

Old Aberdeen Community Council

Tuesday 17th November 2015 at 7.30 pm

Old Aberdeen Townhouse

Minutes Rev.1

1. Present and apologies

- Present: Gordon Mutch (chair), Dewi Morgan (minutes), Christine Burgess, Paul Foy, Lorraine Grant, George Wood, Cllr. Ramsay Milne, Cllr. Michael Hutchison, Helen Leith, Alan Wight (UoA), Leith Forsyth (UoA), Holly Bruce (AUSA), Genna Clarke (AUSA), PC Kevin Ross (Police Scotland), Peter Whimster, Jacinta Birchley, Andrew Monnis & Mark Taylor Cummings & Co, David Seaton First Group, Richard Thom.
- Apologies: Isobel Aitken, Trevor Stack Cllr. Ross Grant, Cllr Jean Morrison

2. Minutes of previous meeting: Approved with some alterations. DM proposed, GW seconded. Revision1 to be posted on web site

Matters arising: None

3. St Peter's Street King's Crescent Development. Presentation from AM for Cummings & Co.

AM commenced by seeking to demonstrate that CBs letter, critical of the pre-application process, was not a true representation of the facts. The meeting was not convinced. He noted that the Scottish Govt encourages 'earliest possible' public consultation.

AM noted that a planning application for detail design was likely to be submitted in the next few days. Cllr Milne surprised, as a pre-application meeting with planning dept had not been held. AM noted their preparedness to modify to suit proximity to Conservation Area by retaining the perimeter wall, though with some alterations.

They do not propose to conduct air quality checks despite being adjacent to the bus depot as they had been advised this was not necessary.

Development is on land currently used as parking for First Bus drivers (70 spaces). Development will include 26 car parking spaces for First Bus, remaining 44 spaces to be provided by First Bus, but not part of, or tied to, this application, so drivers could end up on the public road.

The development will be for 202 students, for which 3 car parking spaces will be provided, one of which will be designated for disabled persons. Access will be from Advocates Rd.

CB raised student bed numbers with Leith Forsyth (UOA); who stated that there were empty beds at both UOA and RGU.

CB asked Cllr Milne to ensure that this particular application be scrutinised by the snr conservation officer at ACC.

4. Police update

- 9 bike thefts, all from students.
- Police officers visited the two properties (one in The Orchard, the other in Orchard Walk) at which severe noise problems were centred. The student occupants were made aware that excessive noise at parties was not acceptable and the students were apologetic for any distress they had caused residents. That same night two officers visited the area and issued a

warning to the residents of another house in The Orchard who were having a party with unacceptable noise levels.

5. Draft Character Appraisal. OACC response nearly complete. Our submission must be Friday 20th, so last chance to comment by Thursday evening.
6. HMO Consultation. OACC newsletter now being circulated includes information – and a spare consultation response form.
7. Newsletter distribution. Ongoing. Any problems; please contact DM – we need to get it out quickly.
8. Seaton Park Update.
 - Working towards Green Flag status
 - Wetlands work funding should be in place and work should start in spring
 - Seaton Park has been nominated for the Fields in Trust 'Best Park Award'. Everyone urged to vote for Seaton Park (Duthie Park also in the running).
9. Planning issues
 - 151801 29 St Machar Drive. A new proposal: a near doubling of a bungalow to create a 6 bedroom property – inevitably for a future HMO. All comments to be submitted by 8Dec2015. OACC minded to object.
 - 151772 BT Depot redevelopment, Froghall Terrace, comments by 3Dec2015, development is outside OACC area, but comment is still possible. It was suggested that local residents have asked that the location of the non-student flats should not be the thoroughfare for access to the student accommodation.
 - 151558 39 University Rd Expansion into 14 bedroom unit. OACC Objected on basis of overdevelopment. Review pending
 - 151509 Hillhead; new block of flats. OACC commented on visibility and drainage.
 - 151150 17 University Road – erection of a 3 bed house in garden. OACC objected on basis of overdevelopment. Review pending
 - 151508 39 Kings Crescent – small bridge to permit house to be split – more HMO feared. OACC objected but has been granted
 - Also: Independent review of planning for Scotland. If we are to comment must be before end November, DM and GW have separately circulated thoughts. Any thoughts?
10. AUSA reps update
 - Not much progress on major projects at present – no movement on the Energy Building.
 - Butchart development is going ahead as planned. GC stated there would be no public consultation despite this being promised by previous AUSA President. OACC and attendees voiced their disappointment.
 - Following party troubles in the Orchard that were aired at last meeting, AUSA have drafted a statement for circulation to all students, and especially the sports teams.
 - AUSA have circulated all societies on responsible flyering and presently working on alcohol impact statement.
 - AUSA website presently being updated (Newcastle site being used as a model).

- Apparently the Mosque at top of College Bounds has been receiving threatening phone calls. Messages of support would be appreciated.

11. City Councillors update

Cllr Milne; Death of Bailey Gwynne (Cults Academy) has been a great shock to everyone
Cllr Milne considers the proposed Health and Social Care Partnership structure, currently on consultation is a very important step and should mean that money will be better spent. DM concerned that the document could as easily be read as a move to put even more pressure upon paid and unpaid carers.

Cllr. Hutchison. Council is looking at permitted noise levels in housing.

Cllr Grant had to send apologies and has sent along notes in place of his update. As these contain a lot of information, they have been attached for reference at the bottom of these minutes.

12. Treasurers Report. £558 in kitty, but the bill for printing the current newsletter will consume most of that.

13. Report of other meetings. DM attended Community Council Forum during which the Health and Social Care Partnership proposals had been discussed. Considerable disquiet and concerns as to how it would be funded. ACC creating a sub-group to provide a community voice to the City Centre Masterplan. CCF to provide 1 or 2 members.

14. Forthcoming meetings. Nothing noted.

15. Correspondence. Nothing to discuss.

16. Date and venue for next meeting

Tuesday 17 December at 7.30 pm in Old Aberdeen Townhouse.

17. AOB. GW wished to complement Doug Ritchie (Roads) on a fast and helpful response concerning a recent query regarding road crossings.

Meeting closed at 2130, but then moved on to election of Community Council Officers, brought about by the recent community council elections. The decision was:

Chair Gordon Mutch

Vice Chair Isobel Aitken*

Treasurer Paul Foy

Secretary Trevor Stack*

Planning Christine Burgess & Dewi Morgan (shared post)

Webadmin Dewi Morgan

* *Not present at meeting but self-nominated by email and ratified at meeting.*

All business complete 2150hrs.

Councillor Ross Grant; Written update for Old Aberdeen Community Council

1. Anti-Social Behaviour issues:
 - i) Following from the last OACC meeting, I have liaised with various partners to consider the response to the issues of anti-social behaviour that residents of Orchard Walk and Orchard Place have experienced in recent weeks;
 - ii) Since the last meeting, I took the time to walk round the area to understand the logistics and layouts of the points raised at the community council meeting;
 - iii) I have met with former Sunnybank Police Inspector Jason Carrigan and the Tillydrone Police Inspector Darren Bruce, both of whom have taken the issue very seriously since it has been raised with them. A number of police foot patrols have been carried out in the area and the police have visited the residents of those properties at the route of the issues being created; on one of the foot patrols, one property was attended to by the police in terms of section 54 of the Civic Government (Scotland) Act 1982, regarding noise – this was a good result;
 - iv) The issue has also been brought to the attention of the Councils ASBIT team, and the licensing department have been notified of the issues;
 - v) Contact has also been made with the University of Aberdeen who are conscious of the problems;
 - vi) I note and welcome the ongoing work to establish the Student Community Partnership as an effective way to address issues like this going forward;
 - vii) I would encourage residents to report any future issue of unreasonable noise/anti-social behaviour to both the ASBIT team and/or to me directly and can take it forward in the collaborative way in which we have dealt with the issue so far;
 - viii) In addition to this, I have made arrangements to hold quarterly meetings with the Policing Inspectors Darren Bruce, Carron McKellar and Jim Hume to discuss issues of relevance –such as anti-social behaviour– in the ward and to consider how best to tackle issues proactively and collectively.

2. Third Don Crossing:
 - i) I met with OACC colleagues and ACC officers from the Transportation and Road Safety team to discuss the community councils concerns about the changes to the roads network as a result of the third don crossing;
 - ii) The meeting was productive and we were able to confirm that there will still be a right turn stacking lane into Elphinstone Road from St Machar Drive;
 - iii) In terms of the wider third don crossing delivery, completion will likely be March 2016 as a result of slippage as a result of service works;
 - iv) Road Safety workshops will take place in Riverbank Primary and St Machar Academy to raise awareness of the change in walking environment;
 - v) As the road opens, I am to meet with partners to consider the necessary approach to ensuring that issues are dealt with proactively post opening of the road.

3. Overflowing bins – College Bound

- i) I raised the issue of overflowing bins and flytipping at the communal bins at College Bounds with officers, requesting for additional collections to be made to deal with the problem. Ros Baxter confirmed that the operations co-ordinator visited the site to assess the situation;
- ii) During the assessments, there was little evidence of an issue – however it was agreed to continue to monitor the site for further evidence of overflow and flytipping being reported;
- iii) I am asking for residents to report any incident of overflowing bins or occasions of flytipping so that I can convince officers of the need to increase frequencies of collections;
- iv) I note that in Ms Baxter's response, she confirmed that while the location of the bins is on private ground, the council would assist with removing fly tipped items wherever possible and that this approach would be applied here.

4. New tenement Waste/recycling scheme:

- i) Over the past two years residents living in the tenements at both Dunbar Street and also Orchard Street have lobbied me regarding the challenges that they have faced in disposing of general waste and recycling.
- ii) Since then I have been working with both the council and residents and was delighted therefore to be informed that the Waste and Recycling service at the council was successful in securing £47,000 from Zero Waste Scotland to fund improvements in waste and recycling services in the city.
- iii) Local Authorities are encouraged by the Tenement Infrastructure Fund to introduce new and improved waste and recycling facilities to residents living in tenements, flats and high rise properties.
- iv) Residents raised the problems of black wheeled bins being blown around and toppled during bad weather, bins frequently overflowing with waste spilling out and also bins blocking footways etc. The funding will be used to replace the existing 240 litre wheeled bins and kerbside 'bag and box' recycling containers with larger communal bins.
- v) It is felt that the participation rates for recycling will significantly improve on both Dunbar and Orchard Street as a result of the changes, making it easier for residents in tenements to recycle and dispose of general waste.
- vi) Of course the other benefit will be that these streets should be cleaner and more attractive with the removal of the original black wheeled bins. This is positive news for residents in these tenements and a great investment in the area. The changes likely to be made by the end of November.