

Craigiebuckler and Seafield Community Council

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

Present

William Sell, Margaret Meikle, Cameron Campbell, Craig Melville, Robert Frost, Ranald Cameron, Duncan Laidlaw, Caroline Walker, Councillor Martin Greig, Councillor Ken McLeod.

Apologies

Cllr John Cooke, Keith Watson, Karen Reilly, Pam Fraser.

Police Report

No report was received.

CM reported that there are 15-20 thefts at the garage every month which are reported to the Police

Minutes of Meeting of 4th February 2025

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Treasurer's Report

The Bank statement is unchanged since the last reporting period.

Cheques to be deducted:

£111.99	Replacement Tree
£100.00	Boys Brigade
£ 35.00	Catherine McKay
£100.00	55th Scouts
£100.00	9 th Aberdeen Brownies

The Bank has charged £4.50 for Bank Charges every 2 months

Craig/Cameron spoke to RBS re bank charges and reported that there is an account that can provide free banking for 3 years, but we would need to move the money from BoS to RBS. We await more details from BoS and RBS. The operating grant from the council has not been received, yet.

Cameron spoke to Elliot Mair of Raemoir Garden Centre while the replacement tree was being planted. Mr Mair said he was impressed by the support that the Community Council gave to the Community.

The tree will need a bucket of water once a week and the memorial plaque requires to be installed. Cameron is going to see to this.

The tree was planted on 11th March and has flowers around it – it's looking good.

Cameron reported that he bought dog waste bags for all the main sites along the paths.

Craig Melville is looking into a way that we can contact the council about emptying the bins, without having to fill in all the application forms.

At the conclusion of the Treasurer's report, the matter of an emailed claim by Craig Melville concerning a payment of £1000 for setting up the website was discussed. This payment is for software, electricity, technical ability and compliance.

William Sell explained that invoices and receipts are required as evidence of his out-of-pocket expenditure before any reimbursement can be considered.

Considering his request for the application of his technical ability to be included as part of any payment for his work on the website, William Sell explained that the Community Council is a voluntary organisation, and its members all bring a variety of skills to the table.

William Sell explained that he has been a member of the Community Council since 2008 and that he cannot and does not want to be paid for the time that he has spent writing minutes, preparing agendas, attending meetings on behalf of the Community Council, writing reports, writing letters of representation against planning applications, etc.

He also reported that, in response to an email to Karen Finch, Community Council Liaison Officer, about the subject of paying members for work, he received a reply to the effect that work is voluntary, and we do not get paid for it unless the members agree.

Our new members have no knowledge of the decision to improve the website. Therefore, for their benefit, a vote will have to be taken before any decision can be made concerning any stated historical expenditure.

Craig Melville mentioned electricity consumption in his emailed reimbursement claim. William Sell asked him how he quantified the amount of

electricity he had consumed while setting up the website? He was not satisfied with the explanation that was offered.

In summary, William Sell explained that supporting documentary evidence is required by the Treasurer to account for his items of expenditure when the accounts are submitted to the Auditor.

Craig Melville is going to speak to Karen Finch and to William Sell regarding his fee from 3 years ago for setting up and changing from the old website to the new one.

CSCC Insurance with Zurich – William Sell presented the invoice for £97.20 and the receipt for its payment to Cameron Campbell, Treasurer. His request for reimbursement for that amount was granted on a preproposal by Margaret Meikle, seconded by Duncan Laidlaw.

Correspondence

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

Matters arising from the Meeting of 4th March 2025

During the March meeting, it was agreed that William Sell would write to Sergeant Burr requesting an update on the current situation pertaining to speeding in our area and the pedestrian fatality on Seafield Road on the 6th of March 2024.

William Sell reported that Sergeant Barr replied to the effect that “the Community Action Team are routinely carrying out speed cheques across the city. We have been focusing on the 20 mile per hour zones around the schools but where we get repeated complaints, we work with the Aberdeen City Council Road Safety Unit at installing speed monitoring at the sites. In respect of the circumstances relating to the pedestrian fatality on Seafield Road on 6 March 2024, as this is a road policing LED inquiry, it is currently with the procurator fiscal I have no information to give you.”

After the report, incidents of dangerous driving in our area were discussed.

Tree felling on the former Treetops site: - William Sell reported that he wrote to David Dunn., Aberdeen City Council, on the 4th of March, requesting that Council Officers check the latest incidents of tree felling against the developer’s planning application. Matthew Eastern subsequently responded on the same day, requesting details of when the trees were removed and from which part of the site. William Sell emailed the relevant information to Matthew Easton.

William Sell recalled that, during the March meeting, Councillor Martin Greig had explained that the site had been inspected by the Aberdeen City Council's Environmental Consultant in November 2024.

Councillor Greig had been asked to inquire if a copy of the Environmental Consultants report can be shared with members of this Community Council.

Councillor Greig reported that he was informed that there are ongoing discussions with the Enforcement Team at the Council.

William Sell informed the meeting that he had intended to advise that this Community Council should email Matthew Easton, Planning Officer, Aberdeen City Council, to insist that Malcolm Allan Ltd is prosecuted for the number of protected trees that have been felled and any other non-compliances with the conditions of the planning consent.

It was agreed to postpone this action until the conclusion of the discussions is known.

William Sell recalled that, during the March meeting, it was 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 community council. Unfortunately, that meeting overran due to the AGM. Therefore, it was agreed that this should be discussed in more details at this meeting.

The initiative had been suggested by Keith Watson (see the list of apologies). It was agreed to discuss the general survey at the May meeting when Keith is present.

William Sell recalled that, during the March meeting, the low water level in the Coopers Pond was discussed. Craig Melville had spoken with Alistair Cox, site manager of the Hutton Institute who informed him that 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 took place with the MacAulay Development Trustees, and with the repair costs running at about £100,000, a possible option is to convert the pond to a wetland by planting and trimming bushes to improve the visual aspect. Mr Cox had advised Craig that he was willing to meet with the Community Council members to discuss those plans.

It was agreed to meet with Mr Cox. Cameron Campbell and Craig Melville were asked to arrange the meeting.

Planning Officer's Report

Appeal Reference: PPA-100-2152

Applicant's Appeal against Aberdeen City Council's Planning Committee's decision to reject the proposed construction of a battery energy store on land at Newton of Pitfodels.

The Scottish Government's planner reversed the local Council's decision to reject this planning application. The applicant now has planning permission. The Government planner knew nothing about the circumstances of the area, e.g., the proximity of the site of the development to a densely populated part of Aberdeen; a school playing field and a primary school.

William Sell was interviewed by a journalist at the site of the development, and he informed him that a huge number of residents had objected to the planning application, and they will be deeply disappointed and frustrated by the decision to grant it planning permission. The planner will be unaware of the amount of upset caused by his decision.

He also told the journalist that there are grave concerns about the safety of the facility i.e., its potential to emit toxic pollution and hazardous substances.

Battery stores in the USA and the UK have combusted, producing toxic plumes of smoke which necessitated the evacuations of hundreds of residents in the vicinities of the installations.

It seems that a potential death trap has been given planning permission to be sited on an unspoiled rural setting at Newton of Pitfodels.

Planning Application Reference: 250071/DPP

Land Adjacent to 22 and 24 Kinaldie Crescent Aberdeen.

Erection of a dwelling house with associated parking and landscaping.

Robert Frost reported that William Sell had submitted a letter to Aberdeen City Council in which he detailed our objections to the above referenced planning application. An acknowledgement has been received from the Council.

The roads Department have also submitted their objection based on the loss of a parking space on Kinaldie Crescent.

Robert also informed the meeting that there is a planning application to build two houses on land at the former Kepplestone House, Viewfield Road.

The Ben Reid Garden Centre has lodged an application to build a coffee shop on their premises. William is to send a letter of support on behalf of this community council.

Matters for Discussion with Ward Councillors

Gates for the Cemetery – They were removed but have now been re-installed.

Margaret Meikle asked Councillor Martin Greig to explain why the No15 bus does not stop at one side of Countesswells Road. She also asked why the timetable is only valid for 3 weeks.

Councillor Greig will follow up these questions.

A.O.C.B.

There being no further competent business, William Sell thanked everyone for their attendance and declared the meeting closed.

Date of the Next Meeting

Tuesday 6th May 2025, 7.00 pm, Douglas lounge, Springfield Church Hall.