

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Minutes of AGM and monthly meeting held on Tuesday 6th June 2017
7.30 pm, Douglas Lounge, Craigiebuckler Church

PRESENT: William Sell (Secretary & Vice-chair)
Robert Frost (Planning)
Rhona McCallan (Minutes)
Dana Blyth (Committee)
Ainsley Mitchell (Committee)
Joe McCallan (Committee)
Karen Reilly (Committee)
Caroline Walker (Committee)
Police Officer
Cllr Martin Greig
Members of the public (3)

APOLOGIES: Aileen Brown (Chairperson)
Cllr John Wood
Cllr Claire Imrie

WELCOME

William thanked everyone in Aileen's absence for attending and the meeting commenced at 7:30pm.

POLICE REPORT

The Police Report had been circulated earlier and will be uploaded to the Craigiebuckler and Seafield Community Council Website at <https://e-voice.org.uk/craigseacc/>.

Operation LATHE : Over the month of June a small dedicated team will be robustly tackling push bike crime. Focus will be on the three strands of intelligence, prevention and enforcement. If you see anyone acting suspiciously in your area please contact Police on 999 for on-going incidents or 101 for historical.

Operation Trinity: is aimed at targeting individuals who cause a nuisance in their communities by riding motorcycles illegally or in a dangerous way.

This year is the ninth year that the operation has taken place and is a direct result of concerns raised by the local communities across the city about the anti-social use of motorbikes and the negative behaviour associated with it.

As in previous years, a dedicated team of officers will be working alongside colleagues from the Roads Policing Unit, City Wardens, Scottish Fire and Rescue Service, Aberdeen Community Safety Hub, as well as the public to tackle the issue.

APPROVAL OF MINUTES

The minutes of the previous meeting of Tuesday 2nd May 2017 were approved.

Proposed: Robert Frost

Seconded: Karen Reilly

MATTERS ARISING

1. Choked Drain – Craigiebuckler Drive

Cllr Greig continues to pursue with the works department to clean this one out as soon as possible. At present the area has been coned-off due to flooding.

2. Donation Requests

Hazlehead 53rd Scouts: £100 donated.

Hazlehead School Library: £100 donated.

Airyhall Toots Playgroup: £50 donated. William was warmly received at the playgroup and had his photo taken when handing over the cheque.

3. Area Demographics

In response to concerns regarding representation to the Health and Social Care Partnership the demographics for this area in respect to other city areas was being sought. Aileen and Cllr Greig were attempting to find relevant information.

4. Craigiebuckler Church Annual Community Event on Tuesday 7th May 2017

William intimated that the day was a great success with the usual plethora of stalls and community organisations attending. His time at the Community Council table went quickly and was very enjoyable.

5. Vacancy for Treasurer

William introduced Cameron Campbell. Cameron had previously been a member of the Community Council and had now volunteered to again join the team. Not only was he joining as a member, but he had expressed his willingness to take on the vacant position of Treasurer.

Proposed: Dana Blyth

Seconded: Rhona McCallan

CORRESPONDENCE

William had forwarded email correspondence to all committee members prior to the meeting and there were no matters arising regarding their content.

TREASURER'S REPORT

With the Treasurer's post being vacant for the previous month there was nothing to report.

PLANNING OFFICER'S REPORT / PLANNING MATTERS

Proposed construction of a care home on Zone A of the Dandara site.

The following extract forms the basis of the Community Council's objection to this development following the public meeting in Hazlehead Academy on Tuesday 2^{3rd} May 2017.

This extensive area of land has long been associated with flooding. Therefore it is our contention that the excavations to create an extensive footprint of this proposed care home, will result in the silting of the Walker Dam, the inflow of which, at one point in its course, passes within less than 3 meters from the North boundary of Zone A. It is very concerning, that the planning application documents do not seem to include the involvement of SEPA in the management of the ground water courses during the development of the site. We have been informed that the north retention pond (SUDS) is in poor condition and seems unfit for its intended purpose as a flood prevention measure.

Clearly this proposed care home is disproportionately large, compared to the planned housing to the West and North. If it is allowed to be built, its height and extensive form will have an overbearing effect when viewed from numbers 1, 9, and 10 Hazledene Manor. Similarly its height and close proximity will cause it to have an adverse visual impact on the residents of numbers 29, 30, 31 and 32 Monymusk Terrace. Therefore we do not believe that its construction will have the outcome of achieving 'the right development in the right place'. The 3 storey rectangular block of the proposed care home will be visible from Hazlehead Park and will not blend in with the the surrounding landscape. Viewed from the playing fields, such a massive structure will be visually unappealing and will detract from the ambience of the rural setting of the Park.

There is a row of magnificent mature beech trees close to the intended access road. The canopy of the nearest tree almost overhangs the section of the verge, which would be excavated to facilitate access to Hazledene Road.

Although it may not be the Applicant's intention to fell or damage any of the trees, We contend that damage to the roots of the nearest tree, during the excavation and construction of the foundations of the access road, will be unavoidable.

Parking and Traffic- The Applicant informs us that 28 parking spaces will be provided for the proposed 81 bedroom care home, which will employ approximately 100 staff. Even if we assume that a number of employees and visitors will use green and sustainable means of travel to arrive at the care home, common sense tells us that the parking provision will be woefully inadequate for such a large establishment.

The proposed access is from Hazledene Road, which is a residential street. We contend that the noise and disruption associated with construction traffic will cause disturbance and adversely affect the quality of life of its residents.

Most visitors and employees will have to park their vehicles in the nearby streets of Hazlewood, Burnieboozle, Craigiebuckler, Woodburn and Hazledene. That will prove to be unacceptable to the residents of those streets.

In addition, it was noted that there were no elevations of the building provided in the application as viewed from Hazlehead Park or the existing and proposed surrounding housing areas to assist in determining visual impact of the structure. William will pursue this issue with Aberdeen Council/Dandara.

FORUM FOR MEMBERS OF THE PUBLIC

Walker Dam: Concern was expressed at the lack of water to the dam and the silt build-up. Cllr Greig advised that the dam will be dredged and Friends of Walker Dam have acquired trees from the Woodland Trust to further improve the site. SEPA were also taking a closer look at the water courses in the area due to burns running dry, flooding in certain areas, pollution and water management in general.

Hazledene Dyke: It was advised that several stones had been knocked off the dyke on Hazledene Road. These stones had previously been cemented in by people on community orders but were now in need for re-setting.

AOCB

Couper's Bypass: Ainsley asked if the grass here could be cut as it was now overgrown. Cllr Greig said that he would pursue with Aberdeen Council.

DATE OF NEXT MEETING

The next meeting will be held on Tuesday 4th July 2017 at 7:30pm in the Douglas Lounge, Craigebuckler Church Hall.