

## CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Minute of meeting of 2 September, 2014  
7.30 pm, Douglas Lounge, Craigiebuckler Church

Present: Christine Boylan  
Aileen Brown  
Allan Davidson  
Robert Frost  
Ainsley Mitchell  
Eric Murdoch  
Karen Reilly  
William Sell

### **Apologies**

Apologies were tendered by Brian Bryce, Henry Innes, Rhona McCallan and Joe McCallan.

### **In attendance**

Councillors Martin Greig, Jennifer Stewart and Ross Thomson were in attendance along with Harriet Brace, Reporter, Evening Express.

William Sell extended a warm welcome to everyone present with a special welcome to the local residents who attended the meeting.

### **Minute of meeting of 7 August, 2014**

The minute of meeting of 7 August, was approved by Alan Davidson and seconded by Ainsley Mitchell.

### **Treasurer's Report**

Alan reported that the bank balance was currently £981.95 after a donation of £200 for Craigiebuckler Church Fun Day had been deducted.

### **Planning Officer's Report**

Robert reported that after a period of heavy rain in the early hours on Monday 11th August several watercourses flowing out of the Dandara housing development had been discoloured by coffee coloured water containing fine sediment/clay type material. This had resulted in water entering the Coupers Pond at the James Hutton Institute and also the pond at Johnston Gardens. The Craigie burn had also been affected.

Of particular concern to local residents was the fact that several dogs in the local area have been reported becoming unwell after entering a polluted burn

that feeds the Walker Dam, the animals had either been sick or had diarrhoea. SEPA were alerted to this problem and are investigating further.

Dandara have also been witnessed by several local residents opening their waste pipes from the north retention pond and discharging it into the burn. The flow of waste was very noticeable to several local residents and within seconds the water in the burn turned coffee coloured and this had resulted in the local nature reserve at the Walker Dam also being filled with sediment and turning a coffee colour.

Work on the remaining houses in Zone H has been delayed until a water main is diverted by Scottish Water to the newly laid water pipe around the development, once completed the old water main running along the tree line of Zone H will be removed allowing construction of the remaining houses. This would also allow the drainage pipes outside the sales pod to be properly connected and the use of temporary water pumps will no longer be necessary. The water main will be diverted by Scottish water using specialist contractors and this should be completed by the end of September.

### **Construction Traffic Access**

The main access road off the new roundabout on Countesswells Road would be in use by the end of the year at which point no construction traffic should be using Countesswells Avenue which will be welcome news to residents in the Pinewood area, the date for this arrangement may be brought forward to sometime in October but there is no guarantee.

### **Meeting with Dandara**

Councillor Ross Thomson had organised a meeting with Dandara and CSCC planning sub-committee to discuss recent issues that were raised with local residents. The meeting took place at the Dandara sales suite on Friday 29th August 2014.

Gavin Wyley, Managing Director answered a range of questions regarding the drainage of the retention ponds, plans for core path construction. The core path will be a 2m wide with a bituminous bound surface and construction consent is still to be obtained from the City Council. Removal of dead trees along the length of the core path was discussed, negotiations still to take place between Dandara and Aberdeen City Council regarding the core path, in the longer term the City Council may adopt the core path after the development is complete.

The first houses in Zone H will be occupied by the end of the year.

During the meeting Dandara agreed to set up a meeting with SEPA, Councillor Ross Thomson and members from CSCC to discuss the on-going issues with discoloured water from the development site entering water courses. This is a very welcomed opportunity and hopefully a discussion can take place regarding the lack of water from the Craigie Burn.

Repair of Countesswells Avenue to be completed once construction traffic has been diverted to a new entrance off the new roundabout on Countesswells Road.

Zone A (The Grange) construction of houses to start by the end of the year, access will be off Hazledene Road and a road construction consent has been received from the City Council to allow an upgrade of the road to adoptable standards.

Work on Zones B & C is likely to start early 2015.

A lengthy discussion followed on from Robert's report with general criticism of the level of the service from SEPA representatives. It was noted that the most "local" representative is based in Portsoy and, as a result, is unable to provide an emergency service.

It was also noted that William has written to our local MSP highlighting these problems.

William thanked Robert for spending the time to gather this information on behalf of CSCC and for presenting such a detailed report.

### **Presentation from Alan Massie, Carlton Rock**

Alan Massie of Carlton Road and Graham Stuart, Architect, bmj Architects gave a joint presentation on the proposed 5 Star Hotel Development in the Hazlehead area.

Posters highlighting the indicative design concept of two examples of the Hotel, the Hotel Clubhouse and the Equestrian Centre were available.

It was pointed out that the Indicative Design Document had been submitted to Aberdeen City Council and that a Departure Hearing had been scheduled to take place on 10 November, 2014.

The proposals encompass two sites: an open field adjacent to Dens Wood and the current Hayfield Equestrian Centre site. The hotel would be located off Countesswells Road and is in an open field with a crossfall of 13 metres bounded on the west by a public road and Dens wood; on the north and south by woodland and on the east by a field boundary comprising a stone wall, shrubs and trees.

The golf/equestrian centre site would be situated to the north of the hotel site. This site is currently occupied by Hayfield Equestrian Centre.

The proposed development would house a 250 bedroom 5 star hotel, with leisure and spa facilities, a golf club-house and some holiday lodges.

Members present raised concerns about the increase in traffic during the construction stage, the poor state of the roads in the surrounding area and drainage problems which are already being experienced due to other developments in the area.

Assurances were given that a Traffic Impact Assessment and Hydrology Survey would be undertaken and the results shared with residents in the area at a future meeting of the Community Council.

William thanked Alan and Graham for the presentation and for involving members of CSCC and residents in the progress of the proposed development.

**Date of next meeting.**

The next meeting will be held on Tuesday 7 October, at 7.30 pm in the Douglas Lounge, Craigiebuckler Church.

CEB  
4.9.14