



Torphins Community Council
Serving the Electoral Districts of Torphins, Glassel and Tornaveen

Minutes Of Special Meeting Wednesday 2 nd May 2018 at 7:30 pm Learney Hall, Torphins		
Item No.	Description	Owner
1.	<p>Subject: Public meeting of TCC with members of the public and developers to review and obtain feedback on the Developer Bids for the Local Development Plan 2021</p> <p>Present: Hamish Booth; Eric Day; John Lucas (Chair); Will Maclean; Liz Moore; Nick Poulton; Colin Rouse</p> <p>Apologies: Andy Cowie; Campbell Gillies; Cllr. Geve Blackett; Cllr. Paul Gibb</p> <p>In Attendance: Mrs C Grant, Learney Estate; Alistair Aboyne, AJC Homes 35 members of Torphins community</p> <p>Unable to attend: Iain Smith, Graham Homes; Dr. Gordon Drummond, Craigmyle Estate</p>	
2.	Intimation of noted interests: – None	
3.	<p>Introduction:</p> <p>John Lucas opened the meeting by thanking the community for the large turnout, and Mrs. C. Grant and Alistair Aboyne, for attending with details of their bids. John explained the background to the LDP 2021 and the developer bid process. TCC called the meeting to obtain the views of the community in order that TCC can communicate these views to Aberdeenshire Council, in particular at the workshop to be held with the planning dept. and community councils on 16th May 2018.</p>	
4.	<p>Public Comments and Questions:</p> <ul style="list-style-type: none"> • Without naming any individual the key comments and feedback is summarised. • The proposed number of houses is very large relative to the size of the community and such a number would place excessive strain on the infrastructure and services of the village. • In response to questions if this is the only opportunity to comment on the proposals, Alistair Aboyne responded that the community and community council can comment now on the developer bids; later there will be comments requested for the LDP structure plan itself; and later still anyone can comment on the specific outline planning applications and detail planning applications if and when they arise. • The number of houses in total, and also within each proposal, is significantly in excess of demand based on the current local economic situation, the potential for recovery and growth, and the current housing market with very large numbers for sale. • With the demographic changes there is a clear need for houses for downsizing and to meet the needs of the growing older population, small single storey houses with small gardens, preferably not flats. 	

Meeting Minutes (Continued)
Thursday 14 December 2017 at 7:00 pm
Learney Hall, Torphins

Item No.	Description	Owner
4.	<ul style="list-style-type: none"> • The group asked what is the opinion of TCC regarding the size of Torphins and the number of houses in Torphins. TCC responded we reflect the wishes of the community. • Alistair Aboyne stated there is no intention for the LDP to include 200+ houses for Torphins. The Reporter had suggested 5 – 10 per year for building in Torphins, essentially organic growth. • In Aberdeenshire the criteria for an affordable home is one priced at under £120,000 and the target is 25% of homes built. TCC note the Aberdeenshire Strategic Development Plan states this target has not been met and efforts will be made to increase the number of affordable homes. • Specific questions were asked about how services such as sewage systems could cope when the capacity is way below the housing bid numbers. It was advised whatever housing is approved the developer must work with the Council which is bound to provide the services for approved developments. • Asked specific questions about Aboyne, Alistair Aboyne advised his experience is that many houses can be built without increasing population, due to changing housing demands in the community • Mrs. Grant said the house styles proposed in the Learney Estate Beltie Road bids are in a style sympathetic to the village. • There were outright objections from community members to MR004 due to location, road access, drainage, impact on views of village from east, and lack of need for large number of houses and extension of village in that area. • Objections to MR005 were limited. • Objections to MR034, MR035, MR036 were many and strong due to the location and size of the developments, particularly from residents on Beltie Road. • MR060 was considered accepted as the commercial development here is approved and the housing development approvals are well advanced. The lack of building here to date was evidenced as an example of the lack of need for more developments. • Outright objection to MR069 was expressed as this would create a new hamlet to the west that would effectively stretch out Torphins to an even greater and undesirable extent. <p>Overall the meeting was negative to significant housing development, only one attendee expressing in favour of large developments.</p>	
5.	<p>Questionnaires:</p> <p>John Lucas distributed questionnaires to all attendees to complete with scoring for each development (For, Against, Unsure/Undecided) and section for comments. 31 questionnaires have been submitted to date.</p> <p>Questionnaires will be made available on the website torphins.net for submission before the deadline of the Aberdeenshire meeting now on 15th May 2018.</p>	
6.	<p>Social Media:</p> <p>The availability of TCC website and AC website for information and feedback was highlighted, as well as TCC Facebook. It is noted there are comments on Torphins Community Forum Facebook, which will be reviewed. Again, the map, information and questionnaires can be found at torphins.net for submission to address wmaclean.tcc@gmail.com</p>	
7.	<p>Meeting closed at 9:00pm</p>	
	<p>Minutes approved on 6 May 2018 following email circulation to all TCC members Proposed: John Lucas Seconded: Eric Day</p>	