

Unapproved Minute of the Kintore and District Community Council

Held 7:00 pm on Tuesday 20th June 2023 Online and Zoom



KINTORE AND DISTRICT
COMMUNITY COUNCIL

Welcome

The chair welcomed everyone to the meeting.

Attendees and Apologies

Community Councillors Present – Moira Moran, Ken McEwen, Moira, Alan Milne, Paul Davison, Donna Heron, Ashleigh, Lesley Monaghan.

Cllrs: Cllr Jim Gifford, Cllr Trevor Mason

Apologies: Claire Campbell, Cllr Glen Reid, Cllr Dominic Lonchay

1 Declarations of Interest –

None

2 Minutes of the May Meeting

Corrections – None

2304 KDCC May Minutes Approval – Alan/Paul

3 Matters Arising; Update on Open Actions

None.

4 Police Report & Update

Police Report received, 1 assault, 1 theft, garages broken into and motorbikes stolen, 2 public nuisance and 3 traffic offences.

5 Planning Matters

a) Leylodge Substation works – No update since last meeting.

b) Notifications: **APP/2023/0872** Conditions 1 (a) Siting, design, layout, external appearance, finishing materials; (b) design statement; (c) Landscaping; (d) Levels survey and site sections; (e) Means of access; (f) Car parking and turning areas; (g) Footpaths to B994 & B987, including bus stops; (h) Flood risk assessment; (i) Details of water bodies, including method statements; (j) Foul and surface water disposal; (k) Waste management plan of planning permission in principle APP/2017/0288 Land beside Woodside Croft Midmill Kintore. Consultation response by June 25. Public comment by July 13.



APP/2023/0873



APP/2020/1999



ALDP 23

The design and access statement contains some relevant information on the town park, but not enough for a comparison to the development brief. This information should be paramount for an **enabling** development for a town park. The development site covers OP2, OP6, R1 and P2 of the Kintore settlement plan in the 2023 LDP. The application is a revision of the refused APP/2020/1999. It has the same 120m² grass square (2 football pitches), but centrally located, and with an adjoining playpark between the square and the woods. Area, incl. car park, stated to be 3.54ha, not the required 3.8ha. Is this correct? No SuDS are included in the park area. The pavilion seems to be the same inadequate council-designed structure as before, so parking space might be reduced with container storage. The Appeal Reporter's decision should be referenced.

The town park has poor connectivity. Car access is via the proposed new roundabout. Pedestrian access from town centre through the new housing seems to be very restricted. Pedestrian access to Tuach Hill to the east and the Tuach burn to the south are via pavements on a road on the estate.

Long discussion about the good and bad on the new plans, pavilion suitability, use of green space = possible options, parking accessible housing. The outcome was to submit an objection to the current proposal.

APP/2023/1017 Section 36 Consultation for 300MW battery energy storage system. Site south of Midmill Business Park Kintore. Application for a nationally significant development. Consultation response by June 26. Public comment by June 18. Government consent will allow the 300MW battery development to go ahead, subject to Ofgem licence approval: an electricity generation licence under section 6(1)(a) of the Electricity Act 1989 authorising it to generate electricity. Licence condition E1 requires accurate information regarding their electricity storage facility to relevant suppliers. However the consent process



only requires a design envelope to be submitted rather than design details – the drawings are “indicative”

The February “public participation” event was sparsely attended. OP4 Midmill Business Park site has an Allocation of 20ha employment land. This development doesn’t provide any permanent employment.

The battery storage could be located anywhere in the NE Scotland to connect to the national grid. Why Kintore?

APP/2023/1015 Alterations and dormer extension to dwellinghouse. Leylodge Schoolhouse AB51 0YB – no comments

APP/2023/0990 Alterations and extension to dwellinghouse. 1 Castle Road Kintore AB51 0WN – no comments

c) Approved but note conditions

APP/2023/0581 Formation of Football Pitch, Car Parking and Vehicular Access Without Compliance with Condition 3 (Alteration to Ground Levels) of Planning Permission Reference APP/2018/3077 Land Adjacent To Bridgefield Kintore Aberdeenshire AB51 0XB. A s.42 application to vary the original conditions. SEPA statement:

1. Flood Risk 1.1 This application is to vary the condition for APP/2018/3077 which required the football pitches to be lowered to restore the functional floodplain capacity at the site. We are of the opinion that this work must still be carried out, however, we have no objection to the proposed amendment to Condition 3 given the reasoning provided within the statement. The amendment is for an extension of time to allow a further 3 years from determination of this application for the works to be completed and for the ground levels to be lowered a further 0.3m from those previously agreed to ensure Condition 1 of APP/2020/2317 on the adjacent site can be met.

1.2 No other development under APP/2020/2317 can be undertaken in advance of the ground lowering works under this application but should it be decided that the proposed development under APP/2020/2317 is not to be taken forward then the lowering works would still be required within this 3-year period, although at that point the levels could be in accordance with the previous condition.

6 Community Resilience / AEDs / Energy Crisis/GP provision

- a) AED – All checks own AEDs complete no issues.
- b) Energy crisis – noted that government help scheme discontinued.
- c) Further to concerns that no GP appointments were available at Kintore, Partner in the practice has assured it will be reviewed after summer break and prebooked appointments should recommence.

7 Kintore Konnect

Latest issue went out on time and was delivered, some new delivery volunteers.

8 Action Kintore

- a) **The Bothie Update** – Youth groups are well attended, recently weekend of outdoor activities with 18

young people and 4 leaders to Newtonmore.

- b) **Town House Project** – Brian looking into the opportunities for further funding.
- c) **Bothy Repairs** – Building work has commenced and tidy up planned for 19th July 5 volunteers from SSEN.

9 Community Projects for Kintore

- a) Outdoor exercise equipment – No further progress
- b) Fireworks – booked for 4th November at same cost as last year, subgroup needs set up to manage the organisation.
- c) Summer Festival – No update
- d) Kintore School Garden/Midmill – no update

10 Kemnay Academy Parent Council Update

No recent report

11 Aberdeenshire Councillors' Update

Cllr Mason said there was mention of pavilion at the GAC, will check to see if it is existing one or new at Midmill. In Council KPI measurements it is late delivery.

Also commented on public opposition to the SSEN plans North and South of Kintore.

12 Correspondence

Moirra has been passing everything on

13 Funding opportunities

SSEN Resilience funding deadline 31st July suggestions needed.

Paths for all probably apply next year for signage.

Shared prosperity Fund Brian Johnstone has submitted expression of interest.

Garioch Initiatives deadline 31st October

14 Treasurer's Report

Jamie handed over to Jim and accounts have been verified and submitted to AC for previous year.

COMMUNITY COUNCIL ACCOUNT

Balance = £9,141.41

FLORAL DISPLAY ACCOUNT

Balance = £4104.91

15 AOCB

- a) Discussion around Place Plan for Kintore and previous 2014 planning approval for the Square improvements not progressed. Jim Gifford requested he gets a copy. General discussion on lack of recognition of Kintore as a town in t's own right and missing out on facilities.
- b) Plaque for Martin Ford agreed.
In appreciation of former Councillor Martin Ford's services to the Aberdeenshire community for over 20 years
– Kintore and District Community Council 2023

16 Date of next monthly meeting

Tuesday 18th July 2023