

# Approved Minute of the Kintore and District Community Council

Held 7:00pm on Tuesday 26<sup>th</sup> October 2021 at the  
Crafty Café and Zoom video conference.



KINTORE AND DISTRICT  
COMMUNITY COUNCIL

## 1. Welcome

Chairman, Jamie Grant welcomed everyone to this meeting of the Kintore and District Community Council. He thanked Cllr Reid for hosting the meeting at the Crafty Café.

### Attendees and Apologies

Community Councillors Present – Jamie Grant, Ken McEwen, Bill Duthie,  
Moirá Moran, Paul Davison, Kenny Thomson, Lesley Monaghan, Drew Cullinane

Ward 12 East Garioch Councillors Present – Cllr Glen Reid

Apologies – Janine Cracknell, Alan Milne, Donna Heron, Cllr Martin Ford, Cllr David Keating, Cllr Dominic Lonchay

## 2. Declarations of Interest

There were no declarations of interest raised.

## 3. Minutes of the September Meeting

- a) Corrections – Paul Davison wanted point 8c) to be clarified.
- b) Approval – To be approved at the next meeting.

## 4. Matters Arising; Update on Open Actions

No updates recorded.

## 5. Police Report & Update

The report was sent out on Monday 25/10/21. Jamie Grant went over the report; report attached as **Appendix A**.

## 6. Urgent Items of Business

There were no urgent items of business raised.

## 7. Planning Matters

- a) **SSEN Consultation** – detailed in item 14.
- b) **Proposed Local Plans Regulations** – Paul Davison will look at the published plans.
- c) **Gauchhill woods management** – The trees are poorly managed. Aberdeenshire Council have carried out rectifying work. Paul Davison asked if a TPO covered the trees, and when was it revoked? Cllr Reid agreed to follow this up. An ecological study of the area was carried out in March 2020 for Scotia Homes.
- d) **Response to DPEA Reporter on Town Park** – Comments have been submitted by KDCC; general agreement to the comments was requested and granted via email. The full statements are attached as **Appendix B & Appendix C**. It has been widely acknowledged that further discussions will need to take place.
- e) **Explosion at STATS Group on 27/9/21** – Paul Davison asked if the HSE had been involved. Cllr Reid had not heard anything about it at the ward meeting.

## 8. Action Kintore

### a) The Bothie Update

Waiting for planning permission for repairs to cladding. 56 young people are using the Bothie now. Funding has been applied for IT and camera equipment. The website is nearly up and running.

### b) Town House Project

Working on minor revisions to the plans. Designs have been modified for the café area. A new “green” heating system is being looked at. A huge fundraising exercise will be required for the project to happen.

## 9. Proposed boundary change between ICC/KDCC

The chair has sent in the KDCC comments; comments are attached as **Appendix D**. No feedback from Aberdeenshire Council. Information has been passed on to ICC. Not gone to consultation.

## 10. Kintore Fireworks

Plans progressing well. Still looking for volunteers to help on the day.

## 11. Kintore AEDs Update – Alan Milne submitted a report; attached as **Appendix E**. No issues.

## 12. Community Projects for Kintore

### a) Potential community compost scheme to ease fly-tipping of grass cuttings

To be looked at again in the Spring.

### b) ICC/KDCC Canal Project

No further progress with this.

### c) Repainting of Royal Burgh of Kintore Signs

Still trying to work out the amount of paint required for the job. Poseidon of Oldmeldrum have offered to make a sign for the station. An old sign pointed to different locations in Kintore. Could this be recreated by Poseidon or Westhill Men's Shed?

## 13. Aberdeenshire Councillors' Update

Cllr Reid updated the meeting.

Gauchhill Road pedestrian crossing is going ahead within this financial year.

Complaints received about not having enough time to cross at the Northern Road crossing. This will be fixed.

Review of Forest Road crossing is being carried out.

Video of Thainstone Road has been sent by Moira Moran. There is water on the roads and it is now an enforcement matter.

Patching of the Clovenstone road is now ongoing.

Complaints received about lack of signage for disabled parking at the station.

A survey is out for the cycle paths and it closes on 8/11/21.

#### **14. SSEN Leylodge Substation Update**

Local residents were not told about the planning application. The plans incorporate the landowner's land. Cllr Reid aware of this and concerns have been passed on to planning and environmental health.

#### **15. Correspondence**

**a) Community Resilience Planning** – Janine Cracknell will look at this when she returns from holiday.

**b) AGM for Citizen's Advice Bureau** – request for anyone wanting to attend.

**c) Celebration of Sport** – Good opportunity to gauge what Kintore residents want.

#### **16. Treasurer's Report**

The balances of the bank accounts are as follows: Kintore & District Community Council is £1,458.75. The Kintore & District Community Council Floral Display is £2,749.90.

#### **17. AOCB**

a) Zero Waste Scotland = Bottle Deposit Regulations

Paul Davison asked if the councillors had heard of this and the impact on local shop keepers. Cllr Reid said that there had been no discussions on this yet.

b) Bill Duthie attended the Recycling Centre Booking System Workshop on 18/10/21. It was felt that the system was working at a generally fine level. Little tweaks required to make booking and cancelling easier. A report is due to Aberdeenshire Council by the end of the year. The system will probably be kept on in the future.

c) Ken McEwen said that there had been a good response to the articles about the battle of Tuach hill and the coat of arms. In future, it would be good to have this information available at points throughout Kintore.

d) Kenny Thomson informed the meeting that Ainslie Reid will be sending a list of donators for the floral displays for the next edition of Kintore Konnect.

e) Police are aware of anti-social behaviour that has been ongoing underneath the road bridge on the Hatton of Fintray road.

f) Jamie Grant enquired if there was a need for double yellow lines at Lochburn Drive as there was a near miss at the weekend. Cllr Reid said that he was looking into this.

18. Date of next monthly meeting – Tuesday 16<sup>th</sup> November 2021.

a)

**Appendix A – KDCC Police Report – 28th September to 23<sup>rd</sup> October 2021**

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**GARIOCH COMMUNITY POLICING TEAM**

**VISIBLE, ACCESSIBLE AND EFFECTIVE**

**Community Council: Kintore**

**Reporting Period: 28 September – 23 October 2021**

**Previous Reporting Period: 15 August – 27 September 2021**

**Current Policing Priorities:**

Following review of our priorities, they have been amended for the next quarter to reflect community concerns and emerging crime patterns. The addition of Acquisitive Crime is due to small rise in thefts in rural properties, not linked to Kintore.

1. ASB – Proactive patrols to provide community reassurance and to deter/detect instances of ASB and Vandalism. To reduce instances of ASB as a result of the re-opening of Licensed Premises.
2. Acquisitive Crime – Proactive patrols to deter and detect instances of theft.
3. ROAD SAFETY – Preventative measures and enforcement action to ensure our roads are safe to use.

**Crime Overview and Explanation:**

<b>CRIME TYPE</b>	<b>CURRENT PERIOD</b>	<b>PREVIOUS PERIOD</b>
Assault	0	1
Housebreaking	0	0
Public Nuisance	0	6 (of which 0 were Covid related)
Road Traffic	2	9 Accidents and 16 other
Drugs	0	3

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*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 see that there has been 0 assaults reported this period.

**Housebreaking:**

There have been 0 reported incidents of Housebreaking this period.

**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.

This reporting period has seen 0 Public Nuisance calls.

Since the introduction of PC Chris Williamson as an additional Community Officer, both he and PC James Stewart have been able to spend more time patrolling and engaging with youths. I suspect this will have had some impact in the reduction of youth-related Public Nuisance calls, combined with the re-opening of youth activities. This picture is reflected across Garioch as a whole.

**Road Traffic:**

This period has seen 2 reported accidents, none of which were classed as 'Serious.'

There have been 0 'other' calls in relation to Road Traffic.

We have carried out dedicated speed checks, in the area Kintore Primary School and the B987 Kintore. This resulted in 20 warnings being issued to drivers who were driving over the speed limit for those areas. Checks will continue on a regular basis.

**Drugs:**

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

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**Significant crime/issues within your community:**

There have been no significant issues reported this period.

**Planned Community Policing Activity/Advice:**

There will be a national media campaign running from 25 October 2021 in conjunction with Roads Policing to highlight getting your car ready for winter. There are also continuing media campaigns in relation to vulnerable road users which include cyclists with the intention of educating all road users.

**Conclusion:**

We have seen an increase to calls in relation to assisting other agencies and calls in relation to mental health.

This is another quiet report with pleasingly low levels of crime and incidents to report.

Debbie Burnett

Sgt

A0141

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## **Appendix B – KDCC Response to DPEA Reporter on APP/2020/1999 - sent 22/10/2021**

### **Statement by Kintore and District Community Council on the PPA-110-2014 appeal against the refusal of the APP/2020/1999 MSC application**

This statement addresses the issues raised in Scotia's appeal against the refusal of planning permission for APP/2020/1999, the Kintore Town Park enabling development MSC. It should be read in conjunction with KDCC's statement on the APP/2021/0422 MSC appeal. It should also be read in conjunction with the comments on the Town Park planning application APP/2020/1999:

- 21-05-18 Enabling development for Kintore Town Park
- 21-04-30 LLA sports strategy and Kintore sports facilities
- 21-04-28 SuDS design details and open space provision
- 21-03-05 SuDS proposals for Woodside Croft development, Kintore
- 21-02-08 Scotia's response – KDCC concerns about the proposals for a Town Park
- 20-11-18 Woodside Croft development as enabling development for a Town Park and associated facilities: land beside Woodside Croft Kintore

and comments on the s.75 application APP/2021/0422 referenced in KDCC's PP-11-2017 appeal statement.

#### **1 Town Park specification**

KDCC understand that the specification of the Town Park should include the following:

1. 3.8 ha in size (GAC decision 2012)
2. 3.513 ha of the park to be conveyed by the developer (with 0.287 ha to be contributed by the council) (s.75 agreement)
3. park to be used for recreational or community purposes only (s.75 agreement)
4. a single large open spaced (development brief)
5. sports provision and other elements should be related to current needs within the area and planned in association with the community.(development brief)
6. pavilion to include changing rooms , showers and toilets for two teams plus officials, a kitchen, a meeting room, and a store, with a car park and vehicular access (s.75 agreement)
7. a single comprehensive play area with a variety of play equipment is required and should be located within the large area of open space but in a suitably overlooked and accessible location (development brief)
8. as an enabling development, a high proportion of income generated will be focused towards providing the appropriate area of land, service or facility (development brief)
9. drystone dykes maintained and incorporated (development brief)
10. a network of green corridors and footpaths through the development connecting with the open space (development brief).

Approval of the proposals in APP/2020/1999 and APP/2021/0422 would result in a town park which would not provide any of these requirements, and are therefore unacceptable to the community.

The Development Brief stated that the 4.5 ha originally specified for the Town Park was "substantial enough to allow for the development of sports pitches, associated parking, a large play area, semiformal areas and a pavilion. The area relates well in size to other parks in Aberdeenshire settlements and allows for the expansion of sports facilities that may be required in the future." It is disappointing that the developer has whittled away the proposed town park area over the years to a point where it cannot meet the original brief.

We note that the report to the Garioch Area Committee on the 2006 open space strategy review reported that "Existing policies and development control practice have over a period of years used rigid standards that have tended to generate a pattern of small areas of open space, often areas the developers just didn't want and are difficult and expensive to maintain."

Note that if the housing development was being proposed as a stand-alone major development

rather than an enabling development, Aberdeenshire Policy P2 *Open space and access in new development* would require "40% of each major development site to be devoted to good quality *open space*." The 7.1 ha housing estate (not including the SuDS basin) would therefore be expected to have an associated 2.8 ha of open space. This is roughly the same as the disposed area of 2.753 ha the council are proposing for this development:



*Planning Service presentation slide*

## 2 Location of the Town Park

The Gauchhill development brief stated:<sup>1</sup> "The location shown is best related to the existing settlement, other proposed developments and other areas of open space whilst relating well with the Woodland. ...The area has a clear boundary to the south formed by a drystone wall and ditch.



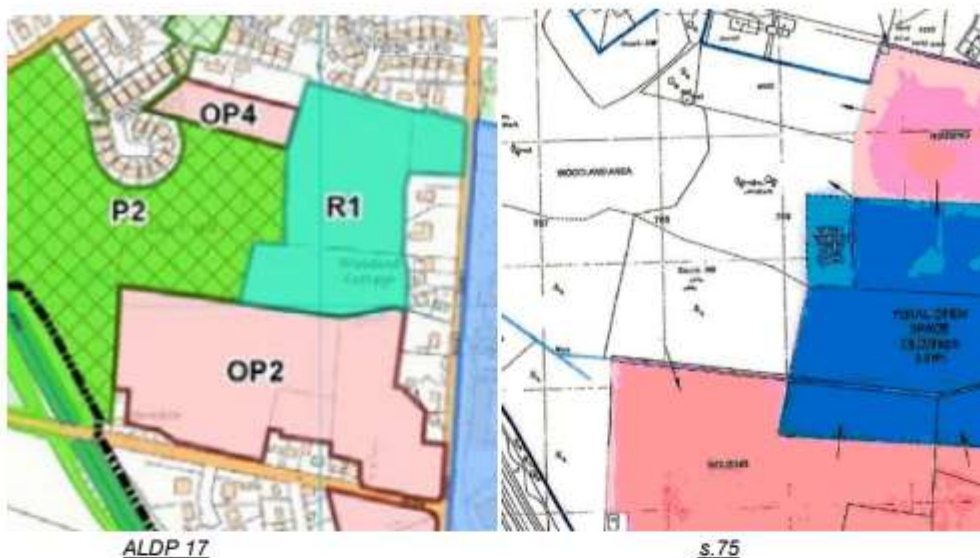
*APP/2020/1999 Masterplan*

*Development Brief*

The proposed town park location deviates from the development brief location, the local development plan (LDP) location (R1) and the location in the existing s.75 agreement. However, the map in the s.75 agreement is clearly different to that set out in the LDP and development brief.

<sup>1</sup> Development brief for public open space and enabling development at Gauchhill, Kintore. Aberdeenshire Council. Nov 2006.





The s.75 town park location is not as accessible to Kintore residents as the LDP location. The s.75 map does not provide the green corridors necessary for the viability of the Gauchhill Wood and therefore can not provide for a development acceptable to the community.

The proposed APP/2020/1999 Masterplan location for the town park is further from the centre of Kintore, and will not meet the SNH (Nature Scotland) *Developing Open Space Standards* criterion that the open space should be located where everyone can walk to in 5 minutes.<sup>2</sup> It does not meet the criterion in Aberdeenshire Policy P6 *Community infrastructure* which states: "We will support the provision of new community infrastructure which is in accessible locations within settlements and available to all community residents."

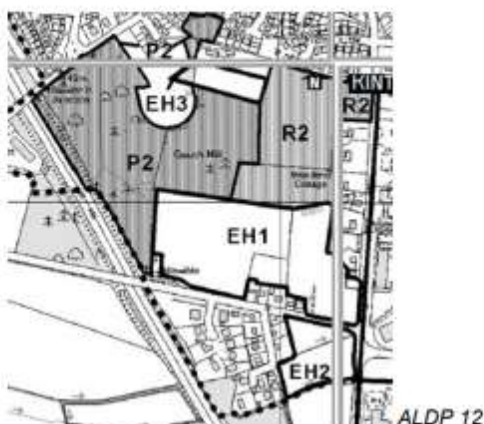
The location of the open space to the south of the development shifts the housing from the south of the site to the north of the site, and establishes an unbroken block of housing from the centre of Kintore to the Tuach Burn (except for the 25 m wide central SuDS basin).

The Garioch Open Space Audit<sup>3</sup> states that "Greenspace within the town appears well linked at present", and advises that "it will important to maintain and enhance green infrastructure in the event of new development occurring. In particular, there is a need to link existing open spaces around Rollo Mire and Gauch Hill, to Tuach Hill, a local viewpoint." The proposed sports area location, shifting the housing estate to the north of the site, will significantly impair the required green corridor links to Tuach Hill.

In the consultation on the 2012 Aberdeenshire Local Development Plan, Scotia and JR Craig proposed that "The designation of site R2 (R1 in ALDP 17) should be removed and become part of site EH1 (OP2 in ALDP 17). Remove the designation of "Land reserved for community use (Policy 8)" in the Proposals Map and re-designate as an existing housing site." This would allow the developer to relocate the town park to what he is now proposing. The Planning Authority (Council) concluded that no such modification would be supported. And the DPEA Appeal Reporter refused the proposal, stating "the indicative layout for the proposed housing development identifies the area designated R2 as proposed public open space and it would be appropriate for the proposed Plan to reflect this. For the avoidance of doubt, **the area identified as R2 on the proposals map (to which Policy 8 applies) should not include the existing housing site EH1.**"

<sup>2</sup> Developing Open Space Standards. Framework & Guidance. Greenspace Scot & SNH. June 2013

<sup>3</sup> Open Space Audit. Settlement Summary – Kintore. Aberdeenshire Council. 2019



John R Craig's objections to the P2 area specified in the Aberdeenshire Local Plan in December 02, "the whole area between settlement boundary and existing housing at Midmill be designated as partly town park, partly existing housing and partly for future housing", i.e. allowing the developer to locate the town park where he likes was rejected by the council, who also responded "there is no need for further housing allocation at Kintore, the strategic housing land allocation has been fulfilled."

Para 4.2 of the Planning Service reports to the Garioch Area Committee on the APP/2020/1999 application states "A more central location was identified during negotiation of enabling aspect of the 75 and, in accepting the reduced size, Garioch Area Committee also agreed to the central location as shown on the Section 75 plan." However the minutes of the relevant committee meeting, 03 February 2015, gave no details of the s.75 agreement, recording only that the s.75 agreement had been signed and was with the Land Registry in Edinburgh to be recorded. The Planning Service report to committee gave only the following details of the s.75 agreement:

- 10% affordable housing;
- a financial contribution towards primary and secondary education in the area;
- a financial contribution towards the provision of a sports pavilion; and
- the provision of 3.8ha of parkland.

The report was mainly concerned with the failure to conclude the legal agreement, and recommended **refusal** of APP/2004/3532, the Town Park enabling development planning permission in principle. The subsequent notice of approval letter from the Planning Service, also listing conditions, did not refer to the s.75 legal agreement in any way. Therefore it is misleading to say that the Garioch Area Committee agreed to the central location of the town park.

The proposal to relocate the Town Park to the south-west of the existing open space area is likely to have been presented to council officials in meetings in March 2019. However the Planning Service might have been informed of the developer's proposals earlier – see section 4 below. Scotia's minutes of the 01 July 2019 meeting with council officers record that the council officers agreed the new location of the site and the specification of the sports area.

1.6	<p>The proposed position of the pavilion is to the South of the Town Park. This area provides overlook from both the new housing and the adjacent B994. If the pavilion was positioned at the North of the Town Park it would back onto the woodland which raised some security concerns. The adjacent B994 has levels sitting slightly above the town park site as it rises towards the flyover over the A96. There is an existing mature hedgerow and verge planting between the road and the Park and this will be retained as far as is practical. The proposed position will also allow easy vehicular access from the B994. The current proposal would be to restrict the new junction to serve a few houses and the pavilion, with access into the housing development restricted to pedestrian access only. There are two other vehicular access points which would serve the new housing development.</p>
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Para 4.2 of the Planning Service reports to the Garioch Area Committee on the APP/2020/1999 application also states that the developer's Design and Access Statement justifies and supports the relocation of the Town Park to the south-west of the development site. Section 3.1 of the Design and Access Statement: "The Town Park has been located and designed to complement the existing wider landscape structure. Located in the south west corner of the site the park is visible to the wider community from both the Kernay Road and School Road" and subsequent bullet points provide the developer's justification, together with the general statements in sections 1 and 3:

"re-located at Kernay Road, providing greater accessibility for the wider community. This has also helped improve benefits for local character of a visible and sunny parkland setting, making the most of the attractiveness of Gauchhill Wood"

"The park is south of the existing woodland to benefit from sunlight all day and into the evening. It is planned to be visible and accessible, extending Gauchhill Woodland to include new woodland play areas and footpaths forming a new and enhanced parkland corridor for Kintore."

However the points made are untrue, irrelevant or trivial. The proposed location is less accessible for Kintore residents, being further from the town centre. The relocated location of the housing estate is also less suitable, as it continues the block of existing housing to the north, continues the housing block to Tuach Burn to the south, and prevents the required green corridor link to Tuach Hill to the north.

### 3 SuDS specification

The SuDS basins are required to drain the area covered by housing. If the houses weren't there, there would be no SuDS. The reason the developers have attempted to include the SuDS basins in the Town Park is so that they can build more houses on the site.

The developers have classified the central SuDS as a dual-function SuDS, entirely on account of it having shallower slopes than usual. However the location and nature of the area around the SuDS basin boundaries preclude it functioning as the large open space area that was the aim of the development brief for the Town Park. Examples of dual function SuDS in design guidance and in place in Grampian are principally in urban environments and fairly small scale or in large wetland country park settings.

The Planning Service supported the proposal that the central SuDs basin could be part of the town park, and support this argument by stating in para 6.23 of their report to committee on the APP/2020/1999 application stress "Having a dual-function SUDS ponds is a considerably better outcome than a standard SUDS pond." However, their logic fails when the fact of the housing estate being an enabling development for the Town Park is considered. The SuDS basin is required because construction of the housing estate requires it – it is not a necessity for the Town Park to exist. If the construction of the enabling development means that the Town Park is an inferior specification than suggested by the development brief and the s.75 agreement, and certainly with a lower specification it would have had without the SuDS basin being a component part, it is not performing its basic function as an enabling development, and should

therefore be refused planning permission.

It is not clear when the inclusion of the separate SuDS area as part of the town park was discussed or agreed with the council, or agreed. The first record of comment from the council environmental team was in February 2021 when they commented that the current guidance "does support dual function SuDS and open space as a well-integrated and well designed area" but "would support not having housing backing onto the open space." This was qualified further in March 2021 when they commented that "Maintaining low-level boundary fences for units overlooking the central suds pond is essential to achieving the usable open space desired here. Removal of PD rights for fence installation is required." Restricting these permitted developments is likely to be unenforceable in practice however.

Access to the central SuDS basin is constrained by being confined on the two long sides by the garden fences on the two rows of houses proposed. The sense of confinement would be even greater if the house owners grow high hedges at their garden boundaries or erect 1.8 fences, as is commonly found on large housing estates. Connection to the sports square is via a bridge across the (relocated) burn. The two areas are functionally separate and have little physical connection.

The open space area at present is criss-crossed with multiple desire lines indicating the many routes used and enjoyed by dog-walkers and people just out for a walk free to roam over the large 11 ha space and continue into Gauchhill wood at one of several informal path entry points. There will be little pleasure in being constrained to walk along the 2m wide whin dust, timber edged paths in the narrow gap between the garden fences and a SuDS basin. There is likely to be very little use of the central SuDS area for recreation, even when it isn't raining.

All the existing SuDS basins in Kintore are no-go areas for walkers. Apart from the stagnant water remaining lying in the basins, every SuDS has a healthy growth of gorse, shrubs and other weeds which prohibit access. We see nothing in the design of the two SuDS proposed from the Woodside Croft development that would ensure that would render the proposed SuDS free from weeds and stagnant water.

Midmill industrial estate SuDS basins:



Hallforest estate SuDS:



Aberdeenshire Policy Env\7 *Protected and Other Open Areas*, which applied when the Town Park was proposed in 2002, has relevant guidance: "Attractive open space in settlements is important not only for its contribution to character and amenity, but also for its contribution to the health of the community. Many of these areas are centrally located in the villages and towns and once lost are irreplaceable. As such they must be protected."

KDCC have demonstrated in our submissions on the APP/2020/1999 MSC application that the SuDS basin can not be regarded as part of the town park. Also our breakdown (May 18 submission) of the areas identified in the APP/2020/1999 proposals suggest that the area of 0.971 ha for the central SuDs area and burn is an overestimate, as it seems to include the roads and possibly non-usable areas to the east of the estate road.

#### 4 SuDS and the LDPs

The Planning Service added a reference to a SuDS at Gauchhill in the description of the reserved and development sites in the 2017 LDP. This was not present in earlier LDPs.

ALDP08: Site P2 (town park in conjunction with an enabling development).

ALDP12:

Site P2 is protected to conserve Gauch Hill.

Site R2 is reserved for a town park at Gauch Hill to be developed through associated enabling development.

Open space provision should include sports pitch provision at Gauch Hill, recreation and woodland at Gauch Hill, recreation provision for Tuach Hill Park; and provision of allotments (1ha).

Sites EH1, EH2 and EH3 for housing to enable the development of Gauchhill Town Park are carried forward from the previous plan for a combined allocation 200 units.

ALDP17:

P2. To conserve Gauch Hill, which contributes to the green network.

R1. For a town park at Gauch Hill, which includes a sustainable urban drainage system (SUDS), to be developed through associated enabling development.

Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Kintore. These may be identified in the Community Plan or relevant Community Action Plan. If not provided on site, open space provision could include sports pitch provision at Gauch Hill, recreation and woodland at Gauch Hill, recreation provision for Tuach Hill Park, and provision of allotments (1ha).

**OP2, OP3 & OP4:** Woodside Croft, Town Park **Allocation:** 207 homes to enable the development of Gauch Hill Town Park.

These sites were previously allocated as sites EH1, EH2 and EH3 within the 2012 LDP to enable the development of Gauch Hill Town Park.

Parts of sites OP2, OP3 and OP4 lie within the indicative 1 in 200 year flood risk area or are known to flood from other sources. Flood risk assessments may be required to accompany any future development proposals for these sites, and there should be no development in the functional flood plain.

Various planning applications for residential development have been submitted for these sites, and development has commenced on the OP4 site. It is anticipated that development on sites OP3 and OP4 will be complete either by 2017 or during the early part of the plan period. It is also anticipated that development will be partly complete on site OP2 by 2017, with the remainder being completed during the period to 2022.

The R1 description in the LDP Garioch Settlement draft version, date-stamped 20 March 2015, modified 25 April 2015, did not include the reference to the SuDS. It was the same description as in the 2012 LDP:

R1. For a town park at Gauch Hill to be developed through associated enabling development.

The final version, date-stamped 13 March 2017, modified 21 April 2017 did. The otherwise inexplicable late change to the R1 description suggests that the Planning Service were notified of the developer's proposal to include the SuDS in the Town Park in 2016, and deliberately amended the LDP description to favour the developer. The change was not discussed at Garioch Area Committee meetings, nor in the government review of the proposed LDP (their report was issued in December 2016).

However it is a matter of fact that SuDS drainage is required for the housing development which removes existing open space, not the Town Park area which remains open space. The SuDS should therefore actually be part of the OP2 development site, not the R2 reserved site.

### 5 Impact on Gauchhill wood

KDCC and the Woodland Trust commented that some of the houses in the proposed estate are too close to the trees in Gauchhill wood. The Woodland Trust recommend a minimum separation of 15m between house boundaries and trees. However, the proposal to build houses on the estate closer than that to the woods remains in the developer's plans in APP/2020/1999.

The consequences of allowing this encroachment on the woods can be seen in the recent felling operation initiated by Aberdeenshire Council Landscape Services fell some trees in Gauchhill Wood adjacent to the Birch Wood development in Kintore. They say the felling was required because of damage to the trees by unknown persons. The tree felling appears to have taken place between late September and October 13th this year. The woods could suffer similar damage in future should the Town Park development goes ahead as proposed in APP/2020/1999.



Note that an ecological survey,<sup>4</sup> made as in March 2021 as part of the Woodside Croft application, found no dead or decaying trees in this area – dead trees were identified at locations 2 and 3 on the map, and a damaged tree at location 4:



<sup>4</sup> Preliminary Ecological Appraisal. Woodside Croft. Echoes Energy Ltd. 10 March 2021.

The SNH Area Officer commented on the outline planning permission APP/2005/0009 for the Gauchhill Town Park enabling development of 30 house (Birch Wood): "The site plans should also be adequate to ensure that no subsequent felling outwith the site curtilage required", and described the wood as "long-established woodland" of "considerable, conservation value."

A 2012 ecological survey,<sup>5</sup> made at the time of the application for full planning permission for the development mentioned the close proximity of several trees, and concluded "If the development were to go ahead it would be beneficial to create a wildlife barrier between the Gauch Hill woodland and the small area of Scots pine at the north-west corner of Lincreeff. ... It would also create a firm, living boundary between the semi-natural woodland and the man-made landscape."

However the council approved the development with only the standard landscaping condition that no work should take place "unless a landscaping scheme with Existing landscape features and vegetation to be retained" is in place. This has been applied to the PPP and FPP applications for both the Birch Wood and the Woodside Croft applications. The stated reason for the landscaping conditions is "To ensure the implementation of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area and to ensure that the landscaping is managed and maintained in perpetuity." This condition is clearly inadequate to protect the neighbouring wood and to ensure the aim of the landscaping condition is met.

The Birch Wood housing development was an enabling development that facilitated the council taking over the woods, was approved in February 2014 following a Garioch Area Committee meeting in November 2013. The council produced a management plan for the woods in 2014.<sup>6</sup> A Tree Protection Order (TPO) to protect all the trees in Gauchhill wood was approved at a Garioch area Committee meeting on 19 July 2005. The TPO must have been in place in October 2016 when 2 applications for trees with TPOs in Gauchhill wood that specified work on trees adjacent to the Birch Wood development were approved. Recent felling of trees in Gauchhill wood next to houses in Birch Wood has not been accompanied by a TRE application however. The Council say the TPO was revoked, but haven't said when. No Garioch Area committee meeting since November 2011, the meeting that approved the Birch Wood development, appears to have included removal of the Gauchhill TPO, although some other TPOs were revoked at Garioch Area Committee meetings in June 2015, Jan 2017 and 2018.

## 6 B994/B987 Roundabout

A condition of approval of the Woodside Croft enabling development planning permission in principle, APP.2004/3532, was that the developer make the B994/B987 junction into a signalised junction. The developer make two planning applications, APP/2017/0288 and APP/219/2554 to build a roundabout instead of the specified signalised unction. The roundabout was his preferred option because the additional limb provide a means of vehicle entry to the housing estate:



<sup>5</sup> Lincreeff Ecological Survey. 2012. Bob Davis.

<sup>6</sup> Gauchhill Wood Community Wildlife Site Management Plan 2014 -2019 Jill Matthews, .Aberdeenshire Council. Oct 2014

The appellants' statement that the new roundabout will "unlock the development at Kintore East. This has resulted in the need for a new roundabout" is incorrect and misleading.

### 7 Housing numbers

Following the approval of the section 42 application to change the PPP APP/2004/3532 condition of approval requiring a signalised junction to a roundabout, APP/2019/0288, the Planning Service also removed condition 3 specifying a 3.8 ha minimum open space and 150 maximum housing. They explained that the housing number condition could not be enforced following the council's decision to remove the housing density limit in the 2017 LDP, and the minimum size requirement would be enforced by the s.75 agreement. However the fact remains, that at the time outline planning permission was given for the Woodside Croft enabling development, the council considered that 150 houses would be the maximum number the site could accommodate. Any increase over 150 would have to be justified. Aberdeenshire Policy H1 states: "Higher densities (than the indicative LDP numbers) would only be considered where any associated negative impacts on infrastructure, open space and residential amenity can be addressed and where justified through an approved masterplan or design statement that has been subject to appropriate public consultation." As the houses were never needed to meet housing demand, the 23% increase in housing numbers above the indicative 150 limit cannot be justified.

We pointed out in our submission of 18 May that the 2017 LDP Appendix 5 tables quote a new housing allocation of 117 houses for the OP2 (EH1) site in Kintore – with OP3 & OP4 zero as they were already built out. The proposed LDP shows an allocation of 150 houses for OP2.

		Blackburn-Inverurie SGA (AHMA)	
Site		Existing to 2016*	2017 - 2026
Keithhall	OP1 (H1)		
Kemnay	OP1 (H1)		
	OP2 (H2)		
Kilmuck	OP1 (H1)		
Kintore	OP1 (M1)		600
	OP2 (EH1)	(117)**	
	OP3 (EH2)	(0)**	
	OP4 (EH3)	(0)**	

ALDP 17 Appx 5 Table 5

	Site Code	LDP 2017 Allocation	Built by Jan 2019	Existing Supply 2019 <sup>7</sup>		Allowances 2020-2032		LDP 2021 Allocation
				Effective 2019	Constrained 2019	Strategic Growth Area	Local Growth AHMA	
Kintore	OP1	600		600		400		1000
Kintore	OP2	150		150				150
Kintore	OP6					24		24
Kintore	OP7					32		32

ALDP 21 Appx 6 Table 2

### 8 Sports facilities

Live Life Aberdeenshire's Pitch & Open space study considered Kintore as a subsection of Kemnay.<sup>7</sup> Neither Kintore residents nor sports groups were consulted by LLA or the developer. LLA recommended that the Town Park site should contain two football pitches, but Kintore already has two grass football pitches with basic changing rooms and two multipitches. LLA's comment that the 120m square grass pitches are the "optimum" sports solution for Kintore is therefore completely baseless.

In KDCC's informal Facebook polls, the most popular choices for new sports facilities in Kintore were: skateboard park, swimming pool, cycle tack and tennis courts.

### 9 Community opinion

The developer applied for outline planning permission for the enabling development, a major development, in 2005. There was then no legal requirement to go through the pre-application consultation process or to submit a proposal of application notice, to produce a masterplan or to hold public meetings that this would involve today.

<sup>7</sup> Outdoor Facilities Network Plan –Kemnay. Live Lie Aberdeenshire. April 2020.



The developer reports that he sent three emails to KDCC email addresses but received no response. Our checks have not found any such emails in the relevant inboxes. KDCC make contact details available through our official webpage and Facebook pages, and receive many emails each day from the council, other organisations and the general public. The onus was on the developer to make contact with the community council, not the other way round. He failed to do so. This resulted in a failure to get public opinion on his proposals at a suitable stage.

Prior to the Garioch Area Committee meeting to determine the Town Park enabling development details of the proposals were posted on the official Kintore Facebook page, the Kintore Folk Facebook page and the Sustainable Kintore Facebook page. The Kintore Facebook post on 01 May reached 5,899 people with an unprecedented engagement of 2,893 people (where someone interacts with the post). There were 86 comments on the posts (01, 07, 09 and 11 May), with none in support. The Sustainable Kintore Facebook posted similar details on 02 May (521 people reached, 20 comments), 06 May (1,499 people, 51 comments), 07 May (106 people). The Kintore Folk Facebook page posted on 01 May (19 comments), 11 May (13 comments) and 12 May (18 comments). There were only a couple of adverse comments.

Communication with our local councillors are private. However Cllr Reid reported that he received 10 emails from constituents, 8 objecting and 2 supporting. Cllr Ford reported that he received several emails, all objecting.

## 10 Conclusion

Scottish Planning Policy para 230 states: "Development of land allocated as green infrastructure for an unrelated purpose should have a strong justification. This should be based on evidence from relevant audits and strategies that the proposal will not result in a deficit of that type of provision within the local area and that alternative sites have been considered. Poor maintenance and neglect should not be used as a justification for development for other purposes."

Building a housing estate on the existing open space will not result in a net benefit in recreational facilities for Kintore: the proposed design for the Town Park is not fit for purpose, does not meet the requirements specified for the Town Park. The housing estate is not needed in Kintore. There is not enough demand for housing to justify it. The status quo is a better option for the Kintore community, with people continuing to make use of Gauchhill Wood and the existing adjoining open space. It is heavily used at present, and the overwhelming majority of the community would like this to continue. This valuable existing open space should not be lost to an inappropriate development such as that proposed in APP/2020/1999.

## **Appendix C - KDCC Response to DPEA Reporter on APP/2021/0422 – sent on 22/10/2021**

### **Statement by Kintore and District Community Council on the PPA-110-2017 appeal against the refusal of the application to modify the s.75 Town Park agreement**

This statement is specific to the issues concerning the s.75 agreement. It should be read in conjunction with KDCC's statement on the APP/2020/1999 MSC appeal. It should also be read in conjunction with the comments on the Town Park planning application APP/2021/0422:

- 21-05-19 Proposed changes to the s.75 Town Park agreement
- 21-04-28 SuDS design details and open space provision
- 21-03-14 Modification of planning obligation section 75 agreement for the Town Park enabling development

and comments on the Town Park MSC application APP/2020/1999 referenced in KDCC's PP-11-2014 appeal statement.

Para 6.6 of the Planning Service reports to the Garioch Area Committee on the s.75 application states that the current application "is not an opportunity to completely renegotiate the terms of the agreement and levels of the obligation". However the proposed s.75 changes including:

- reduced park size to convey to council from 3.513ha to 2.591ha
- changed park location
- change to pavilion specification
- changing cricket square to 120m x 120m grass pitch
- modified affordable housing requirements

represent a significant change to the agreement. The change in park size to be conveyed is significant as this change has removed the area of the central SuDS basin.

Note that the statement in the appellant's appeal statement "Despite an area of 3.513 hectares requiring to be conveyed, the terms of the section 75 agreement indicate that not all of this land was to comprise open space." is incompatible with the description of the s.75 terms in their statement of support for their APP/2021/0422: "the Development was to include Open Space Land (as that term was defined in the Agreement). The Proprietors' contribution to this was to be 3.513 hectares. The Proprietors were to provide a Town Park within the Open Space Land and also to provide a pavilion and associated car park".

None of the submissions by the developer or the council has indicated that clause 5 will be changed however. Clause 5 of the original s.75 agreement states (along with clause 4) that an open space area of 3.8 ha be disposed to the council with a "title condition **restricting the use to that of a park for recreational or community purposes only**". The main function of the main SuDS as a SuDS therefore means it can not be considered to be part of the town park.

It is not clear when the inclusion of the separate SuDS area as part of the town park was discussed or agreed with the council, or agreed. The first record of comment from the council environmental team was in February 2021 when they commented that the current guidance "does support dual function SuDS and open space as a well-integrated and well designed area" but "would support not having housing backing onto the open space." This was qualified further in March 2021 when they commented that "Maintaining low-level boundary fences for units overlooking the central suds pond is essential to achieving the usable open space desired here. Removal of PD rights for fence installation is required." Restricting these permitted development is likely to be unenforceable in practice however.

KDCC have demonstrated in our submissions on the APP/2020/1999 MSC application that the SuDS basin can not be regarded as part of the town park. Also our breakdown (May 18 submission) of the areas identified in the APP/2020/1999 proposals suggest that the area of 0.971 ha for the central SuDs area and burn is an overestimate, as it seems to include the roads and possibly non-usable areas to the east of the estate road.

The proposed town park location deviates from the LDP location (R1) and the location in the existing s.75 agreement. However, the map in the legal agreement is clearly different to that set out in the local development plan. The s.75 town park location is not as accessible to Kintore residents as the LDP location. The s.75 map does not provide the green corridors necessary

for the viability of the Gauchhill Wood and therefore can not provide for a development acceptable to the community.



APP/2020/1999 Masterplan

ALDP 17

s.75

In the consultation on the 2012 Aberdeenshire Local Development Plan, Scotia and JR Craig proposed that "The designation of site R2 (R1 in ALDP 17) should be removed and become part of site EH1 (OP2 in ALDP 17). Remove the designation of "Land reserved for community use (Policy 8)" in the Proposals Map and re-designate as an existing housing site." This would allow the developer to relocate the town park to what he is now proposing. The Planning Authority (Council) concluded that no such modification would be supported. And the DPEA Appeal Reporter refused the proposal, stating "the indicative layout for the proposed housing development identifies the area designated R2 as proposed public open space and it would be appropriate for the proposed Plan to reflect this. For the avoidance of doubt, **the area identified as R2 on the proposals map (to which Policy 8 applies) should not include the existing housing site EH1.**"



ALDP 12

Scotia's minutes of the 01 July 2019 meeting with council officers record that the council officers agreed the new location of the site and the specification of the sports area.

1.6	The proposed position of the pavilion is to the South of the Town Park. This area provides overlook from both the new housing and the adjacent B994. If the pavilion was positioned at the North of the Town Park it would back onto the woodland which raised some security concerns. The adjacent B994 has levels sitting slightly above the town park site as it rises towards the flyover over the A96. There is an existing mature hedgerow and verge planting between the road and the Park and this will be retained as far as is practical. The proposed position will also allow easy vehicular access from the B994. The current proposal would be to restrict the new junction to serve a few houses and the pavilion, with access into the housing development restricted to pedestrian access only. There are two other vehicular access points which would serve the new housing development.
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PPA-11-2017 s.75 appeal statement

The relocation proposal seems to have been presented to council officials in meetings in March 2019.

Para 4.2 of the Planning Service reports to the Garioch Area Committee on the s.75 application states "A more central location was identified during negotiation of enabling aspect of the 75 and, in accepting the reduced size, Garioch Area Committee also agreed to the central location as shown on the Section 75 plan." However the minutes of the relevant committee meeting, 03 February 2015 gave no details of the s.75 agreement, recording only that the s.75 agreement had been signed and was with the Land Registry in Edinburgh to be recorded. The Planning Service report to committee gave only the following details of the s.75 agreement:

- 10% affordable housing;
- a financial contribution towards primary and secondary education in the area;
- a financial contribution towards the provision of a sports pavilion; and
- the provision of 3.8ha of parkland.

The report was mainly concerned with the failure to conclude the legal agreement, and recommended **refusal** of APP/2004/3532, the Town Park enabling development planning permission in principle. The subsequent notice of approval letter from the Planning Service, also listing conditions, did not refer to the s.75 legal agreement in any way. Therefore it is misleading to say that the Garioch Area Committee agreed to the central location of the town park.

Para 4.2 also states that the developer's Design and Access Statement justifies and supports the relocation of the Town Park to the south-west of the development site. Section 3.1 of the Design and Access Statement: "The Town Park has been located and designed to complement the existing wider landscape structure. Located in the south west corner of the site the park is visible to the wider community from both the Kemnay Road and School Road" and subsequent bullet points provide the developer's justification, together with the general statements in sections 1 and 3:

"re-located at Kemnay Road, providing greater accessibility for the wider community. This has also helped improve benefits for local character of a visible and sunny parkland setting, making the most of the attractiveness of Gauchhill Wood"

"The park is south of the existing woodland to benefit from sunlight all day and into the evening. It is planned to be visible and accessible, extending Gauchhill Woodland to include new woodland play areas and footpaths forming a new and enhanced parkland corridor for Kintore."

However the points made are untrue, irrelevant or trivial. The proposed location is less accessible for Kintore residents, being further from the town centre. The relocated location of the housing estate is also less suitable, as it continues the block of existing housing to the north, continues the housing block to Tuach Burn to the south, and prevents the required green corridor link to Tuach Hill to the north.

The Scotia 01 July 2019 meeting minutes also record the revised specification of the sports area, and show that the pavilion design was contracted out to the developer to the Principal Architect in the Council's Property & Facilities Management:

1.10	<p>The Town Park area should be 3.513ha.</p> <p>The sports area of the Town Park will be a min 120m x 120m (1.4ha) flat grassed area suitable for multipurpose sports. The general Landscaping beyond / surrounding this area will be confirmed by the Council from a design, place making, biodiversity, and maintenance perspective.</p> <p>█ has issued an Outline Landscape Specification for the Town Park prepared by █ Landscape Architect. █ to review and provide feedback.</p>
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1.5 Following discussion, it was agreed that the preferred way of delivering the Pavilion would be for the Council, [REDACTED], to take the lead on the architectural design, and effectively provide a design service for Scotia. The design would be based on a Brief prepared by [REDACTED] - informed by the SportsScotland guidance aligned to the Section 75 requirements.

[REDACTED] to generate a Scope of Works and fee proposal. The proposal should be staged through planning, building warrant, and construction elements. Scotia will then effectively appoint Aberdeenshire Council and consultancy design fees will be charged against the project S75 budget.

[REDACTED] will be the main point of contact for the Council regarding the pavilion.

[REDACTED] to issue the Topographical survey, and any other useful drawings and reports to [REDACTED].

Scotia will still be anticipate being responsible for the construction delivery of the pavilion and car parking etc on site, in order to maintain control over quality and cost.

with the council benefitting financially from the development:

3.2	The costs associated with the Council providing architectural services for the design of the pavilion would be charged to Scotia.
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It is inevitable that the close involvement of the Legal, Planning and Business Services groups of Aberdeenshire Council in the development, however unintentionally, have coloured their judgment about the merits and drawbacks of the proposals.

The July 2019 minutes also record a misleading statement about community consultation about the Town Park:

[REDACTED] queried whom the primary parties consulted on the decision to change the Town Park function were, and [REDACTED] advised it was primarily the Member's, local sports groups, and key Council Services dept's. The Community Council were not specifically involved in these recent consultations, but should have awareness via Member's.

1.4 [REDACTED] confirmed that the Council felt that a more than adequate level of consultation had taken place both internally, and within the community. Further public consultation by Scotia Homes would not be required.

This does not correspond with the fact that there was **no** consultation with the Kintore community, local sports groups or the community council by the developer, the council or Live Life Aberdeenshire.

## Appendix D – KDCC Response to Aberdeenshire Council regarding the proposed boundary change with Inverurie Community Council

**secretary.kdcc@gmail.com**

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**From:** Jamie Grant <chair.kdcc@gmail.com>  
**Sent:** 22 September 2021 11:45  
**To:** Alison Cumming  
**Cc:** Janine Cracknell  
**Subject:** ICC / KDCC Boundary

Good morning Alison,

As discussed last week, I covered the topic of the boundary changes proposal from ICC in our meeting last night.

Overall views from the KDCC members are that we put forward a counter proposal, in essence this would be to agree on changes within Mill Road, Port Elphinstone. We don't agree with the proposed changes around Thainstone / Chrichie and taking on Balbithan is meaningless. A key note is the disruption this would cause to existing ward boundaries and split constituency boundaries. The boundaries for Kintore have also been in existence for many years and we don't see any logical reason for any changes.

It was also noted the manner in which ICC communicated with Aberdeenshire Council after the initial discussion on this matter, where the integrity of KDCC was brought into question regarding an alleged lack of communication to arrange follow up discussions, I understand you were made aware of this at the time by Vice Chair Ken McEwen.

If you can let me know the format you require for us to respond, we will set up a working group to get what's needed completed. Is there a document from ICC that accompanies the maps to indicate any reasons for their proposal?

Kind regards,

**Jamie Grant** MIMarEST

Chairman

KINTORE AND DISTRICT COMMUNITY COUNCIL


[chair@kintorecommunitycouncil.co.uk](mailto:chair@kintorecommunitycouncil.co.uk)

Mobile +44 7340 305603

Wyness Place, Kintore, Aberdeenshire, AB51 0SU

**Appendix E – KDCC AED Monthly Report**

# Zoll AED 3 Semi- Automatic

	January	February	March	April	May	June	July	August	September	October	November	December
Outside of Cabinet is Clean	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Cabinet in good condition	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Cabinet has power	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Heater is working	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Cabinet sounder working	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Battery secure	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Battery Power % Level			79%				74%					
Green ✓ visible	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Pads are connected	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Pads are sealed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Confirm Gloves, Razor & Gloves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
1/4 Function Test			✓				✓					
Checker Initial	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM		
Unit Serial Number	AX20B047005				Battery Serial Number				AU19JAD1773			
Pads Replace Date	25/04/2025				Pads Serial Number				0420C			

**This Check-Sheet is for AED Unit No1, Hallforest**

Press & hold the power on button for 10 seconds. Once screen comes on, press the information icon(i) bottom left of the screen you will see the battery %


# Zoll AED 3 Semi- Automatic

	January	February	March	April	May	June	July	August	September	October	November	December
Outside of Cabinet is Clean	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Cabinet in good condition	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Cabinet has power	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Heater is working	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Cabinet sounder working	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Battery secure	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Battery Power % Level			79%				74%					
Green ✓ visible	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Pads are connected	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Pads are sealed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Confirm Gloves, Razor & Gloves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
1/4 Function Test			✓				✓					
Checker Initial	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM		
Unit Serial Number	AX20B046905				Battery Serial Number				AU19JAD2991			
Pads Replace Date	25/04/2025				Pads Serial Number				0420C			

**This Check-Sheet is for AED Unit No2, Kintore School**

Press & hold the power on button for 10 seconds. Once screen comes on, press the information icon(i) bottom left of the screen you will see the battery %


# Zoll AED 3 Semi- Automatic

	January	February	March	April	May	June	July	August	September	October	November	December
Outside of Cabinet is Clean	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Cabinet in good condition	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Cabinet has power	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Heater is working	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Cabinet sounder working	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Battery Power % Level	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Green ✓ visible			79%				75%					
Pads are connected	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Pads are sealed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Confirm Gloves, Razor & Gloves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
1/4 Function Test	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Checker Initial	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM		
Unit Serial Number	AX20B047014					Battery Serial Number			AU19JAD1776			
Pads Replace Date	25/04/2025					Pads Serial Number			0420C			

## This Check-Sheet is for AED Unit No3, Midmill

Press & hold the power on button for 10 seconds. Once screen comes on, press the information icon(i) bottom left of the screen you will see the battery %

# Zoll AED Plus Semi- Automatic


	January	February	March	April	May	June	July	August	September	October	November	December
Outside of Cabinet is Clean	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Cabinet in good condition	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Cabinet has power	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Heater is working	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Cabinet sounder working	✓	✓	✓	✓	✓	✓	X	INT	✓	✓		
Batteries secure	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Battery power % Level	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Green ✓ visible	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Pads are connected	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Pads are sealed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Confirm Gloves, Razor & Gloves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
1/4 Function Test			✓				✓					
Checker Initial	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM		
Unit Serial Number	X15D752383					Battery Serial Number			10 Duracell High Power Lithium 123 Battery 3 V,			
Pads Replace Date	15/11/2025					Pads Serial Number			8900-0800-01			

## This Check-Sheet is for AED Unit No4, Wellpark Road (Co-op)

AED Plus self-test has detected a low battery. Press the Battery Reset Button located in the battery compartment. after replacing ALL batteries in the device with new batteries.




## Philips HeartStart FR2

	January	February	March	April	May	June	July	August	September	October	November	December
Outside of Cabinet is Clean	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Cabinet in good condition	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Cabinet has power	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Heater is working	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Cabinet sounder working	X	X	X	X	X	X	X	✓	✓	✓		
Battery Power % Level			✓				✓					
Green ✓ visible	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Pads are connected	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Pads are sealed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Confirm Gloves, Razor & Gloves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
1/4 Function Test			✓				✓					
Checker Initial	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM		
Unit Serial Number	B14C-00407				Battery Serial Number				B03202504			
Pads replace Date	04/2022				Battery Replace Date				04/2025			

This Check-Sheet is for AED Unit No5, The Square

## Heart Sine 360p Automatic

	January	February	March	April	May	June	July	August	September	October	November	December
Outside of Cabinet is Clean	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Cabinet in good condition	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Cabinet has power	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Heater is working	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Cabinet sounder working	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Batteries secure	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Battery power % Level	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK		
Green ✓ visible	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Pads are connected	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Pads are sealed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Confirm Gloves, Razor & Gloves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
1/4 Function Test			✓				✓					
Checker Initial	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM		
Unit Serial Number	20E90003563				Battery Serial Number				Combined with PADS			
Pads Replace Date	2025/01/01				Pads Serial Number				A3922			

This Check-Sheet is for AED Unit No6, Kintore Railway Station  
CODE for Cabinet C159X