

**Cullen & Deskford Community Council
Meeting on Thursday 19th February 2009
7.30 p.m. in Memorial Hall, Cullen Town Hall**

M I N U T E S

Present: Professor Ashley Mowat, Chair
Mr Thomas Johnston, Vice-Chair
Mrs Joyce Henderson, Treasurer
Mrs Zillah Jamieson, Joint Secretary
Mr Sandy Christie
Mr Malcolm Watt

In Attendance: Cllr Gary Coull
Cllr Ron Shepherd
PC Iain Dormand

Apologies: Mr William Maben
Mr Tam McLellan
Mrs Monica Wells, Joint Secretary
Cllr Stewart Cree
Inspector Derek Spark
Sergeant Tony McCullie

1. WELCOME AND APOLOGIES

The Chair welcomed all attendees to the 14th meeting of the Cullen & Deskford Community Council.

Apologies were noted as above. It was noted that Monica Wells had unfortunately broken her ankle; the Joint Secretary was tasked with sending her the very best wishes from the Community Council.

ACTION: Zillah Jamieson

Agenda: The Chair indicated that Agenda Item No. 6 (Police and Local Councillors Report) would be taken following Item No. 3 (Matters Arising). Thereafter, proceedings would revert to the printed agenda.

2. MINUTES OF PREVIOUS MEETING (15th January 2009)

No amendments were made. The Minutes were approved as a true record.

3. MATTERS ARISING

3.1 Publicity/Suggestion Boxes

Cullen Burns Celebration: full coverage of the event, together with photographs, was carried in the Banffshire Advertiser on 3rd February 2009.

Banffshire Road Signs: a Press and Journal article on 5th February 2009 indicated that most of the 10 signs (approved by both Aberdeenshire and Moray Councils) would be in place by 20th February 2009. Delays had been experienced in gaining site approvals from Transport Scotland.

Suggestion Boxes: no items had been put forward.

3.2 Incoming Information of Interest:

In the absence of Monica Wells, there was nothing relevant to report.

3.3 Licensing Board Applications

Licensing Board Applications are being monitored on a weekly basis by the Joint Secretary. Since the last meeting, the Joint Secretary had distributed the application from the Cullen Corner Shop; there were no grounds for objection.

3.4 Consultation Documents

Grampian Fire and Rescue Service Questionnaire: the Joint Secretary confirmed that the Questionnaire had been completed by herself and the Chair, and returned on 7th February 2009.

Grampian Police - Community Engagement Consultation: The results of this recent survey are available on www.Grampian.police.uk - with the Community News pages containing information relevant to each area. Further comments are welcome - to communityengagement@grampian.pnn.police.uk.

The Moray Council Draft Supplementary Planning Guidance on Affordable Housing: The Joint Secretary confirmed that she had received this documentation - with comments to be submitted by 8th April 2009. It was agreed to keep this documentation for future reference (e.g. in relation to planning applications), but not to submit comments.

NHS Grampian Tobacco Policy Consultation: the Joint Secretary indicated that comments to this consultation were due to be made by 31st March 2009. Following extensive discussion, it was agreed that the Chair and Joint Secretary would submit comments as voiced by the Chair and supported by the majority of the Community Council (with the exception of Tom Johnston).

ACTION: Ashley Mowat/Zillah Jamieson

3.5 Cullen Town Hall Flag

The Treasurer confirmed that she would be raising a cheque to the value of £159.28 and ordering the proposed flag. The Fire Brigade had offered to raise and take down the flag when required.

ACTION: Joyce Henderson

3.6 Confirmation of other actions taken

Junior Members: it had been agreed that approaches should be made to Venture Scouts, the Boys Brigade and the organiser of the Duke of Edinburgh Awards for more nominations, with an approach to Buckie High delayed until the new school year in August. This action remains outstanding.

ACTION: Zillah Jamieson

Path on Way to Salmon Bothy: the Joint Secretary confirmed that she had written to the Seafield Estate on 3rd February to request investigation into the potential problems from the hole in the sea wall just beyond the gate at the Pet Cemetery, together with loss under the road just before the gate. A response had been received on 19th February from Peter Chalmers, Property Manager, indicating that "the track forms part of established local paths and I have written to Moray Council in the hope that they may be able to effect some repair work."

Cllr Shepherd indicated that the area in question definitely falls under the Seafield Estate; he undertook to follow up on this.

ACTION: Cllr Shepherd

Response from Alastair Keddie (in response to letter dated 22nd December): the Joint Secretary confirmed that a letter had now been received, the contents of which would be noted under the relevant agenda items.

4. CORRESPONDENCE

4.1 Association of Scottish Community Councils: The Joint Secretary indicated that she had received Nomination Forms for an Area Representative for the ASCC. No action was taken given that we have not involved ourselves with this organisation thus far. Les Morgan has indicated his willingness to continue in this role if no other interested party comes forward.

4.2 Association of Scottish Community Councils Regional Meeting: This is being held on Saturday 21st March 2009 in the Laichmoray Hotel, Elgin. All Community Councillors are invited; the meeting lasts from 10.00 until lunchtime, followed by an Open Forum. The morning session comprises a Question Time, with an All-Party Panel of Highlands & Islands MSPs answering questions; all those wishing to attend should phone either 0845 644 5153, or e-mail office@ascc.org.uk (by mid February).

4.3 Textile Recycling: The Joint Secretary confirmed that she had received a letter from the Environmental Protection Department of the Moray Council indicating that Northern Textiles (based in Peterhead) will now be carrying out textile recycling in the county with effect from March 2009. Northern Textiles donates money to the Royal National Mission for Deep Sea Fishermen, as well as supporting local schools and communities by financially rewarding them for their donations.

Northern Textiles will pay all Community Councils and/or community centres/groups a fixed sum for the weight of textiles collected from their banks. The payment can be either monthly or quarterly, decided by the Community. Monthly reports will also be available for Community Councils and/or other groups to review, showing all textiles, plus waste items such as duvets, pillows and cuddly toys, taken from their banks. All of this will be arranged directly between the Community Councils and Northern Textiles, totally independently from the Moray Council.

The change-over and siting of the textile banks should start week commencing 2nd March 2009 (if the banks are straight replacements of those already there). This will apply to the textile banks currently sited at the Cullen recycling point and Deskford Community Hall.

Additional sites can be nominated. A school or a Community Centre/group can request a bank for their building as the funds raised from their bank will go back to them.

Following discussion, it was agreed to maintain the two current sites (Cullen Recycling Centre and Deskford Community Hall), with proceeds from both being credited to the Community Council. The Joint Secretary undertook to advise Ally Gordon, Monitoring Assistant, accordingly.

ACTION: Zillah Jamieson

For setting up the payments we receive, we need to deal directly with Northern Textiles (contact number 0800 7076686, but possibly better is 0777 5963144 - for John Wilson, the Company Director).

ACTION: Joyce Henderson

Ally Gordon has also asked that we give feedback (good or bad) from any dealings with Northern Textiles, in order that he can ensure that the Council and its constituents are getting a first rate service.

4.4 Criminal Justice Services: the Joint Secretary indicated that she had received an e-mail from the Senior Task Supervisor, Criminal Justice Services, as follows:-

"Some of you are aware and have used us in the past for several different things in your areas. We run the Community Service in the Moray area and we have 3 supervisors and sometimes up to 10 willing (and sometimes not so willing) workers available to carry out various jobs in the Moray area. Our clients are all on Orders from the Courts to carry out work to benefit the community.

We do various things from tidying gardens (where there is genuine need), painting, making signs, making garden seats and picnic benches, tidying up public areas, painting your halls etc.

The only thing is that we cannot take work away from someone who you may otherwise be in a position to pay for the work.

This is just a reminder that we are here for your benefit and you can contact me at any time and ask if we can assist you. Some things we may not be able to do but hopefully I can give you an answer as soon as possible."

Several potential projects were discussed, including: Crannoch Hill path, beach tidy-up, coastal path (tidying vegetation/improving surface). The Joint Secretary undertook to establish how some of these may be taken forward.

ACTION: Zillah Jamieson

4.5 Buckie Area Forum - Membership: the Joint Secretary confirmed that she had advised members on 4th February 2009 of the Buckie Area Forum AGM which was held on Wednesday 11th February at 7 p.m. (Buckie Community High School). Membership of the Area Forum is not necessary to have a say at Buckie Area forum meetings; however, it is required if we wish to have voting rights and to be kept up-to-date on the work of the Forum. It was decided to take out membership of the Forum.

ACTION: Zillah Jamieson

4.6 Community Planning and the Single Outcome Agreement: a copy of this is available from the Joint Secretary.

5 TREASURER'S REPORT

The Treasurer reported that the Community Council bank balance stood at £1,209.70 + interest accrued since last month. It was indicated that the funds raised for the Buckie RNLI at the Burns Celebration Evening would amount to £558.00 less the cost of the Town Hall. This figure would be increased by the bottle competition postponed to a future event. Following discussion, it was agreed not to open a Community Events bank account, but to ensure that the funds raised from events and the money entrusted to the Community Council from Neighbourhood Watch (see Agenda Item 6) were identified and audited appropriately.

A number of ideas were suggested for the utilisation of the Community Council funds, including:-

- Meals on Wheels (**Malcolm Watt** to investigate)
- Outing for elderly/less mobile people (**Malcolm Watt** to investigate hire of bus from Parklands, and **Joyce Henderson** to investigate BABS Dial-a-Bus)
- Crannoch Hill path
- Transport for less able people to Deskford Flower Show
- Contribution to website (should the website go ahead and depending on format and costs)
- Town Hall Noticeboard (although it is understood that the Moray Council have already undertaken to pay for this - **Zillah Jamieson** to check)

ACTION: Malcolm Watt/Joyce Henderson/Zillah Jamieson

6 REPORTS

6.1 Police: no matters were raised by the Police. Following a query, PC Iain Dormand confirmed that there are countless scams in operation most of the time, offering the best advice of not getting involved, and certainly refusing an offer which appears too good to be true.

Neighbourhood Watch: The Joint Secretary confirmed that she had received a cheque from Ted Newstead, ex-Area Co-ordinator for Neighbourhood Watch - to the value of £252.51 (receipt acknowledged on 6th February). This money will be held in trust by the Community Council for future expenditure on Neighbourhood Watch matters, or until such time as a new Area Co-ordinator is appointed and a bank account re-opened for the initiative. Ted indicated to the Joint Secretary on 27th January that no-one as yet had come forward to take over his mantle.

Mobile police surgery/use of police office: the Chair requested that fixed dates should be confirmed by the date of the next meeting (whether the mobile van or use of the police office). While the mobile van had the advantage of covering a number of locations, there had been a poor attendance in Cullen on previous occasions (with better attendance on the evening sessions). PC Iain Dormand confirmed that he had been on duty more in Cullen over recent weeks than in the past.

ACTION: PC Iain Dormand

6.2 Local Councillors

No issues were raised, other than those covered in other agenda items.

The Chair raised the recent quote by Cllr Coull in the Banffshire Advertiser referring to the reduction in Cullen facilities as a result of the budget decisions taken recently by the Moray Council. Cllr Coull confirmed that the reduction in Cullen facilities (resulting in budgeted savings of £4,000) was subject to a detailed report as part of the Property Review; this detailed report had not yet come to the appropriate committee. (See reference under Agenda Item 8.2 Property Review.)

Ensuing discussion confirmed no shortage of initiatives for any properties that may be deemed surplus to Council requirements (e.g. boat storage, permanent premises for the Heritage Group). It was agreed to arrange a meeting between all 3 Councillors and interested groups in Cullen.

ACTION: Ashley Mowat/Zillah Jamieson

It was also agreed to obtain, if possible, details of usage of the Community Centre.

ACTION: Zillah Jamieson

7. Road Safety Concerns

7.1 Play Area in Findlater Drive

The response from the Moray Council dated 18th February indicated: "Elaine Penny visited the location in the week commencing 19 January 2009 with Grampian Police and their conclusion was that there are no road safety concerns here. There is therefore no reason to delay the installation of any play equipment from our point of view. The road geometry plus the existing road humps on Findlater Drive south of Ogilvie Park mean that speeds are already low in this area and further traffic calming would not be appropriate."

Following discussion, the Community Council continued to have grave concerns regarding road and pedestrian safety in this area despite the assurances given from relevant experts, and made these concerns clear to the two Local Councillors present. It was agreed to write a letter to the Banffshire Advertiser accordingly - with the support of Cllrs Shepherd and Coull.

ACTION: Zillah Jamieson

7.2 Junction York Place/Seafield Road

The response from the Moray Council dated 18th February indicated: "While this Planning Condition does not require the work to be implemented now, I do agree it would be advantageous to have it completed as soon as possible. My understanding is that the developer has already improved the visibility here by removing a number of trees within the visibility line and the completion of the splay is dependent on the sequence of build for the developer."

Gordon Holland's e-mail of 19th February indicated: "I visited the proposed housing site at the old petrol station myself a few days after our meeting on 30th January, mainly because I had not previously seen the site fencing about which you had expressed concern. This was despite the fact that it had already been inspected by the Road Safety Engineer accompanied by the Grampian Traffic Police representative, and on a separate occasion by the Senior Engineer (Traffic). I was satisfied that the fence was sufficiently set back so as not to interfere with visibility for pedestrians i.e. children or adults. The current layout is that which is generally found at many street corners where buildings are built up to the back of footways." The Minutes of the 30th January meeting also indicated: "Whilst it is desirable that certain improvements which the developer had to put in place should be done sooner rather than later, and he would be urged to do this, the present situation is not considered 'unsafe'."

Following discussion, the Community Council continued to have grave concerns regarding road and pedestrian safety in this area despite the assurances given from relevant experts, and made these concerns clear to the two Local Councillors present. It was agreed to write a letter to the Banffshire Advertiser accordingly - with the support of Cllrs Shepherd and Coull.

ACTION: Zillah Jamieson

7.3 Pedestrian Island - Seafield Street

The response from the Moray Council dated 18th February indicated: "Elaine Penny's previous response addressed Professor Mowat's concerns. In response to your further concerns, I would add that the traffic and pedestrian criteria for a light-controlled crossing are quite onerous and an experienced traffic engineer can tell when they are not going to be met, and so avoid the unnecessary expense of collecting the data. Had there been any possibility of the criteria being met, then the data would have been collected and evaluated. As promised, we will monitor the situation."

Gordon Holland's e-mail of 19th February indicated: "I have attached some details of the guidance criteria used to justify and determine crossing type as requested. These are used in conjunction with engineering judgement and experience. Whilst I had originally approved the type of crossing used here, following the comments received from you at our meeting, I have reviewed that process. I can confirm that I still clearly consider that a pedestrian refuge is indeed the most appropriate method of assisting pedestrians crossing at this location in Cullen." Details of the guidance criteria and the appraisal process are available from the Joint Secretary.

It was also noted that markings and a New Road Layout sign are to be implemented. It was also noted that a lot of positive comments had been received about the presence of the crossing, but also that drivers required to be more vigilant when parking their cars.

7.4 Extension of Footpath - Lintmill Junction to Crannoch Hill Walk

The response from the Moray Council dated 18th February indicated: "This has been added to a list of potential schemes that will compete for funding if/when funding for footways becomes available."

This seemed at variance with an e-mail from Gordon Holland dated 19th February indicating that he is going to provide estimated costs for this footpath.

As discussed under Agenda Item 4.4, this item has been added to a list of potential projects to be tackled under the Criminal Justice Services initiative.

7.5 Roadside Footpath - Kirktown of Deskford/Berryhillock to Deskford Halls

The response from the Moray Council dated 18th February indicated: "This has been added to a list of potential schemes that will compete for funding if/when funding for footways becomes available."

It was felt that this project was more complicated and more extensive, with lack of space beside a main road - and therefore could not be tackled by the community.

8. COMMUNITY PLAN

8.1 Harbour Committee Report:

The Chair reported on a meeting held with Gordon Holland and Keith Stratton on 30th January 2009, covering a number of issues relating to the harbour. A follow-up e-mail from Gordon Holland dated 19th February and the Minutes of the 30th January meeting indicated:-

- Keith Stratton is investigating the possibility of increasing the number of harbour berths available in Cullen (this had also been discussed at the Harbour Advisory Meeting of 10th February)
- Gordon Holland/Keith Stratton are going to provide likely costs of some lighting on the west pier
- There is agreement for the Cullen Harbour Committee to formulate ideas for the development of the harbour (a further meeting is to be arranged to discuss ideas further - action with Malcolm Watt), although it is unlikely that any funds will be available from the Moray Council for this purpose
- There is commitment to address some of the structural problems highlighted, including making repairs using funds from the maintenance budget
- The Harbour Advisory Committee is to have a higher profile, with more frequent meetings (one meeting had been held since 30th January 2009)

8.2 Town Hall Report:

Noticeboard: Tam McLellan had indicated via e-mail that he had contacted Nick Goodchild on 17th February 2009 regarding the noticeboard and would let members have an update when known. Cllr Shepherd undertook to chase this up with Nick Goodchild.

ACTION: Cllr Shepherd/Tam McLellan

Visit to Lossiemouth: Tam McLellan had indicated via e-mail that a date has yet to be arranged.

ACTION: Tam McLellan

Town Hall Pictures: Cllr Shepherd undertook to speak to Nick Goodchild regarding this, and Ashley Mowat undertook to visit the store in Forres.

ACTION: Cllr Shepherd/Ashley Mowat

Maintenance Work: the Joint Secretary confirmed that she had received (on 13th February 2009) a copy of the most recently completed condition survey for Cullen Town Hall. The costs of repair/maintenance are prioritised, with the following costs attached in years 0 to 5:

Priority 1: £2,650
Priority 2: £43,250
Priority 3: £113,700
Priority 4: £Nil

Costs over next 6 to 25 years: £191,300.

A copy will be made for the Town Hall Committee.

ACTION: Zillah Jamieson

It was agreed to arrange a meeting with Nick Goodchild and the Town Hall Committee as soon as is convenient.

ACTION: Zillah Jamieson

Property Review: The response from the Moray Council dated 18th February indicated: "The Property Review for Cullen has been completed and the findings will be submitted to the Asset Management Working Group at the end of February. Nick Goodchild will continue to keep you apprised of progress." Comments under Agenda Item 6.2. also apply.

Reading Room: The response from the Moray Council dated 18th February indicated: "This room has been used as a Snooker Room for a number of years, and, whilst it is not leased, we are currently in the process of identifying the current occupiers with a view to resolving matters which will include the removal of contents and the combination lock. Nick Goodchild will update you directly on progress." Cllr Shepherd undertook to speak to Nick Goodchild about this.

ACTION: Cllr Shepherd

8.3 CCTV (Square and Harbour):

The response from the Moray Council dated 18th February indicated: "Peter Fidgett advised you of the outcome of the CCTV request, however I understand that you have now raised a request for lighting the Harbour. This has been referred to Bill Ross who has operational oversight of road lighting. He advises that the middle quay at the harbour is already lit, and the Square is lit to roads lighting standard. Unfortunately existing budgets will not permit the funding of additional lighting to enhance the area".

This letter seems at variance with the comments in Gordon Holland's e-mail of 19th February indicating that he is going to provide likely costs of some lighting at the harbour.

8.4 Cullen Common Good Fund

Cullen Play Centre: the Joint Secretary confirmed that she had advised Fiona Dixon, Treasurer of the Play Centre, on 3rd February 2009 of the existence of the Cullen Common Good Fund, and also sent her the appropriate application form and guidance letter.

8.5 The Lawtie Trust

The response from the Moray Council dated 18th February indicated: "In terms of roles and responsibilities the Community Council has no direct role in respect of the Lawtie Trust. Whilst they can make representations as to how they would like the money to be spent, they have no direct locus to administer the funds. The Moray Council provides three members who are appointed as trustees, the last appointment being 2005, their role was to take decisions on distribution of the fund income. Two have since left the Council and a report is currently being prepared for Committee which provides background and proposing replacement trustees. I will arrange for a copy of the report to be provided once it has been considered at Committee.

The purposes of the trust are to distribute the income at the discretion of the trustees "for the purposes of meeting the needs and making provision for the social welfare of persons affected by poverty and living in or otherwise associated with the town of Cullen or the village of Lintmill." There is however no power to use Trust funds if there is already a public duty on the Moray Council that covers the need in question. So, for example, Trust Funds could not be used to purchase a house for the homeless as the Council has an obligation to provide homeless accommodation.

The trust holds funds and the Council received £88,589 in 2005 when it took over administration of the Trust. I understand you have been advised that the balance of the Trust Fund at 31 March 2008 was £101,556.58.

You also mentioned there was possibly a plot of land in Cullen. When the administration of the Trust transferred to the Council, it never took title to any land associated with Lawtie, which means that it does not stand in our name in the Land Register. However, in terms of the query raised at our meeting, I can confirm that the land on the site of the old nursery which is the subject of a planning application is owned by the developer.

The Council opinion is that there is little prospect of changing the trust purposes as these were changed in 2005 when the previous judicial factor on this trust resigned. The change was effected by a Cy Pres scheme, which went through the Court of Session in Edinburgh, it was a costly procedure and any change would require sound justification."

Following discussion, it was agreed that:-

- Ashley Mowat would contact Cllr Cree for an update on his investigation
- Tom Johnston would approach Register House to establish details of the land
- Ashley Mowat would contact Rhona Gunn (Moray Council solicitor)

ACTION: Ashley Mowat/Tom Johnston

8.6 Floodlighting of the Market Cross/War Memorial

The response from the Moray Council dated 18th February indicated: "I understand that the Area Lighting Engineer has advised the Community Council that they do not fund amenity lighting for the memorial. I have asked Tracey Rae to explore possible avenues of funding and to advise you accordingly." It was noted by the Chair that this was already known, but that the Area Lighting Engineer had undertaken to provide indicative costings. He undertook to follow up on this.

ACTION: Ashley Mowat

8.7 Homecoming 2009

The current schedule of activities includes the following:-

Date	Event
23rd January	Burns Supper, Cullen Town Hall - successful evening - with the bottle competition carried forward to a future event
16th February	Gents & Boys Haircutting Marathon (in aid of Play Centre) - Scissors, The Square
11th May	Childrens Marathon - possibly (Cullen House Grounds)
10th or 11th June	Talent Night (Town Hall)
15th to 21st June	Cullen, Deskford and Portknockie Heritage Group - Homecoming Week - various events (Primary School and Town Hall)
17/18th June	Seniors Open - run by Seniors Section of Golf Club; open to all seniors - male/female - different handicaps; £16 entry fee for 2 days; 10% of entry fees to Golf Club/10% to Community Council funds/remainder to be used for prizes; small committee formed; info on Cullen Golf Club website; posters approved and sent out to all golf clubs in Scotland; info on local accommodation, eateries and shops to be compiled
11th/12th July	Craft Weekend - in aid of RNLI and PoppyScotland (Town Hall)
26th July	Vintage Tractors and Cars: ground booked through Moray Council (The Link); public liability insurance arranged through Moray Council; risk assessment in hand
July	Art Group event - hopefully one week long
8th/9th August	Craft Fair - Christmas Lights Group (Town Hall)
7th November	Christmas Fair - Christmas Lights Group (Town Hall)
28th November	Musical event, possibly Whiskers Galore
30th November	Beacon to be lit on the Bin Hill - courtesy of Seafield Estate
November/December	Christmas Lights Switch-on

Following an article in the Press & Journal on 4th February, the Chair confirmed that he is investigating the funding available through the Moray Council for Homecoming 2009 events. The eligible events include the Burns Supper and the Golf Event. Retrospective claims can be made for the Burns Supper (these are being investigated). The applications will be adjudged by the three Local Councillors. Application forms are awaited from Pierre Masson (promised by 20th February 2009).

ACTION: Ashley Mowat

In addition, the Chair confirmed that the Heritage Group had been successful in getting funding from Heritage Lottery Funds to cover the hire of the Town Hall for the June event week (a potential bill of over £1,000).

8.8 Cullen Calendar

Nothing further to report at present.

8.9 Website

The draft Invitation to Tender document had been circulated to all members of the Community Council and the Cullen Voluntary Tourist Initiative. No amendments were received. The document was in the process of being sent out to 5 suppliers with a request for a quotation by 20th March. The HIE Consultant will provide assistance in the evaluation of the quotations, with a view to choosing a supplier (should it be decided to go ahead with the website) by mid April.

The Joint Secretary confirmed that she had had a brief telephone discussion with Rod Lovie re the development of the Keith website; a further telephone discussion is scheduled.

The e-mailed comments from Tam McLellan were noted, in particular: ensuring that the community objectives of the website were well represented alongside those of tourism; optimising the use of websites which already exist for listing local businesses; exploring DIY options for developing the website, including a school project. It was agreed that his comments should be further explored as and when the quotations have been received, and a full understanding gained of the potential costs and timescales.

It was emphasised during the discussion at the meeting that no commitments have been made, and the current work is purely exploratory in order to establish the basic facts before deciding upon the best way forward.

8.10 The Cullen Community Garden

The Joint Secretary confirmed that she had spoken with Isobel Addison of the Cullen Community Projects Committee, and invited her to attend the February meeting of the Community Council; unfortunately this was not suitable. Further discussions will be held prior to the next meeting, and progress reported.

ACTION: Ashley Mowat/Zillah Jamieson

8.11 Cullen Allotments

The Joint Secretary confirmed that she had been asked for a quote for an article to appear in the Banffshire Advertiser; in consultation with the Chair, the quote given was: "At this point, the Cullen & Deskford Community Council cannot have an informed view on developments given that we have not been involved thus far. However, if the organisers of the initiative wish to contact the Community Council, we would be delighted to use all the resources available to us and the contacts we have with the Moray Council to influence matters for the benefit of all involved."

The Joint Secretary confirmed that she had spoken with Caron Hunter, initiator of the Cullen Allotment Group on 9th February 2009; Caron is very keen to work with and have the support of the Community Council on this project. The three sites which the Allotment Group are investigating include: the Cullen Community Garden, the Lawtie land (this is being investigated with Moray Council on their behalf by the Buckie Area Forum co-ordinator) and some fields on the way to the Auld Kirk owned by the Seafield Estate.

8.12 Funding Update

Prince's Trust: **to be raised with Young Members.**

8.13 Events Diary

This will be updated for the next meeting.

9. PLANNING

9.1 Aultmore Wind Farm Development

Nothing further to report.

9.2 Cullen Harbour Lighthouse

The meeting held between Ashley Mowat/Malcolm Watt and Gordon Holland/Keith Stratton on 30th January 2009 confirmed that:-

- there is acceptance that alternatives to demolition of the beacon must be seen to be investigated if only for the benefit of Historic Scotland
- there is acceptance that the external contractors report was not detailed, thus providing the opportunity to match the document
- an investigation will take place into a concrete or fibre glass option for the beacon
- an agreement was made to explore further the offer from two skilled local welders to repair the beacon (including description of the repair, of their professional competence, and the estimated costs)
ACTION: Malcolm Watt
- Gordon Holland confirmed that there is £2,000 provision in next year's budget for the beacon; additional funds could possibly be raised by the community.

9.3 Lintmill Nursery Site

A copy of the planning application was reviewed by the Chair; given that no comments had been received from Community Council members, it was considered not necessary for the architects to present to the Community Council as previously agreed, and a letter was sent to the Moray Council Planning Department on 7th February as follows: "We appreciate the legal disputes which are on-going regarding this application; on these, we are not in a position to express an opinion. In relation to the outline application as defined in the attached documentation, the Community Council would have no objection."

The Joint Secretary indicated that she had received an e-mail from the architects on 6th February requesting that the Community Council express its support for this opportunity to redevelop and improve a largely derelict site. The Chair and Joint Secretary agreed not to reflect this in the letter to the Moray Council Planning Department; this decision was supported by the meeting.

9.4 Weekly List

In the Weekly List dated 10th January 2009, the following application appeared:-

- Outline for residential development of up to 15 houses at Lintmill Nursery, Cullen (W.J. Gauld and Sons) - as per Item 9.3.

In the Weekly List dated 13th February 2009, the following applications appeared:-

- Extend dwellinghouse at 16 Cathay Terrace Cullen
- Proposed conservatory at 30 Glebe Park Crescent Cullen.

These were not considered to be of community interest.

10. A.O.C.B.

10.1 Scottish Government Central Heating Programme

A letter had been received from Scottish Gas/the Scottish Government indicating that additional funding had been invested in this programme in October 2008, and also indicating the prioritisation that was extended for certain pensioner households. Given that the current programme ends in March 2009, the letter indicated that it is paramount that those who may be entitled to assistance are made aware of the help available. Copies of the letter were displayed in the Deskford Jubilee and Community Halls, the Cullen Library and Post Office. Further information is available at www.britishgas.co.uk/scotland, or by e-mail from anne.sanders@centrica.com. The letter also confirmed that the Central Heating Programme is to be replaced with a new four stage Energy Assistance Package as from April 2010.

10.2 Resignation of Members of Community Council

The Joint Secretary indicated that Bill Maben had tendered his resignation on 10th February 2009 - for personal and health reasons. It was agreed that a letter of thanks should be sent to Bill Maben.

ACTION: Zillah Jamieson

The Chair indicated that Tam McLellan had also tendered his resignation as he felt that his views were not being fully represented at the Community Council. The Chair confirmed that he had expressed the thanks of the Community Council to Tam McLellan for his contribution to date.

The Joint Secretary confirmed that she had approached Tracey Rae for confirmation of the process to appoint replacements and for clarification on the impact on the numbers required to be quorate. The response received was as follows:- "Where a vacancy arises which does not result in the number of elected members on the Community Council falling below 3/4 of the remaining membership, the CC may seek approval from The Moray Council for either:

1. By-election for any vacancies
2. the filling of a vacancy by co-option
3. the vacancy to be left unfilled until a further vacancy arises or until the next set of regular elections.

Given the healthy membership and the close proximity to the end of term I would not be looking to conduct a by-election. I would suggest option 2 or 3 be taken. If you choose to go down the route of co-option then advertising / promotion is the responsibility of the Community Council (although we could assist with posters if necessary). Most Community Councils know of any interested parties and in these circumstances, any person can be invited along to a meeting and approved by the members prior to passing full name and postal address to myself to complete the process.

I have checked your Constitution and Standing Order and your Quorum is set as '50% of the total number of elected members of the Council' so if you are left with 8 elected members then your quorum will be 4. Co-opted members have the same rights as elected members of the Community Council and have to satisfy the same qualification criteria. They will also hold office until October 2009."

Following discussion, it was agreed, primarily because of the impending end of term of office and subsequent election process, that the Community Council would run with the vacancies, rather than co-opt other members.

ACTION: Zillah Jamieson

10.3 National Spring Clean Event

The Joint Secretary indicated that she had received a letter from Environmental Protection, the Moray Council, asking for volunteers to take part in this year's National Spring Clean event - run in April each year. It was noted that further details are available at www.keepsotlandbeautiful.org/springclean or phone Keep Scotland Beautiful on 01786 468242.

The letter noted that Moray is currently one of the cleanest counties in Scotland with regard to street cleansing which is testament to the efforts made by so many. Interested volunteers can also contact Grant Wilson, Monitoring Officer on 01343 557045.

10.4 Derelict Building

Malcolm Watt raised a concern regarding the derelict building on the corner of Seafield Street and the side street leading to the Fish and Chip Shop. It was felt that the site and property represented a danger (as the doors are not properly boarded up), a health hazard, an eyesore, an attraction to youngsters and a detraction from the current renovation of the Fish and Chip Shop. The Joint Secretary undertook to contact the relevant department in the Moray Council to establish what actions could be taken.

ACTION: Zillah Jamieson

11. DATE, TIME AND PLACE OF NEXT MEETING

The next meeting was confirmed as Thursday 19th March 2009 in the Deskford Jubilee Hall at 7.30 p.m.