



Torphins Community Council

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Meeting Minutes Thursday 2 nd February 2023 at 7:30 pm Learney Hall, Torphins		
Item No.	Description	Owner
1.	<p>Present: Peter Argyle (PA) (Chair); Eric Day (ED); Iain Firth (IF); John Lucas (JL); Will Maclean (WM); Andrew Macpherson (AM); Colin Rouse (CR); Stephen Salter (SS)</p> <p>In Attendance: Cllr Sarah Brown (SB); Anabelle Dawson (AD); Linda Manning (TORCH); Jon Taylor (Chair, Torphins Gala Committee)</p> <p>Apologies: Liz Moore (LM); Cllr. Geva Blackett (GB); Cllr Anouk Kloppert (AK);</p> <p>Not Present: Andrew Brazier (AB); Rev Holly Smith (HS)</p> <p>Malcolm Miller: Peter Argyle paid tribute to Malcolm Miller who sadly passed away on 10th January 2023 after a short illness. Since joining TCC after retirement Malcolm has been a wise contributor to TCC business with intelligent and reasoned input. Condolences to Christine and family. Members stood for a minute of reflection.</p>	
2.	<p>Intimation of noted interests: AM advised he is an architect who is frequently dealing with planning authorities and the LDP matters in course of his work.</p>	
3.	<p>Confirm adoption of minutes of meeting 6th January 2023 previously by email: Adopted without changes. Proposed: Eric Day Seconded: Iain Firth</p>	TCC
4.	<p>Piers Blaxter, Team Leader (Planning Policy), Planning and Economy, Environment and Infrastructure Services, Aberdeenshire Council, was welcomed to the meeting by PA</p> <p>Future Process for Local Development Plan: See attachment to minutes: <i>Aberdeenshire Local Development Plan 2028 Projected Timeline</i></p> <p>PB explained the Scottish Government has substantially changed the Local Development Plan process with the original intention to simplify the five years cycle. There are several areas of real improvement, however new features have also been added that may actually make the process more complicated or lengthy overall. The first stage is the new Evidence Report which will be a substantial document taking about a year to complete with a wide range of areas to consider and consulting with the general public and topic experts through the formation of reference groups. Second stage is the Gate Check Examination and Call for Ideas. There are concerns about how long gate check may take but the call for ideas is a positive process to replace the bid process, which enables communities to submit ideas. A Local Place Plan is an important element to submit in response to call for ideas. The Proposed Development Plan will focus on change and areas where change is desired and needed, rather than covering every community as was the previous practice. Public consultation may give rise to modifications and these are now allowed unlike under the old system. This is good to improve accuracy and an up to date plan, but may be time consuming.</p>	PB

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4.	<p>Future Process for Local Development Plan (Continued):</p> <p>By the Examination stage all big issues will be resolved as findings are considered, but it will be hard to complete in the five years time frame. This final plan will be proposed for adoption by Aberdeenshire Council.</p> <p>The LDP affects everyone so it is important to engage people as much as possible and promote the importance of the process to influence the environment in which we all live.</p> <p>PA thanked PB and asked if there were any questions.</p> <p>SS asked how current flood risks are considered in the allocation of land for building. PB responded SEPA indicative maps are relied on, however these are indicative and if local information is available that can be submitted through the Call for Ideas to ensure current circumstances are considered.</p> <p>SS asked if LDP would cover power grid and utilities and broadband.</p> <p>PB said there is a full infrastructure audit and the current practice is now to look for the infrastructure to be in place before development. There is excellent progress with broadband roll out but mobile phone “Not-Spots” are a big issue as it is not clear how these will be alleviated.</p> <p>AM asked about discrepancies between National Planning Framework 4 (NPF4), proposed on 13 January and to be adopted on 13 February 2023, and the LDP. Answer is that the most up to date wins. Aberdeenshire LDP was approved before NPF4 adopted, whereas Aberdeen LDP may not be approved until after NPF4.</p> <p>AM referred to big changes regarding wind energy affecting rural development. PB said he finds it difficult that communities under 3000 population are considered rural under NPF4.</p> <p>Regarding AM question about Local Place Plan and Community Action Plan PB said the LPP is focused on managing the local environment while the CAP is more about non land use development with focus on community projects etc. The LPP directs where communities want development. Developers can also submit ideas but objections can be submitted at the Examination stage.</p> <p>CR asked how lifestyle and employment changes are reflected in the LDP. Is there a forecast how Aberdeen City will look in 2028, which will reflect on how Aberdeenshire will look?</p> <p>PB advised the ten year strategy is set by NPF4 with diversification away from oil and gas to renewables and zero carbon. There are very few restrictions now on where business developments can go.</p> <p>AM mentioned the importance of getting young people involved in the LDP process. PB strongly agreed this is a major focus area but difficult to achieve. The Youth Forums Forum has produced encouraging results.</p> <p>The LDP discussion closed.</p> <p>Wind Farm Development and Emerging Policy:</p> <p>This policy is dictated by the Scottish Government so PB can only express his opinion. For many years the Scottish Government policies have become more and more forceful until now the area is a National Development matter controlled directly by Scottish Government, driving the need for renewables. NPF4 supports wind turbines everywhere except in National Parks or National Scenic Areas. Impacts on the local natural environment elsewhere are all deemed to be possible to mitigate to allow development. It is now very difficult to stop large developments as proposed for Hill of Fare so it is important to push for maximum compensation.</p> <p>A major take away from the discussion is that TCC will put the Local Place Plan and Community Action Plan on the March meeting agenda. Wind Farm proposals will be monitored for consultation and submission of the application.</p> <p>Thanks to Piers Blaxter for valuable insight into LDP and Wind Farm Policy.</p>	PB

Aberdeenshire Local Development Plan 2028 Projected Timeline

January 2023

