

Craigiebuckler and Seafield Community Council

Minutes of the Meeting of Tuesday 4th March 2025 at 7:30pm in the Douglas Lounge, Springfield Church

Present

- Community Council Members:
William Sell (WS), Robert Frost (RF), Cameron Campbell (CC), Margaret Meikle (MM), Keith Watson (KW), Craig Melville (CM), Ranald Cameron (RC) and Caroline Walker (CW)
- Councillors:
Martin Greig (MG)
- Local Residents:
Paul Graham (PG) Lynda McPherson (LM) and Ian McPherson (IM)

Apologies.

Duncan Laidlaw (DL), Pam Fraser (PF), Dana Blyth (DB) and Karen Reilly (KR)
Councillor Ken McLeod (KM)

Police Report

No police report had been received prior to the meeting. Sergeant Burr was not present, and no apologies had been received.

There followed a general discussion about police attendance, reporting and action follow-up and it was noted that feedback on attendance and report content had been requested and provided to the police after the November '24 meeting (see Minute). No response to this feedback had been received to-date and there were still actions dating back to February '24.

Action; WS to write to Seargeant Burr and request;

- *The current police policy concerning police attendance at CC meetings and the provision of reports.
NB An email received from Sergeant Burr on 3rd January implies that there will be future reports (see below)?
'I see from the minutes that speeding on Springfield Road is perceived to be an issue again, it was around this time last year that there was a speed trap installed by the council safety unit after a meeting with Councillor Greig, and the statistics didn't discover any issues. The new Community action team are fully staffed as of Monday so I will try and get them to give it some attention and **report back in future Police reports.**'*

Minutes of the Meeting of 4th February 2025

- The minutes of the meeting of 4th February had been completed but not issued and were subsequently issued by WS after the meeting.
Action: Minutes to be Proposed and Seconded at the April meeting.

Treasurer's Report

CC provided a hard copy of the CSCC Statement of Accounts for 2024 (1st January to 31st December) which had been independently audited by Ms Catherine Mackay and signed off on

3rd March 2025.

The account shows a closing balance of **£997.04** which is below the ACC £1000 carryover limit for the year. CC went on to confirm that the audited account would be sent to Karen Finch on 5th March in advance of the ACC 31st March deadline.

(A copy is appended to the AGM Minutes)

CC went on to advise the meeting that;

- the account balance at 11th February was £1297.04 which included the Malcolm Allan donation of £300 for the Xmas lights.
- £100 was set aside for the replacement Jubilee tree in the grounds of Springfield Church (expected end of March).
- last year's grant from ACC was £1077.54 and we could expect an increase in the 2025 grant due to the increase in the electoral roll.
- Cheques for the Brownies and Boys Brigade (£150 each) have still to be deducted.
- The CSCC insurance is due to be paid on 1st April and it was agreed that WS would pay this and be reimbursed.

It was proposed and subsequently agreed that an honorarium payment of £35 should be made to Ms Catherine Mackay for completing the 2024bCSCC account audit as has been done in previous years.

CC advised that the Bank of Scotland are implementing a monthly charge of £4.25 for the period 10th Jan to 9th February 2025 and every month thereafter. Enquiries had been made on a move to another bank, and he advised that both Virgin Money and RBS are also planning in introducing charges. It was agreed that this would be monitored alongside other CCs that are similarly affected.

Action: CC to monitor and review.

The Jubilee Tree replacement was discussed, and it was confirmed that this would now be scheduled for March/April when frost is less likely. CSCC volunteers will be required to assist with the planting.

Action: CC to liaise with Raimoir and coordinate input/activities within the CSCC

Correspondence.

WS reported that all emailed items of correspondence had been forwarded to the CSCC members.

Matters arising from the Meeting of 4th February 2025

- Footpath Bordering Hazlewood Development
During the December meeting a resident reported that the footpath bordering the Hazlewood Development between Countesswells Avenue and Hazledene Road remains unpaved and in a muddy condition. Paving works were supposed to be carried out by the housing developer, Dandara. MG confirmed that the land was owned by Dandara, and they considered that the path was suitable and fit for purpose. It was confirmed that they had previously trimmed/cut back the undergrowth and repeating this action would help. MG confirmed that he had approached Dandara, but no response had been received. All agreed

that it was muddy but acceptable as it was, and no further action was required. CM did however point out that the Core Path Upgrades in the area could help in the future.

- Tree Felling on Former Treetops Site

CC highlighted that another tree had been felled by Malcolm Allan (MA) on the site of the former Treetops Hotel. It was noted that there had previously been two breaches of Tree Preservation Orders by MA and that ACC David Dunne had confirmed the following on 13th May, 2024;

- *‘On this occasion, there would be very limited benefit in pursuing formal enforcement action against the applicant, however they have been reminded that it is an offence to remove trees in contravention of a tree preservation order. Going forward the development will be closely monitored as it progresses and reviewed on completion for compliance with the approved plans.’*
- *‘The Council are in the process of considering the detailed landscaping scheme for the site and will be requiring that the area is replanted with trees as part of the scheme to compensate for the loss of the trees. Once a scheme is agreed it will be published on the planning portal.’*

It was further noted that Scottish Forestry had also declined to act against MA.

WS subsequently wrote to David Dunne on the 4th March requesting that ACC checks the latest tree felling against the developer's planning application (reference 211528/DPP). Matthew Easton subsequently responded on the same day requesting details of when the trees were removed and which part of the site.

MG advised the meeting that the site had been inspected by the ACC Environmental Consultant in November and a number of non-compliances were observed e.g. a large retaining wall and drainage were not included in the Environmental Impact Assessment. The report in question contains details of the non-compliances and makes recommendations and a copy was requested for CSCC members

Action: MG to enquire if a copy of the Environmental Consultant's report can be shared with CSCC members.

- Tree Planting in the Culter Bypass/Springfield Meadows

At the previous meeting, a resident had raised concerns that the new trees planted in this area could impact adjacent properties due to root spread and blocking daylight. She was concerned that there had been no consultation with households bordering this area and had written to both ACC and CSCC requesting specific details of the trees but had not received a response.

MG confirmed that the relevant information had been sent to the resident concerned. CM also advised that he had canvassed over 35 people who use the area and the response to the new tree planting was overwhelmingly positive.

- Speeding Cyclists on Core Paths

A local resident had highlighted at the February meeting that speeding cyclists on the core path network were posing a hazard to pedestrians and enquired if signs could be erected along the lines of ‘Please Respect Path Users’. CM advised the meeting that the unofficial survey he had conducted with more than 35 path users did not see this as an issue. There were also mixed views on the effectiveness of signs and on balance it was agreed that there

was no further action required.

- **Speeding Traffic and Inconsiderate Driving in the Area**
DL expressed concern at the last meeting over speeding traffic and inconsiderate driving in the area and specifically on Anderson Drive. It was recognised that this was an ongoing issue across the city which can only be remedied by a visible police presence and enforcement action.

The potential reduction in speed limits (from 30 to 20 mph) on some Aberdeen roads was highlighted as a potential improvement although this is unlikely to make any material difference without a visible police presence and enforcement action. In addition, KW advised the meeting that there are new AI 4D radar cameras being trialled in the UK that can detect; vehicle speed, driver mobile phone use and seatbelts (all occupants) as well as identifying the vehicle make, model and number plate linked to UK police and DVLA databases. It's unknown if this technology is being considered by Police Scotland.

Action: WS to request an update from the police on speeding and inconsiderate driving interventions and initiatives in the city.

Post Meeting Note: WS subsequently wrote to Sergeant Burr on 6th March requesting an update.

- **Bulb Planting Project.**
WS thanked RF, PF, RC and KW for joining him on 22nd February to plant the 2000+ crocus bulbs at the Walker Dam.

Planning Officer's Report.

RF advised the meeting that the planning application by Malcolm Allan lodged in September '24 for a non-illuminated sign at the former Tree Tops site had been approved by ACC on 9th February.

- **22& 24 Kinaldie Crescent – Planning Application Ref No. 250071/DPP**
The above referenced planning application was discussed with residents PG, LM and IM outlining theirs and their neighbour's concerns.

There has been a history of applications on this site, and in summary the previous owner of No. 22 made 2 planning applications for a house with a long driveway access through an amenity area. The first application in 2014 was withdrawn and the second application in 2015 was refused by ACC and an appeal was subsequently lodged with the Scottish Government which was refused in 2017. The previous owner then submitted a third application in October 2017 for a smaller house but this time the access was from Kinaldie Crescent and it was approved in September 2018. The owner then marketed the site for sale with the plans and in March 2022 the house with garden and plans was sold.

Specific concerns are;

- The new design is contemporary and unlike any of the houses in this area.
- The new plans say the Gross Internal Area is 284 sq m which is approx. 28% larger than the largest Kemnay Place detached house. It would also be significantly larger than the current 22 & 24 KC houses taken together.
- There is no mention of the impact on the trees and tree roots, and particularly those within the Walker Dam Local Conservation Area.

A general discussion ensued during which, CSCC members unanimously agreed to lodge an objection with ACC.

Action: WS to write a Letter of Objection to the Planning Officer in ACC.

Post Meeting Note: This was subsequently completed on 7th March and an acknowledgement was received.

- 2406/DPP Planning Application to install a BESS at Newton of Pitfodels
A decision on the planning application appeal is expected early March and there will be no right of appeal thereafter.
- Thornhill BESS
RF advised that the first public consultation for the planning application in Thornhill (Cults & Bielside) in the Palm Court on 24th February was poorly attended with only +/- 20 people present. The next consultation is in the Airyhall Community Centre on 3rd April 2025 and WS confirmed that he would attend on behalf of CSCC.
- Hazlehead Academy
At the last meeting in February, a local resident enquired if any road improvements were planned as part of the planning of the new Hazlehead Academy.
Action: MG to check and confirm.

Matters for Discussion with Ward Councillors

- Coupar Pond
The low water level in the Coupar Pond was discussed and CM advised that he had spoken with Alistair Cox, Site Manager in the Hutton Institute and the low water level was believed to be a combination of a breach in the pond liner/membrane (which was thought to have occurred when removing silt with a digger) and low rainfall. A discussion has taken place with Trustees and with repair costs running at +/- £100k a possible option is to convert this to a wetland by planting and trimming bushes to improve the visual aspect. Mr Cox advised that he was willing to meet with CSCC members to discuss plans.
Action: Discuss at April meeting
- Inaccurate Bus Timetable Information
It was highlighted that bus time information on local timetables was inaccurate and arrival/departure times are not being updated when the service changes.

Post Meeting Note: MG followed-up and received the following update;

'It has been confirmed that with regards to the stops on Countesswells Avenue, all were updated for the Services 15/15B, which were registered for 23 Feb 25. At the same time, the timetables at the stops on the anticlockwise direction of Countesswells Avenue were removed.

The Craigiebuckler Avenue timetables, and 2 on Queen's Road (Northburn Avenue) were also verified, with confirmation that the correct timetables are in place.

The times printed on the timetables are as per registered by the bus operators with the Traffic Commissioner. If these times differ to those online, then I would recommend contacting the bus operator directly to check their online times are correct. They can be contacted as follows:

For First Bus: <https://www.firstbus.co.uk/help-and-support/#form-scrollto>
or by telephone on 0345 646 0707

If the specific bus stops which are reported as having incorrect timetables are different to these, it would be helpful if your constituents can specify the locations and we would be happy to highlight this and ensure corrections are made.'

A.O.C.B.

- Royal Garden Party in July
WS confirmed that RF has been chosen to represent CSCC at the Royal Garden Party in July after requesting nominations from CSCC members.
- Makeshift Tent at Walker Dam
KW advised the meeting that a makeshift tent had been erected in the vicinity of the Walker Dam, and it looked like someone was sleeping rough.
Post Meeting Note: This has now been dismantled and the site cleared.
- April Meeting Minutes
As a follow-up to the AGM recommendation that CSCC members take turns at writing the meeting minutes, WS requested a volunteer for the April meeting and CW agreed to do this.
Action: CW to prepare the MoMs for the April meeting.
- CSCC Focus Areas
KW suggested that a general survey could be completed of residents in our area to establish their concerns and priorities so that we can focus on these as a CC. In a similar vein, at the February meeting, CM had suggested a 'Know Your Community' initiative which would identify residents' preferred communication details and could be used. The meeting overran due to the AGM, and it was agreed that this should be discussed in more detail at the April meeting.
Action: WS to add to the agenda for the April Meeting for a fuller discussion.

Date of Next Meeting.

Tuesday 1st April 2025 at 7pm in the Douglas Lounge, Springfield Church.