

**ABERDEENSHIRE COUNCIL**

**BUCHAN AREA COMMITTEE**

**BUCHAN HOUSE, PETERHEAD, 9<sup>TH</sup> OCTOBER 2018**

**Present:** Councillors N Smith (Chair), D Beagrie (Vice Chair), A Buchan, M Buchan, S Calder, A Fakley, J Ingram, S Smith and I Sutherland

**Apologies:** Councillors A Simpson and A Allan

**Officers:** Chris White, Buchan Area Manager (Business Services); Iain Meredith, Solicitor - Governance (Business Services); Sally Wood, Senior Planner (Infrastructure Services); Piers Blaxter, Team Leader (Planning) (Infrastructure Services); Mrinmoyee Nath, Policy Planner (Infrastructure Services); Philip Leiper, Roads and Landscape Service Manager (Infrastructure Services); John Bruce, Roads Policy Officer (Infrastructure Services); Christine Webster, Regeneration and Town Centres Manager (Infrastructure Services); Elaine Reid, Team Leader (Affordable Housing) (Infrastructure Services); Emma Turnbull, Head Teacher, Boddam School (Education and Children's Services); David Anderson, Team Manager (Customer Communications and Improvement) (Business Services); Elaine McCarron, Asset Disposal Surveyor (Business Services); Robert McGregor, Area Project Officer (Business Services); and Theresa Wood, Area Committee Officer (Business Services)

**In Attendance:** Craig Shand, Scottish Fire and Rescue Service

**1. DECLARATIONS OF MEMBERS' INTERESTS**

The Chairman asked Members if they had any interests to declare in terms of the Councillors Code of Conduct –

- (1) Councillor S Smith declared an interest in Item 5 by virtue of being a householder on the boundary of site OP2 (page 62), however, he concluded the interest to be remote and insignificant. Therefore, Councillor Smith advised he would remain and participate in this item,
- (2) Councillor A Fakley declared an interest in Item 6 by virtue of being a Trustee of Peterhead Area Community Trust, however, he concluded the interest to be remote and insignificant. Therefore, Councillor Fakley advised he would remain and participate in this item,
- (3) Councillor I Sutherland declared an interest in Items 5 and 6 by virtue of his role as BID Manager, however, he concluded the interests to be remote and insignificant. Therefore, Councillor Sutherland advised he would remain and participate in these two items,

- (4) Councillor D Beagrie declared an interest in Item 6 by virtue of being Chairperson of Peterhead Area Community Trust and a member of the Seafood Festival Steering Group. Having concluded the interests to be remote and insignificant, Councillor Beagrie advised she would remain and participate in this item, and
- (5) Councillor D Beagrie declared an interest in Item 10 by virtue of having advised the Community Council in relation to the purchase of a defibrillator, however, she concluded the interest to be remote and insignificant. Therefore, Councillor Beagrie advised she would remain and participate in this item

## **2(a) STATEMENT ON EQUALITIES**

In making decisions on the following items of business, the Committee **noted** the requirement, in terms of Section 149 of the Equality Act, 2010 –

- (1) to have due regard to the need to:-
  - (a) eliminate discrimination, harassment and victimisation;
  - (b) advance equality of opportunity between those who share a protected characteristic and persons who do not share it; and
  - (c) foster good relations between those who share a protected characteristic and persons who do not share it
- (2) where an Equality Impact Assessment was provided, to consider its contents and take those into account when reaching their decision

## **2(b) RESOLUTION**

The Committee **agreed** in terms of Section 50A (4) and (5) of the Local Government (Scotland) Act 1973, to exclude the public from the meeting during consideration of the items specified below so as to avoid disclosure of exempt information of the class described in the undernoted paragraphs of Part 1 of Schedule 7A of the Act.

<b>Item No</b>	<b>Paragraph No of Schedule 7A</b>
15	9

## **3. MINUTE OF MEETING OF 18<sup>TH</sup> SEPTEMBER 2018**

The Minute of the Meeting of 18<sup>th</sup> September 2018 had been circulated and was **approved**.

## **4. NEW PLANNING APPLICATION**

This item had been withdrawn.

## 5. ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2021 – MAIN ISSUES REPORT

A report by the Director of Infrastructure Services had been circulated advising that under Part 2 of the Planning legislation, as set out in the Planning (Scotland) Act 2006, the Council is obliged to prepare and publish a Local Development Plan for the area. With a view to facilitating and informing their work in preparing a Local Development Plan, Section 17 obliges the Authority to first compile a Main Issues Report. The views of the Committee was sought to determine whether there are any issues that need to be highlighted to Infrastructure Services Committee.

Having considered Parts 1 and 2 of the proposed Main Issues Report as they affect the Buchan Area, the Committee **agreed** to put forward the following changes that they would like to see included before it is considered by the Infrastructure Services Committee on 29<sup>th</sup> November 2018 –

- (1) Fetterangus – that consideration be given to reserving BU026 in the event that one of the other sites is not progressed,
- (2) Mintlaw – (a) that consideration be given to reserving BU033 to allow for further expansion, (b) in light of ongoing housing development, there is a need to expand the Business Park to allow for more business uses, (c) to allow for expansion for more business use that BU005b be considered, and (d) to acknowledge that site BU048 will allow better connectivity
- (3) New Pitsligo – (a) that sites OP1, OP2 and OP3 be retained within this Plan to attract more businesses and growth of the village, and (b) to note that BU034 will allow the village to grow and allow an opportunity for business development
- (4) Peterhead – having noted that BU046 is highlighted as a possible site for a new health centre, to acknowledge that Officers have noted that this site is out with the town and that there may be other suitable sites that can be identified, with better public transport connections, should the NHS wish to explore opportunities

The Committee further **agreed**:-

- (1) in respect of site BU031 at Boddam, to request that Officers check that the reference to Skelmuir Hill Local Nature Conservation Sites is accurate, and
- (2) to request that Officers seek an update from Scottish Water with regard to the capabilities of the sewage and water system within Fetterangus

## 6. DEVELOPING EXCELLENCE IN OUR NORTH COAST COMMUNITIES – 6 MONTH REPORT

A report by the Director of Infrastructure Services had been circulated providing the Committee with a 6 month progress update specific to Peterhead town.

Having considered the content, the Committee **agreed**:-

- (1) Action 1.2 – Peterhead Learning Campus – having raised concerns in relation to community engagement and the lack of a timeline, to note that Members will receive an update on this issue on 13<sup>th</sup> November at a scheduled meeting with relevant Officers in attendance,

- (2) Action 2.2 – Skills Hub – having noted that funding is coming to an end, to request detail of how and what support will be given to those who use Compass Point?,
- (3) Action 1.7 – Connectivity and Infrastructure – to request that a representative from NESTRANS be invited to meet with Buchan Area Committee Members informally to provide an update on local issues, and
- (4) Action 1.9 – Tourism Product Development – to commend Officers for the work that has taken place to date with cruise ships, and to welcome more formal support in the future from the Council and VisitAberdeenshire

## **7. STRATEGIC HOUSING INVESTMENT PLAN 2019-2024**

A report by the Director of Infrastructure Services had been circulated seeking the Committee's comments on the draft Strategic Housing Investment Plan (SHIP) 2019-2024. All local authorities are required to submit a SHIP to Scottish Government every year, providing a statement of affordable housing investment priorities which will guide the application of Scottish Government and other funding.

The Committee **agreed** to recommend approval of the draft Strategic Housing Investment Plan 2019-2024 to Communities Committee.

The Committee further **agreed** to request that Officers seek an update from Castlehill Housing Association in respect of their plans for Nether Aden, Mintlaw (page 7).

## **8. HOUSING SERVICE QUARTERLY PERFORMANCE EXCEPTION REPORTING APRIL-JUNE 2018 (ABERDEENSHIRE PERFORMS)**

A report by the Director of Infrastructure Services had been circulated advising the Committee of how the Housing Service is performing against key performance measures and associated targets.

The Committee **agreed** to request that Officers provide relevant detail on all voids within the Buchan area.

## **9. ADDITION TO LIST OF PUBLIC ROADS – CLERKHILL SHOPPING PRECINCT**

A report by the Director of Infrastructure Services had been circulated advising that as part of the Peterhead Development Partnership's Regeneration Plan for Peterhead, a scheme has been developed to address the long term amenity, safety and maintenance of an area forming the Clerkhill shopping precinct on Clerkhill Road, Peterhead.

Having considered the content of the report, the Committee **agreed**:-

- (1) to confirm its resolve to undertake a project in respect of the Clerkhill shopping precinct to promote community wellbeing by providing a safe, attractive and well maintained public space, as part of its commitment to regeneration in Peterhead,

- (2) that the Director of Infrastructure Services commence the procedure to exercise the Local Roads Authorities powers under Section 1 of the Roads (Scotland) Act 1984 to advertise its intention to add the area outlined in the schedule and plan, attached to the report, forming the public precinct of the Clerkhill Shopping area, to the Statutory List of Public Roads in order to secure authority to carry out the works required to bring the area up to an adoptable standard and ensure the long-term maintenance of the area, and
- (3) subject to no objections being received within the advertised period, that the Director of Infrastructure Services add the area outlined in Appendix 1, as attached to the report, to the Statutory List of Public Roads

#### **10. COMMUNITY COUNCIL PROJECT GRANT APPLICATION – PETERHEAD COMMUNITY COUNCIL – DEFIBRILLATOR PROJECT**

A report by the Director of Business Services had been circulated asking that the Committee consider a Community Council Project Grant application from Peterhead Community Council to provide the first publicly accessible defibrillator in Peterhead town centre.

The Area Manager advised the Committee that since finalising the report the Community Council had become aware that there will be additional installation costs associated with the defibrillator.

The Committee **agreed**:-

- (1) to award up to £750 to Peterhead Community Council towards a defibrillator to be positioned outside Buchan House, Peterhead, and
- (2) having been advised that there will be additional installation costs, to award a further £200 should the Community Council need further financial assistance

#### **11. REVISED PARTNERSHIP WORKING POLICY**

A report by the Director of Business Services had been circulated advising that a review of the Partnership Working Policy has been undertaken and seeking the Committee's comments.

Having considered the revised Policy and in particular to welcome the proposals that will strengthen the area structure, the Committee **agreed** to recommend approval of the Revised Partnership Working Policy to Business Services Committee.

#### **12. SCOTTISH FIRE AND RESCUE SERVICE – PERFORMANCE REPORT FOR 1<sup>ST</sup> APRIL TO 30<sup>TH</sup> JUNE 2018**

A report by the Local Senior Officer, Scottish Fire and Rescue Service (SFRS) Aberdeenshire and Moray and Director of Business Services had been circulated providing a briefing note to inform Members of how the SFRS is performing locally in Buchan against key SFRS priorities and the Multi-Member Ward Plan.

Having considered the content, the Committee **agreed:-**

- (1) to encourage SFRS to use social media as a means of sharing information/getting their messages across to the general public, and
- (2) in respect of 'Accidental Dwelling Fires', to suggest that SFRS Officers discuss with the Council the need for sheltered housing residents to receive a home fire safety visit within a few weeks of moving into a complex

### **13. EDUCATION SCOTLAND INSPECTION, MINTLAW PRIMARY SCHOOL**

A report by the Director of Education and Children's Services had been circulated advising that in April 2018 HM Inspectors visited Mintlaw Primary School and in June 2018 they published a letter outlining the findings of their visit, as detailed in the report. The Committee was asked to comment on the content of the report.

The Committee **agreed:-**

- (1) to congratulate the Head Teacher, staff and pupils on an excellent report,
- (2) to endorse the Service's continuing efforts in support of its schools in the Education Scotland Inspection process and in the raising of standards of attainment and achievement in all aspects of school life, and
- (3) to receive further reports of Education Scotland school inspections being presented

### **14. EDUCATION SCOTLAND CONTINUED ENGAGEMENT INSPECTION, BODDAM SCHOOL**

A report by the Director of Education and Children's Services had been circulated advising that in April 2017 HM Inspectors published a letter on Boddam School outlining a number of areas for improvement. In May 2018, Education Scotland Inspectors visited the school again and published a further inspection letter in June 2018, as detailed in the report. The Committee was asked to comment on the content of the report.

The Committee **agreed:-**

- (1) to congratulate the Head Teacher, staff and pupils on an excellent report,
- (2) to endorse the Service's continuing efforts in support of its schools in the Education Scotland Inspection process and in the raising of standards of attainment and achievement in all aspects of school life, and
- (3) to receive further reports of Education Scotland school inspections being presented

### **15. PROPOSED SALE OF GLENUGIE BUSINESS CENTRE AND 53 WINDMILL STREET, PETERHEAD**

A report by the Director of Business Services had been circulated asking the Committee to consider the revised strategy for the disposal of Glenugie Business Centre and 53 Windmill Street.

The Committee **agreed**:-

- (1) that Officers report back to the next meeting of the Buchan Area Committee on 13<sup>th</sup> November 2018 with –
  - (a) an estimated cost for the removal of any possible asbestos,
  - (b) an estimated cost for the demolition of the site,
  - (c) an indicative value of the site once cleared, and
  - (d) an estimated value for the granite stone
- (2) to instruct Property Officers to continue negotiations with the proposed purchaser with a view to missives being concluded as detailed in the report, following final approval from the Buchan Area Committee on 13<sup>th</sup> November 2018, and with the intention of concluding the sale by 20<sup>th</sup> November 2018