

# Minute

Chapelton Liaison Committee Meeting  
CCIC Cabin, Chapelton, AB39 8AB

25 May 2016  
6.00pm

Attendees: His Grace The Duke of Fife (DoF)  
Her Grace The Duchess of Fife (CS)  
Alison Dumphy (EDC)  
Stephanie Gray (Turnberry Planning Ltd)  
Willie Munro (Aberdeenshire Council)  
Neil Stewart (Aberdeenshire Council)  
Abigail Brown (Aberdeenshire Council)  
John Gill (NHS Grampian)  
Alan Robertson (NHS Grampian)  
David Summers (DSU) (Resident Representatives)  
Paul Melling (Portlethen & District Community Council)  
Michael Morgan (Newtonhill, Muchalls and Cammachmore Community Council)  
Laureen Canessa (North Kincardine Rural Community Council)  
Cllr Mollison  
Cllr Nelson  
Cllr Evison

Apologies: Cllr Bews, David Finlay (EDC) Chris Pattison (Turnberry Planning Ltd), Ian Ross (Fairhurst), Edith Criggie, Dr Ewan Clark (NHS Grampian), Peter MacCallum, Susan Cochrane (Aberdeenshire Council), Jane Kane, Rob Craig (Resident Representatives), Derek Johnston (Portlethen & District Community Council)

Circulation: All plus Malcolm Forsyth and Robin Jacobs (Transport Scotland)

## Item

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### **1. Minute of 25 November 2015**

The minute was agreed.

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### **2. EDC / Infrastructure Report**

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SG advised there are now 77 occupations and approximately 100 completions at Chapelton. In terms of infrastructure, Hume Square surfacing is now largely complete bar some snagging. Tarmacking of back lanes is about to start.

Approval of Zero C's Bunting Place application anticipated w/c 30.05.16. Three applications are currently pending for AJS – Inner Burgess Park, Outer Burgess Park and Farquharson Street.

The Farquharson Street application comprises 20 single storey dwellings and was well received at a recent public open day. Demand for larger houses has decreased. The bungalows will be 2/3 bed priced around £235k, starting at £190k.

SG advised that 3 new waste bins are to be located up Greenlaw Road to Hume Square and are due to be on site within the next 4-6 weeks.

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### **3. Health & Education**

Revised build out rates have been submitted by EDC. It is now expected that the school will be needed for 2020 (rather than 2019). It is currently anticipated that the school will have capacity for 300 children. The education service will continue to monitor and keep the situation under review with the above dates being subject to change dependent on future build rates/ number of children living at Chapelton.

JG introduced Alan Robertson (AR) who will replace him when he retires later in the year. JG advised that NHS Grampian would like to be kept informed regarding progress on site so that this information can be fed into their capital plan.

**AB/SG**

PM queried whether the new primary school design would include community facilities. Cllr Evison advised that all new schools built within Aberdeenshire do now include such facilities. PM reiterated the importance of locating community facilities within new schools as they are often a focal point within settlements.

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### **4. Transportation**

- Public Transport Provision

EDC advised that the dial-a-ride service is now in place. Discussion with the Council is ongoing regarding agreeing a suitable public transport strategy.

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EDC looking at a 6 year proposal (rather than 3 years) due to the slower than expected build rate which ramps up as the population of Chapelton increases.

It was noted that use of the existing dial-a-ride service has been minimal to date.

- Lighting and Real-time Information

MM queried why there couldn't be improved lighting (of particular concern during winter) and real-time information at the P&C. SG explained there were a number of reasons including the fact the P&C is not adopted and there is no mains power supply. WM advised the query would be referred back to the project team to discuss further.

**AB/EDC**

Cllr Mollison highlighted that new P&C facilities elsewhere in Aberdeenshire have real-time information so why should Chapelton be any different. MM queried why the Council couldn't adopt the P&C. WM advised this was being discussed however is it unlikely the Council will adopt the bus stop area.

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**5. Drainage**

MM queried why the field opposite the telephone exchange is waterlogged at times when the SUDS is dry. DoF confirmed that the SUDS is not designed to hold water day to day, but only when there is excess water. The wetness in the field is due to it being disturbed and will settle down in time. With regard to the same issue occurring next to the main SUDS basin at the south of the development, DoF confirmed they suspect an old field drain has been broken. Further exploratory work is due to be carried out.

**EDC**

MM also raised a query regarding water sitting on the road surface on a bend on the Cookney Road which is draining off the adjacent field. It was agreed Roads colleagues would be informed and they will investigate further.

**AB**

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**6. Marketing Update**

Shortly before the last meeting (November 2015), Hume Square was formally opened. Since then a number of community events have taken place at Chapelton including switching on the Christmas lights, the 2<sup>nd</sup> community woodland planting day and an Easter egg hunt.

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Press adverts relating to Chapelton were published in the P&J newspaper to coincide with Chapelton featuring on TV. General consensus that the development/ community was shown in a very positive light on the show. Previous radio advertising has been followed up with another month on 106 FM.

A number of new concepts are being considered for future development on site including a retirement village and pub with rooms. DoF and CS showed some concept drawings and went through some of the options/ layouts being considered. EDC are also looking at providing office space/ starter units on site, possibly by converting the redundant steading building, due to interest from people looking to work and live at Chapelton.

CS informed the group that all residents are members of the Community Interest Company and the next AGM is in a few weeks' time. Community spirit on site is apparent and a number of activities seem to be taking place within the community, some of which are utilising the CCIC cabin to meet.

JG highlighted the importance of designing houses with strong (broadband) connections as this seems to be where the future of healthcare is heading, allowing assistance and advice to be provided without having a doctor physically present. DoF agreed and said that ultra-fast fibre optic cable to the houses was being installed to give the fastest possible connection available.

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## **7. Open Forum / Residents Matters**

DS mentioned that a light at Hume Square had been in poor condition but that this has subsequently been fixed.

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## **8. AOB**

WM informed everyone that Pamela Clark in Building Standards has won a national award for work undertaken at Chapelton.

JG asked that NHS Grampian are kept informed regarding any independent medical contractors moving on site, i.e. dentist, pharmacy, optician. There was then some general discussion regarding the requirement for a certain catchment size (4000+ population) before a pharmacy license can be granted (for a pharmacy which provides scripts).

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DS queried progress regarding identifying paths and cycle routes around Chapelton. DoF confirmed that a number of routes are being looked at and will be progressed. The first will be ready by this autumn with more to tie in with power/ water routes and are likely to be in place Spring 2017. DoF and CS also provided some information about an upcoming charity cycle event planned for September (04.09.16) which will involve 2 routes (12 and 42 miles). The event will raise money for North East Sensory Services.

Cllr Mollison queried whether there have been any complaints regarding the brightness of the street lighting. EDC confirmed not but if it were an issue for anyone shields can be fitted.

SG informed everyone that EDC have entered Chapelton into a number of awards and that they are through to the second stage of the Aberdeenshire Council's Innovation, Architecture & Design Awards. CS also informed everyone that two of the house builders have recently been commended for their work at Chapelton.

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#### **9. Date and Agenda Items for Next Meeting**

The next meeting will take place at 6pm on Wednesday 30th November 2016. Venue TBC.

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