



Torphins Community Council

Special Meeting Minutes Thursday 13th July 2016 at 07.30 pm Learney Hall, Torphins		
Item No.	Description	
1.	<p>Present: Hamish Booth (HB), Sarah Fraser (SF), John Lucas (JL) (Chair), Will Maclean (WM), Liz Moore (LM), Colin Rouse (CR)</p> <p>Apologies: Jayne Clarke (JC), Norman Morrice (NM)</p> <p>In Attendance: Matthew Merchant, agent of applicant, five members of public</p>	
2.	Intimation of noted interests: None	
3.	<p>APP/2016/1759 - Land at Station Garage, Craighour Road, Torphins Demolition of Existing Building and Erection of Residential Development comprising of 25 Dwelling houses and 32 Flats, Including Associated Roads, Landscaping and Amenity Areas</p> <p>APP/2016/1787 – Garage, The Square, Torphins, Aberdeenshire Demolition of Commercial Garage and Erection of Flatted Development (10 Flats)</p> <p>The Chairman provided a brief overview of the planning applications as presented on the Aberdeenshire Council Planning Website, noting there had been various prior proposals over the years for these developments. The current applications are the latest submissions to address the earlier concerns and obtain approval to proceed.</p>	
4.	<p>Public Consultation:</p> <p>The five members of the public present and the Community Council members raised a number of questions and concerns for discussion. A number of these were addressed by Matthew Merchant, through explanation of the approach and explaining certain matters out with the scope or jurisdiction of the developer.</p> <p>There was general support of the developments, with important reservations that the proposed housing is too dense, has inadequate parking at houses and in general, has inadequate safe walking access to village, and that the mix of housing could be better for downsizing.</p> <p>The key comments are addressed in the Torphins Community Council submissions on the applications.</p>	
5.	Thanks: The Chairman thanked the public and Matthew Merchant for attending to provide input and closed the public meeting at 8:20 pm.	
6.	<p>TCC Comments:</p> <p>TCC conducted a private meeting to discuss the planning applications, the various comments received, and comments and concerns of the TCC members. The TCC responses were thus developed for submission to Aberdeenshire Council and are attached as Appendices to these minutes. Both are supported subject to important comments to be addressed in the Aberdeenshire Council review.</p>	
7.	Meeting closed at 9:40 pm.	
8.	<p>Adoption: The above minutes were circulated by email to all TCC members and adopted by email on 15th July 2016 as a true record of the meeting.</p> <p>Proposed: John Lucas; Seconded: Liz Moore</p>	

