

Minutes of the Braemar Community Council meeting held on Monday 28th August 2017 at Braemar Primary School at 7.00pm.

SEDERUNT: Councillors: Alasdair Colquhoun, Joanne Morris, Aimi Blueman, Kim Neilson, Caroline Hadley Smith, Shaila Daniels, Jayne Watson and Samantha Tait. Also Cllr. Geva Blackett and Cllr. Paul Gibb.

In attendance: Davy Geddes(BRHS), Brian Wood (CNPA), Julian Fennema (BTG), PC Jeff Hall, Federica Bertolini (Highlands Hospitality), Gavin Miles (CNPA) and twenty members of the public.

APOLOGIES: Sue Sherrard, Trevor Garlick and Simon Blackett.

ELECTION OF CHAIR: Caroline Hadley Smith has decided to step down as Chair Person. Alasdair Colquhoun was proposed by Joanne Morris and seconded by Shaila Daniels. Alasdair agreed to be Chairperson.

ELECTION OF TREASURER: As Alasdair was previously the BCC Treasurer we need a new Treasurer. Shaila Daniels was proposed by Alasdair Colquhoun and seconded by Samantha Tait. Shaila Daniels agreed to be Treasurer.

MINUTES FROM THE MEETING HELD 19th June 2017:

The minutes were approved. Proposed: Alasdair Colquhoun. Seconded: Aimi Blueman.

MATTERS ARISING FROM THE MINUTES OF THE MEETING OF 19th June 2017:

Cairngorm Community Broadband: Alasdair advised the meeting that the Scottish Government have set up a new consultation to provide broadband for all postcodes and as a result CCB are not able to apply for funding.

Dog Mess Signage: This is still to be done. **ACTION: Cllr. Blackett to liaise with Jayne.**

Repair and painting of Clunie Bridge: In response to our request for an update we have received a letter from Graham Lee, Principal Engineer at Aberdeenshire Council. He advised that they are in the process of sending out tender documents to prospective companies. He is hopeful that the work will start mid- September.

POLICE: At this point PC Hall was not present at the meeting.

AFFORDABLE/LOW COST HOUSING – GAVIN MILES:

Gavin Miles introduced himself as head of planning and communities for CNPA. He explained that the proposed development of low cost houses at Kindrochit court is very complicated and the developers have acted in an unconventional manner. He said that the planning permission had been granted a considerable time ago and that if the planning was to be applied for now a different set of rules would apply. The developers began work just before the planning permission period expired and they should be now speaking to potential responsible social landlords but he admitted that they

do not seem to be forcefully doing this. CNPA are very limited in what they can do however he said that they will speak to Aberdeenshire Council about applying pressure to the developers.

With regard to affordable housing he advised that the community shouldn't put their eggs in one basket, i.e.; rely on just one site/development. CNPA will shortly be starting the next Local Development Plan and Gavin suggested that the community need to tell CNPA about potential sites. He suggested setting up a group to identify potential sites and take things forward with support from CNPA. Davy Geddes pointed out that as a result of CAP we already have a 'loose' housing group.

Gavin confirmed that if the community set up a low cost housing project then the community would have a say in how these houses were allocated.

Gavin also confirmed that if the Gordon Land developers aren't able to meet their obligations with regard to the Kindrochit Court development then they will have to pay a fine or hand the land over to Aberdeenshire Council. Cllr. Blackett pointed out that the money had to be spent within this ward but if it isn't spent within 5 years then it has to go back to the developer.

REPORT FROM ABERDEENSHIRE COUNCILLORS:

Cllr. Blackett advised she had met with Janelle Clark in the village recently and discussed the village parking issues with her. She was still waiting to hear back from Janelle but would be meeting with her and Mark Skilling (Roads) tomorrow night so hopefully she would have some information for us.

Cllr. Paul Gibb introduced himself as the recently elected councillor to replace Katrina Farquhar. He explained he was from Aboyne and was working his way around the ward trying to meet with people. He was happy to be contacted to help with situations as they arose.

REPORT FROM CNPA:

Brian Wood advised the meeting that the CNPA was hoping to put on a Business Evening on 8th November at 6.30pm and it was going to be hopefully held somewhere in Braemar. The meeting would be a chance for business owners to meet with people from CNPA.

CAR PARK SIGNAGE:

The four new parking signs have now been installed. However we are still awaiting the other new signs which were agreed with Ian Peacock. **ACTION: Cllr Blackett to raise this with Ian Peacock.**

VILLAGE PARKING – YELLOW LINES/NO PARKING SIGNS:

With regard to the double yellow lines we would have to apply for a Traffic Order, which could take up to 9 months. Alasdair advised that Aberdeenshire Council weren't keen as they would have to implement the restrictions and the Police weren't keen as they would have to enforce the restrictions. Shaila Daniels pointed out that by applying for the Traffic Order we would still not be committed and if it was felt double yellow lines weren't required then we could stop the process.

No Parking signs could be a solution in the trouble spots. Alasdair asked PC Hall what he thought and he felt that they probably wouldn't deter people.

TWENTY'S PLENTY:

This would be throughout the village centre. **ACTION: Cllr Blackett to raise this with Janelle Clark.**

DROP OFF ZONE:

This would take the form of a large layby cut out of the pavement in front of the Mews. Alasdair Colquhoun has got a quote from McIntosh plant to give us an idea of cost. This has problems in respect of foreign coaches which require the passengers to exit from the other side.

It was decided to hold a formal public meeting in the Village Hall on Weds 27th Sept starting at 7pm in order to ascertain what the village residents perceive to be the problem areas regarding parking and to look for solutions. It is hoped there will be some representatives from Aberdeenshire Council able to attend. **ACTION: Cllr Blackett will ask Mark Skilling and Janelle Clark if they are able to attend.** It was suggested and agreed that BRHS and Highlands Hospitality should be invited to the meeting as the Fife Arms and the new Games Visitor Centre will have a huge impact. Davy Geddes reminded the meeting that in 12 months' time, once the Fife and the Games Park are completed, then the parking situation will

be totally different so we shouldn't rush into anything.

VILLAGE CLEAN UP:

We are still keen to organise a village clean up, maybe with the help of the scouts. Kim Neilson has kindly agreed to sort out a date. **ACTION: Cllr. Blackett can put Kim in touch with someone at Aberdeenshire Council who runs the Aberdeenshire Litter Initiative.**

PLANNING:

APP/2017/1849 Site Address: Thistle Cottage, Inverey, Braemar, Aberdeenshire, AB35 5YB Applicant: Mrs Helen Stuart Conservation Area Consent for Demolition of Steading. No objections raised.

APP/2017/1865 Site Address: Hilton, 9 Chapel Brae, Braemar, Aberdeenshire, AB35 5YT Applicant: Dalmuir Properties Ltd. Full Planning Permission for Erection of Replacement Chalet (Ancillary). No objections raised.

APP/2017/1888 Site Address: Hilton, 9 Chapel Brae, Braemar, Aberdeenshire, AB35 5YT Applicant: Dalmuir Properties Ltd. Conservation Area Consent for Demolition of Chalet. No objections raised.

APP/2017/1942 Site Address: Site To The Rear Of 21 Cliff Cottage, Cairnadrochit, Braemar, Aberdeenshire Applicant: Mr & Mrs Bruce Full Planning Permission for Erection of Dwelling house - Renewal of Planning Permission Reference APP/2014/2818. No objections raised.

APP/2017/1988 Site Address: Inver Cottage, Auchendryne Square, Braemar, Aberdeenshire, AB35 5WS Applicant: Mr And Mrs C Hunter. Listed Building Consent for Alterations and Extension to Dwelling house. No objections raised.

Subject: RE: Notification of Withdrawal of Planning Application 2017/0237/DET. This relates to the application for the Deeside Way. BCC checked with Rhi Turner (BOG). She received a reassuring email from David Clyne at CNPA who said this was a procedural matter and the application will be resubmitted in October.

TRE/2017/0069 Site Address: Morven Cottage, 46 Chapel Brae, Braemar, Aberdeenshire, AB35 5YT Applicant: Mr Douglas Burke Trees in Conservation Area for Removal of 3 x Cypress Trees (replanting proposed within the garden ground). No objections raised.

APP/2017/2084 Site Address: Land at Cairnadrochit Road, Braemar, Aberdeenshire Applicant: Mr Edward Workman c/o Moxon Architects Ltd, Ardoch, Crathie, Ballater, AB35 5UN Full Planning Permission for Erection of Staff Accommodation and Stores and Installation of Generator (Associated with Fife Arms Hotel)

We have been made aware of this planning application by several members of the public who will be formally objecting to this application and have asked BCC to make a comment. There was a feeling amongst the BCC members that this is effectively a 2 ½ storey building in a conservation area. BCC also expressed concern about the noise levels as the staff accommodation will have 15 rooms housing a total of 19 people. Also the lack of parking (5 spaces) was a concern. The BCC members agreed to look at the plans in more detail and then construct a letter to send to planning. Cllr. Blackett advised that the application would come to Marr Area Committee and suggested BCC made a request to speak. A member of the public asked what was the most effective way to raise an objection, through BCC or personally? Gavin Miles suggested people did both. Gavin Miles also confirmed that CNPA have not called the application in. A member of the public questioned whether the old telephone exchange was a listed building? **ACTION: BCC will look into this.**

CORRESPONDENCE:

Email dated 3rd July 2017 from Gavin Miles at CNPA regarding the concern raised by BCC on behalf of a resident about the asbestos found in the woods following the demolition work behind Kindrochit Court. CNPA have taken advice from Environmental Health and they were satisfied with their findings when they visited the site.

Letter from CNPA dated 4th July 2017 confirming that planning permission has been granted for the new Games Park Visitor Centre.

Letter from Gavin Penman at Aberdeenshire Council dated 19th July 2017 asking for details of the Community Resilience Team re provision of sandbags. Joanne Morris has forwarded this to Jim Wood.

Email from Kirsty Macleod at Marr Area inviting all Community Council members to a Community Council event on Saturday 30th September.

Letter dated 22 Aug 2017 from Davy Geddes. Davy is concerned that negative comments were being put on social media which might put off potential visitors to the area. He was referring to the recent comments about litter and dog mess.

Email received by Alasdair Colquhoun from Doreen Wood re Braemar Castle. Doreen was asking if BCC could show their support for the castle crowdfunding project by making a donation. Alasdair explained at the meeting that BCC were happy to provide Braemar Castle with a letter of support but were unable to give a monetary donation. He explained that BCC cannot generate income and just receive a small income each year from Aberdeenshire Council to cover expenses. He confirmed that funds which had been previously ring fenced for a guide book were to be spent on a similar project in the future. **ACTION: BCC to provide letter of support to Braemar Castle.**

BRAEMAR CARE INITIATIVE:

One of our BCC members, Aimi Blueman, is also on the Braemar Care Initiative and gave a short presentation to the meeting on the initiative.

Aimi explained that it had been started by Carole Paterson. One of the first things they did was to look at what other communities had done, there was nothing in Grampian but there were examples in Highlands and Tayside. Unfortunately they were unable to do what they had originally wanted to do due to employment law issues and being unable to get EU funding from Leader. Therefore the plan is now to work with Aberdeenshire Health and Social Care Partnership. The patient will be the employer and the carers will be self-employed. Cornerstone can help the patient with the finances and BCI can source the carers and add in volunteers.

AOCB:

Samantha Tait : Samantha has received a complaint from a resident, Julie Moore, about the self catering vans in the field during the recent Orienteering event and also during the Braemar Gathering last year. These vans obviously took potential business away from her takeaway. Joanne Morris agreed that she felt the same as she had been told by the orienteering organisers that she should expect to be very busy and wasn't. Cllr Blackett suggested BCC contact Angus McNicol at Invercauld to ask who had given them permission. Davy Geddes confirmed that the BRHS will not be putting a burger van in the field again this year and had only done so at the request of the police last year.

Samantha asked for clarification re the charging for notices on the board. Alasdair said we would be charging 50p per week per board for all organisations/events which charged an entrance fee. If the event/organisation didn't charge then there would be no charge to advertise. Doreen Wood asked about the castle which needed an advert for the whole season. Brian Wood said he felt charges shouldn't be made for organisations which were run to benefit the village such as the Castle and St Margaret's. He also raised a concern that the notice board sections "Places to Stay and Places to Eat" were empty which did not look good. **ACTION: Alasdair advised that BCC would look at this again and discuss at the next meeting.**

Alasdair Colquhoun: Alasdair advised that the £1000 which had been given to us by Aboyne Rotary following Storm Frank to purchase a satellite phone was not needed and so would be returned.

Joanne Morris: Joanne asked if the Council could provide a bigger litter bin in the car park opposite the Invercauld Arms Hotel. **ACTION: Cllr. Blackett will check and Joanne Morris will get the phone number from Carole Paterson in order to ring to request one.**

Cllr Blckett: wanted to make the Council members aware of meetings on 13th and 14th September to outline Aberdeenshire Council draft strategic plans. She felt it was important we attend. Everyone should have received an email from Marr Area.

Date of next BCC meeting: Monday 16th October 2017.

Meeting closed 8.40pm