

BALLATER & CRATHIE COMMUNITY COUNCIL (B&CCC)

www.ballaterandcrathiecommunitycouncil.com

Minutes of Meeting held at Michael Sheridan Room, Ballater on Monday 13th November 2023 at 7.00pm

Present:	Apologies	Also present:
Jim Anderson - Chairman (WJ)	Cllr Geva Blackett	Dougal Morgan (DM)
Richard Frimston (RF)- Secretary	Cllr Sarah Brown	Callum Halstead (CH)
Pat Downie (PD) - Treasurer	Cllr Anouk Kloppert	Michael Kitts (MK)
Bill Braid (BB)	Jo Croll	Whit Romilly (WR)
Tom Flynn (TF)	John Bannerman	Atholl Beaumont (AB)
Simon Mearns (SM)	Cllr Paul Gibb	
Linda Drever (LD)	John Burrows	
Scott Peacock (SP)	Sergeant Masson	
	Iain Henderson	
	Gareth Johnston	
	Lewis MacDonald	
	Ellie Kinghorn	
	Charles Wildash	

1 Welcome

WJ welcomed all to BCCC meeting during another yellow SEPA warning.

2 Conflicts of interest

3 Emergency Services Report

No report received.

4 **October minutes were approved** with a date correction to BRG report from November to October

5 Matters arising from previous meeting.

6 Action Tracker Update

A draft briefing note had been received from Jim Bowe regarding community concerns about the bus stop location (no 6):

Council officers have explored a number of options with regard to finding a solution to accommodating a bus stop in the centre of Ballater. The initial study was concentrated on the feasibility of retaining the bus stop on Golf Road and alternatively, how to relocate the bus stop to either Bridge Street or Church Square. As a result of exploring these opportunities and in consultation with Local Members and Ballater & Crathie Community Council representatives, Council Officers will now focus their attention on developing concept designs for 2 options, a bus stop on Bridge Street and alternatively a bus stop on Church Square. Once the concept designs have been produced, Council Officers will hold a public consultation event in Ballater to provide the Community with an opportunity to discuss the options and contribute towards delivering a workable solution.

This will be posted on BCCC Facebook page. The work to the Inver underpass (no 109) will take place once the work at Auchallater has finished and the bailey bridge can be moved to the Inver. With regard to increased visitor numbers at Balmoral (no 124), RF will meet with Abco and Police Scotland to discuss issue of parking on Distillery

Brae, with a view to making this route a clearway similar to approach to Glenshee. **CH** reported that salt bins on Distillery Brae were currently filled with dog waste bags. **RF** will contact **CSB**. **RF** and Kate Allum continue to push Bank of Scotland on plans for the village. Although Bank of Scotland staff visit the Hub on Mondays, there is no link to bank computer systems. **RF** understands that Co-op Post Office is struggling with increased banking business. BCCC remains in talks with Andrew Bowie on this issue. **IH** reported a loose stone on Crathie War Memorial - **RF** will contact Balmoral Estate in the first instance.

Sub-committee Reports

Housing & Planning

- a) No contentious applications. Plans submitted for a barber's shop behind the Phoenix chip shop. Also SSEN for overhead lines at Bridge of Muick which should be a visual improvement as well as ensuring security of electricity supply to Glen Muick. Invercauld Estate has applied for permission for water storage for new houses at Bridge of Gairn, which are unable to link to mains water supply.
- b) **DM** had attended a meeting with Scotia to obtain an update on the HS development. The planning application should be made by February 2024 with a decision by July 2024, hopefully. He was disappointed to note that Scotia did not appear to have taken note of any local consultation. The number of houses has been reduced to 109, with 35% being affordable. This is linked to the increased costs of flooding risks, raising the building platform and the decreased number of houses, which allows the developer to reduce the percentage of affordable housing. The design of the houses is disappointing, as Scotia appear to be cobbling together a design from previous developments. The windows seem particularly small, with no account taken of the direction of sun flow over the development. No 3-d view of the development is currently available. There is also the question of the access over the Deeside Way, which belongs to Abco. This is deemed a ransom strip of land and, based on potential profits to the developer, might well result in a substantial sum of money to Abco as land owner rather than as planning authority. However, there is no guarantee that any of this money would be applied for the benefit of Ballater. **TF** and **RF** suggested that the Housing Committee should put together a list of bullet points to send to Scotia, requesting a response and that this information should also be sent to CNPA and Paul Gibb. **DM** said that Ballater and CNPA deserved a better development than that which Scotia was currently offering.

FIG -Flooding Information Group

An updated workstream had been introduced. It had been made clear to FIG that option 3a would never be withdrawn, but work would continue to seek additional

alternatives to future flooding risks. The Meeting on 16th November would give the community information on the recent Abco RPS Additional Study, as well as current work on the Bund and a possible application to BRD for funding for a survey to explore upstream initiatives to protect property & people. **TF** pointed out that the local Resilience Group has been increasingly effective in responding to flood events. **LD** said that the Fire Service had become more confident in responding to the challenge of flooding. While personal property protection should be encouraged, it was noted that a number of soakaways in the lower part of the village, near Anderson Road, as well as Queens Road and Monaltrie needed to be cleared. **WJ** will speak to Scott Fraser.

The temporary bund would help to prevent water entering the caravan park and Anderson Road at low level events. **TF** pointed out that clearing the golf course channel had improved river flow away from the village. **TF** also congratulated FIG on delivery of information leaflets on the Flood Meeting to every household in Ballater.

BRG - Ballater Resilience Group

LF reported that BRG had received an early warning about Storm Babet from Abco. They set up the Halls in anticipation of worsening weather, but this was not required. It had been a useful experience for 4 volunteers who had not previously worked at a flood event. **LD** and **RF** had met with Janelle Clark to discuss a Memorandum of Understanding; this remains an ongoing issue. The Halls is the only rest centre in Aberdeenshire which is not under Abco management/ownership, which raises various issues.

CRG - Crathie Resilience Group

Nothing to report.

Roads and Paths

SM would work with Lucille to consult with parents on children's routes to school to highlight any issues regarding road safety, crossings etc, while managing parent expectations. It was important to find out how many children walked/were driven to school. **WJ** asked about current road safety instruction in school and **SM** would find out. **WJ** also asked about the possibility of a return to a crossing patrol officer. **WR** asked about maintenance of the cinder path, which was currently under quite a lot of water. **SM** would speak with Ken Gibson. **WJ** pointed out that Roads & Paths was a wide-ranging issue, covering speeding, parking and road gritting issues.

8 Crathie issues

The road beside the grave-yard was getting worse. **RF** suggested that once the suspension bridge had been repaired, an application might be made to CNPA to improve the path leading from Crathie car-park to the bridge.

9 Other Reports

Aberdeenshire Council

A report had been received from **CSB**.

CNPA - Cairngorm National Park Authority

No report, but members of community were encouraged to respond to the CNPA Local Plan.

CAP - Community Action Plan

Recreation (including Monaltrie Park) - Ray Riddoch

The Hub - Kate Allum, Gordon Riddler and Richard Frimston. It is hoped to make the Hub self-financing.

Economy - Ballater Business Association

Environment - _Scott Peacock, Tom Flynn, Bruce Lawson and Richard Frimston

Community Support - Philippa Franks

Affordable Housing - BCCC Housing Committee

Assisted Living - John Burrows.

BRD - Ballater (Royal Deeside) Limited

RF reported that BRD's AGM would be in December, but it was hoped in future to combine BRD and BCCC in same month. This would mean May or June.

BCE - Ballater Community Enterprise

The Caravan Park had responded rapidly to flood warnings. Unfortunately, **BB** reported that the toilet block had been vandalised by youths.

Halls

BB reported a new calendar format and that the Halls continue to be busy.

CAN - Climate Action Now

SP reported that he was seeking quotes for squirrel bridges prior to making an application to BRD. He had approached Davidsons Pharmacy for assistance in funding the disposal of medicine blister packs which are currently being collected by the Hub. Also looking at trying to bring together those who are no longer fit to garden with those seeking garden space. **WJ** reported tree-planting in fields to south of river to improve shade on the river for fish.

10 Correspondence

RF had passed on a request for a plaque on a seat to David Cobban.

11 Finance No change

12 AOCB

WJ congratulated Thrive on being a great event for the village. He suggested that Monaltrie Park might be a better venue, giving more space for stalls and demonstrators. Car-parking at Monaltrie Park had not been fully used due to poor signage. **WJ** was concerned about road safety during the event, with cyclists using the full width of the South Deeside Road. He suggested that contact might be made with Thrive organisers for next year to welcome the event to the village. Michael Kitts pointed out that mobile reception and wifi might be an issue at Monaltrie Park and that this should be considered when planning events for the park. **RF** reported that FIG has many images, reports and drone footage of the river which he would be happy to make available to any interested parties.

The meeting ended at 20.20

The next meeting will be held on 11th December, 2023 at the Mike Sheridan Room, Station Square, Ballater at 19.00hours.

Approved