary of the KDCC.**
- **Lesley is to identify which Midmill Industrial Estate business is causing the noise pollution and advise Cllr Reid.**

Appendix A

KDCC planning actions as at April 21

APP/2021/0686 [Thainstone business park non-compliance with condition 8](#). ANM applied to defer Port Elphinstone road mods until 3100m² buildings occupied (10% total area) instead of at start of occupation. Further example of piecemeal development. KDCC objected. Public comment: 22 April.

APP/2021/0616 [Erection of Fence 10 Tuach View Kintore](#). 1.8m fence around house at corner of Tuach View & Nicol Rd - open-front garden area. KDCC objection addressed community, security & visual impact.

APP/2021/0525 [Crichie development- non-compliance with conditions 1c & 3 \(foot and cycle path connection\)](#). Dandara applied to disapply requirements for footpaths to Port Elphinstone for 1st 150 houses. KDCC objected, but asked for route under A96 Don bridge to be deleted from condition. Housing not needed – Abshire population falling.

APP/2021/0391 [Erection of signage \(retrospective\) alongside A96 at Broomhill roundabout](#). C & M McDonald. KDCC objected: distraction & public safety hazard.

APP/2020/1999 & subsequent applications – [Town Park enabling development](#). Garioch Sports Trust. Who is negotiating the s.75 agreement on the council side? KDCC should be involved.

KDCC Planning notifications: April 21

APP/2021/0829 [Alterations and Extension to Dwelling house](#) Gartchonzie 1 Allandale Gardens Kintore AB51 0UT. 2 e/s bedroom extension to 1m of fence. Consult: xx Alp; Public: 26 Alp

APP/2021/0791 [Erection of Shelter/Storage Room](#) The Residence Midmill Kintore AB51 0UY Addition of garden room in 4 car parking spaces. Consult: 27 April; Public: 13 May.

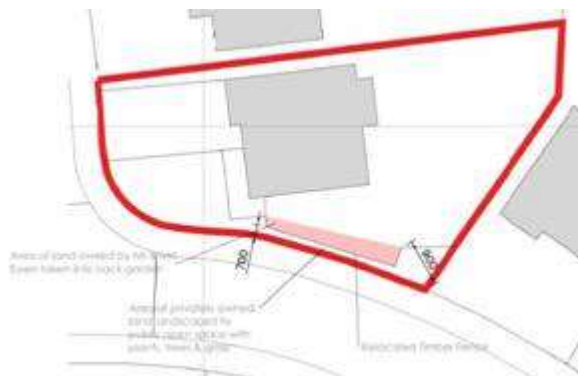
APP/2021/0794 [Erection of Cabin \(Retrospective\)](#) Cottsway Kintore AB51 0YA. 8mx5m wood cabin in domestic garden. Consult: 21 April; Public: 29 April

APP/2021/0712 [Northbound Erection of Signage](#) Marshall's Farm Shop Kintore AB51 0XD. Advance warning sign for turn-off to shop. Consult: 22 April; Public: 28 April.

APP/2021/0710 [Southbound Erection of Signage](#) Marshall's Farm Shop Kintore AB51 0XD. Advance warning sign for turn-off to shop. Consult: 22 April; Public: 29 April.

APP/2021/0685 [Alterations and Extension to Dwelling house](#) Glendale Broomhill Kintore AB51 0XB. Small extension as permitted development. Consult: xx Alp; Public: example

APP/2021/0487 [Change of Use of Land from Open Space to Private Garden and Re-location of Timber Fence](#) 18 McFadden Crescent Kintore AB51 0SD. Change of use from green space to private garden. Involves locating 1.8 m fence alongside road. Consult: 25 Alp; Public: 03 May.



Appendix B

Community Projects – KDCC



KINTORE AND DISTRICT
COMMUNITY COUNCIL

Projects

1) Rollo Mire

- Scrub land off Hallforest Ave, not 100% sure who is responsible (Council or Greenbelt)
- Idea to look at funding to install board walk
- Possibly Called Torryburn Wood?



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2) Aberdeenshire Canal

- Ron Reid from ICC initiated a Millennium project to open up the northern part of the Aberdeenshire canal/lade. Clearing paths and putting up a commemorative arch.
- When it was a working lade, Tait/International Paper kept the canal in shape – regular draining and maintenance. In Feb 2007 however a 4-yr old boy fell into the canal and subsequently died from hypothermia. A local pressure group complained that the canal should be filled in. The parents sued International Paper who responded by dumping 30 tonnes of rock into one arm of the canal and putting up high fencing round part of it. IP stopped using as a lade and stopped maintaining the canal. It suffered from restricted flow and weeds, fallen trees, and neglect.
- Kirkwood bought the site. They dumped earth to block off the public footpath to the southern half of the west bank. Then shut off all access to the canal for a year while they installed a drain. This also involved ripping up the path and ripping out parts of trees on the northern half of the east bank. Now reopened and the path is restoring itself but boxed in by gorse and broom. All the paths around the canal in KDCC area were closed off for over a year while the Don bridge was refurbished. This involved culverting part of the canal to allow a hardcore bridge for construction lorries. This bridge has recently been removed, but Kirkwood have dumped all the stones along with a massive bank of earth, see attached, blocking off the whole of the

KDCC section of path along the west bank. Both earth bank blocks have been reported to the shire access officers, but no action has been taken.

- d) A couple of years ago, with SEPA advice, Kirkwood dumped earth to block off one of the northern Don entrances to the canal, This seems to have improved flowing the other arm. Kirkwood have also been clearing trees from the bank in the southern half and cleared away a lot of the debris from the 2016 floods. At this time of year, the southern half of the canal is very pretty. I have taken some photos which show this beauty I think – worth showing on the Kintore page when the project gets going. You can walk along the east bank from the north (access from the south, along the river, is a bit difficult). And access to the east bank is restricted by Kirkwood.
- e) The idea is to give ownership of the canal to a specially-formed charity – obviously needs co-operation from Kirkwood. The charity, with SEPA involvement and professional advice to maintain the canal, removing the rubble, cleaning up the banks and opening a path all-round the canal. In time for the Queen's 100th birthday.
- f) The project needs ICC to buy in to cleaning up the northern part. The east and west banks are accessible here, although the E&W branches near the Do are not readily accessible, and residents use the west bank of the canal as a dumping area for rubbish. Ron Reid and the environmental chap (Uryside park experience – Common Good Fund!) from ICC will have a lot of valuable experience.



g)
3) **Hall Forest Wood**

- a) Is this private owned?
- b) Map below shows current paths, which are in need of maintenance



c)
d)

4) Broomend Loch

a) Leisure area which is neglected



b)

5) Rumbling Pot Oxbow Lake

a) West bank of Don, access in general is poor

6) Thainstone Walled Garden

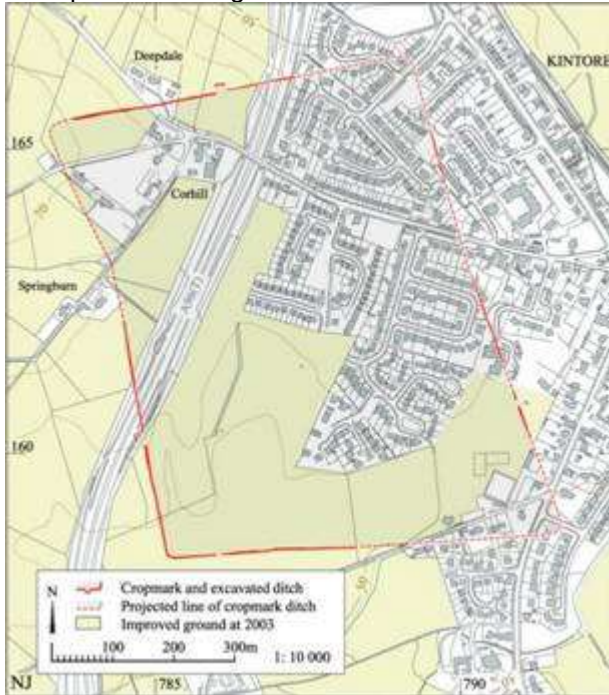
a) Thainstone house keen to refurbish this

7) Broomend Walled Garden

a) Possibly owned by council trust. Used for storage now, has a row of cottages with period charm

8) **Deers Den**

- a) Significant Archaeological Site – unmarked
- b) The area includes evidence of settlement dating back to the Bronze Age, with at least seven roundhouses, likely to date from the Iron Age, up to the time of the Roman Empire.[1] Subsequently, the area would have been used as a Roman marching camp, and has associations with the Severan invasion, ca 200 CE.[2][3] The marching camp would have been large enough for 10,000 troops to rest. Excavations in the area have found 44 bread ovens and 20 separate buildings over the area.



9) **Bruces Camp on Shaw Hill**

- a) Significant Archaeological Site – Unmarked



- b)