

**Cullen & Deskford Community Council  
Meeting on Thursday 25th February 2010  
7.30 p.m. in Memorial Hall, Cullen Town Hall**

**MINUTES**

**Present:** Malcolm Watt (Vice Chair)  
Joyce Henderson (Treasurer)  
Zillah Jamieson (Secretary)  
Lyn MacDonald  
Jim Mackay  
Adrian Sandison

**In Attendance:**

**Apologies:** Professor Ashley Mowat (Chair)  
Emma Hay  
Sasha Reid  
John Robertson  
Tabitha Smith  
Cllr Gary Coull  
Cllr Stewart Cree  
Cllr Ron Shepherd  
Sgt Gavin Farquhar  
PC Mairi Page  
PC Richard Russell  
Gillian Bailey, CSU

**1. Welcome and Apologies**

The presentation of cheques from Homecoming 2009 fund-raising events (each for £200) were made to:-

- Buckie RNLI (represented by Lynne Pirie and Amanda Gardiner)
- Multiple Sclerosis Society (Buckie - represented by Alan and Linda Smith)
- Cullen Primary School (represented by Isla McRae and Adam Newlands).

The Vice-Chair welcomed all attendees to the 4th meeting of the Cullen & Deskford Community Council (new term).

Apologies were noted as above.

**2. Minutes of Previous Meeting (28th January 2010)**

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

All attendees indicated they were happy to receive the Minutes and Agenda for future meetings by e-mail.

**3. Reports**

**3.1 Police:**

**Police:** no matters raised.

**Mobile police surgery/use of police office:** PC Richard Russell had advised the Secretary that he would be working out of Cullen Police Station on 19th March 2010 from 09.00 to 17.00. He would also be carrying out some mobile foot patrols, but plans to have the doors of the Police Station open to the public. PC Mairi Page is to advise of future mobile surgery dates.

**Action: PC Russell/Zillah Jamieson**

**Neighbourhood Watch (Cullen and Deskford):** PC Richard Russell is in the process of re-instigating the Cullen Neighbourhood Watch, as well as setting up an inaugural scheme in Deskford: John Robertson has forwarded his name as one of the co-ordinators for the Deskford scheme, and had also advised the Secretary that he will be posting the Neighbourhood Watch circular and questionnaire to the Deskford community during the course of the next week (84 households at the last count); he understands that 50% participation is generally required and would update on developments. The Secretary had advised PC Russell (7th February 2010) of one current Cullen Street Co-ordinator (Joyce Henderson) and two further interested parties (Jim Mackay and Adrian Sandison). In addition, she had requested that two other individuals (who she believes were on the original scheme) contact PC Russell. PC Russell has indicated to the Secretary that he is keen to hold a public meeting. He would like to host a meeting (29th, 30th or 31st March) in the Town Hall, Cullen. He has also asked Mr David McKay from Grampian Neighbourhood Watch Association to attend any future meeting (he is available on 29th or 31st March). In response to PC Russell's request, the Community Council agreed to book and pay for the hall (out of the Neighbourhood Watch funds currently held in trust) and assist with promotion of the event.

**ACTION: PC Russell/Zillah Jamieson**

### **3.2 Local Councillors**

No Councillors present.

### **3.3 Treasurer**

**Bank Balance:** The newly created Harbour Lighthouse account contains £2,824 (this includes the £500 donation from the Community Council; these funds will be augmented by the £3,000 promised from the Moray Council). The Neighbourhood Watch funds amount to £252.51. This leaves a balance in the bank of £2,301.18.

**Textile Recycling:** In response to our concerns at the last meeting re the absence of cheques, Cllr Coull established from Strathisla Community Council that they had recently received a cheque for October to December collections, with a note saying that cheques would now be issued quarterly to reduce banking costs, and from Keith Community Council that they had just received a cheque, the first for some time - also that they are not getting paid as much as before. However, this is now irrelevant as the Treasurer reported that the Textile Recycling Bank in Cullen had been removed as a result of the rubbish in it. It is understood that Deskford proceeds go to the Deskford Business Association.

**Cullen Beacon Campaign:** item for discussion at next meeting when final costs have been established.

**3.4 Funding Update/Incoming Information:** nothing to report.

**3.5 Events Diary: Draft Events Diary attached as Appendix 1.**

## **4. Young Members**

No Young Members present.

**ACTION: Young Members**

## 5. Community Plan

### 5.1 Harbour Committee Report:

The Vice-Chair confirmed that the 3 Harbours Committee, having met on 8th February 2010, had responded to the Moray Council's earlier communication of 23rd December 2009. This was further discussed at the Joint Harbour Advisory Committee held tonight. He was confident that, given constructive communication between the Community Council and the Moray Council, and the recent intervention of Cllr Gordon MacDonald, clarification would be reached on why the harbour assets are being ignored. In addition, the Vice-Chair plans to write to the First Minister and also approach LEADER for funding.

**ACTION: Malcolm Watt**

### 5.2 Town Hall Report:

**Letter from Alastair Keddie, the Moray Council:** The Secretary confirmed having passed on Alastair Keddie's letter (27th January 2010) to the Town Hall Committee for their consideration and action.

**Meeting with Town Hall Committee: awaited.**

**Town Hall Flag:** The Treasurer reported that this is in hand, with delivery hopefully by May.

**ACTION: Joyce Henderson**

### 5.3 Cullen Common Good Fund

Nothing further to report at this time.

### 5.4 The Lawtie Trust

**Meeting with Trustees:** The Secretary advised that Rhona Gunn has now passed responsibility for all future communications on this topic to Sean Hoath, Solicitor (5th February 2010). This reorganisation has been prompted by a general reallocation of work following the departure of a member of staff. The meeting with the Trustees has now been confirmed on 17th March 2010 at 2 p.m. A preliminary meeting with Sean Hoath has yet to be arranged.

**ACTION: Ashley Mowat**

Jim Mackay indicated the Allotment Group has not as yet had an outcome from their application for use of the Lawtie Land; he understands that one other commercial party has also expressed interest in the land. The Allotment Group is looking to submit a planning application (subject to availability of funds).

**ACTION: Jim Mackay**

### 5.5 Floodlighting of the Market Cross/War Memorial

Nothing further to report at this time. Funding applications will require to be investigated before any further progress can be made. Sustainable lighting and an interpretation panel should be included if possible. The Secretary confirmed that she had had a conversation with the Secretary of the Cullen, Deskford and Portknockie Heritage Group regarding the Interpretation Panel being proposed and paid for by external funding via the Moray Council. They both shared concerns regarding the format, content and presentation, being a Moray-wide panel, several of which would be created and sited at various points throughout Moray. It may therefore not be appropriate for siting in the Square.

**ACTION: Ashley Mowat/Zillah Jamieson**

## 5.6 Events 2010

Event	Date	Status
Senior Golf Tournament	16th/17th June 2010	Being organised by Golf Club; CC Secretary updating accommodation listing
The 11th Moray Great Bike Ride	4th July 2010	Nicola Davidson advised of our commitment to event (30th January 2010); query raised over clash with Portsoy Boat Festival on 27th June and potential impact on both events; Nicola happy to change to 4th July; information pack will be sent soonest
Young Talent Night	TBC	Young members committed to organising
Cars and Tractors Day	TBC	Secretary of Heritage Group committed to help organise event; based on other similar car events in the area and Heritage Group commitments, dates being considered include 11th July, 15th, 22nd and 29th August; need to establish local tractor event dates
Beacon Fundraisers	TBC	Ideas welcome
Community Burns Supper/Scottish Night	January/February 2010	Arrangements to commence later in year

Other ideas for events included:-

- Guided walks around the area (ZJ to ask Heritage Group if they have plans for guided heritage walks)
- Bin Hill Fun Run/picnic
- Mass pipers on the beach - Battle of the Pipe Bands - Buckie, Huntly, Turriff, Banff, Keith - possibly for 2011 (LM)
- Battle of the Bands in the Town Hall (AS)
- Theatre productions in the Town Hall (AS)
- Magical forest walks with decorated trees and treasure hunt (ZJ to ask 50+ Walking Group if interested)
- Cullen Skink Competition: Cullen Voluntary Tourist Initiative planning event
- Food Festival: Moray Council planning Moray-wide event throughout summer

## 5.7 Cullen District Calendar

The Secretary confirmed that the Cullen, Deskford and Portknockie Heritage Group are happy to contribute to the 2010 Calendar project. Four themes have been identified - seasons; people; holidays; railway - with the final choice dependent on the content of available old photographs. The Heritage Group have suggested that, once the theme has been agreed, they offer the Community Council a disk containing the "old" photos and ask that the Community Council take the lead in taking new shots and placing the order with Desktop Publishing. This was agreed.

**ACTION: Zillah Jamieson**

## 5.8 Cullen Website

A meeting to discuss the way forward had been held, attended by 3 representatives of the Community Council and 3 from the Cullen Voluntary Tourist Initiative. It was agreed that:-

- a full application should be submitted for LEADER funding by mid March for LAG meeting on 4th April (a draft application has been put together and we await informal comments from the LEADER Project Manager)
- a consultation document should be issued and results received, ideally by mid March (draft in preparation and will be issued w/c 1st March 2010)

- a letter should be written to the Seafield Estate (actioned 25th February 2010)
  - an application should be made to the Co-operative Community Fund (in hand).
- ACTION: Jim Mackay/Zillah Jamieson**

### **5.9 Cullen Dirt Bicycle Track**

We await the relevant details from the Cullen Kids before taking the next step of writing to the Moray Council on their behalf.

**ACTION: Ashley Mowat/Zillah Jamieson**

### **5.10 5-a-side Goal Posts for Deskford Community Centre**

The Secretary confirmed having advised John Robertson of the Costco option (15th February 2010). In response to John's request for a budget figure, it was agreed that this could not be given because of lack of knowledge on indicative costs.

**ACTION: John Robertson/Zillah Jamieson**

## **6. Planning**

### **6.1 Cullen Harbour Lighthouse**

**Finalised quotation from supplier:** Following discussion at the last meeting, the Vice-Chair confirmed to Gordon Holland (5th February 2010) that the Community Council would be happy to take the lead regarding the replacement of the beacon subject to clarification regarding the payment of VAT. The Vice-Chair reported that a meeting with both Varis and Historic Scotland would take place on 26th February 2010 - update to be provided at next meeting.

**ACTION: Malcolm Watt**

**Publicity re Beaconometer:** this would be progressed once finalised costs had been established.

**ACTION: Ashley Mowat/Malcolm Watt**

### **6.2 Green Space Adjacent to the Cullen Community Centre**

Alastair Keddie confirmed (letter dated 27th January 2010) that the green space was declared surplus to requirements by the Education & Social Services Committee (2007). With the Medical Centre having gained planning permission to site their new offices in the area in front of Seafield Farm, the Moray Council could now sell the land on the open market to generate a capital receipt. As a consequence, the Vice-Chair and Secretary wrote to Alastair Keddie (7th February 2010) requesting that the people of Cullen be given first refusal to purchase the land - requesting an indication of the value placed on the land, and the time to consult within the community and to explore funding opportunities. The letter also indicated the Lawtie funds as a potential source of funding for this. Alastair Keddie's prompt response (11th February 2010 and acknowledged by the Secretary on 18th February 2010) is attached as Appendix 2. It was agreed that a response should be sent to Alastair Keddie, indicating that, under the terms of certain legislation, the Community Council understand that we have a right to be kept informed of developments.

**ACTION: Zillah Jamieson**

### **6.3 Cullen Expansion**

The Secretary confirmed having received a communication from Mark Cross, Principal Planning Officer (15th February 2010) thanking the Community Council for their response to the recent consultation on Development Briefs. He confirmed that our comments had been reported to the Planning and Regulatory Services Committee (9th February 2010) as indicated in Appendix 3. The Committee agreed the recommendations being proposed, and approved changes as required.

The document will now be amended accordingly and thereafter adopted by the Council as Supplementary Planning Guidelines.

#### **6.4 Weekly List**

The Weekly List of 29th January 2010 listed the following application:-

- Extend existing building by creating single storey addition on part of external open yard extension to consist of bedroom bathroom and dressing room at The Old Kitchen, Cullen House, Cullen

This was not deemed to be of community interest.

#### **6.5 Planning Breaches**

It was agreed that we should write to the Moray Council (Adam Robertson, Building Standards) requesting that the Community Council be advised of any breaches of planning applications in order that we are in a position to answer any potential queries from the community.

**ACTION: Zillah Jamieson**

### **7. Items being Monitored/Awaiting Action**

#### **7.1 Cullen Burn Footbridge**

A response is awaited to the Chair's letter to the Moray Council (28th January 2010) requesting that the state of the footbridge is carefully monitored, and that any further deterioration is quickly remedied as best possible until such time as the footbridge totally deteriorates, or funding becomes available for its replacement. Comment is also awaited from our 3 locally Elected Councillors and Richard Lochhead MSP.

#### **7.2 Footpaths - Crannoch Hill/Lintmill**

**Crannoch Hill:** Ian Douglas advised the Secretary (25th February 2010) that the Moray Council Roads Section has approved, in principle, the creation of an "informal" path, subject to Iain Robertson approving the design (information/guidance would be available in terms of path width and proximity to the public road). No funding will be forthcoming from the Moray Council for creation or maintenance of the path. Road opening permits would be required for its construction (David Gordon). As most of the path will be within the existing visibility splay/road verge, Roads Department would continue to cut the grass as before. However, this would not stop encroachment onto the path, and further maintenance would be required (by others).

It was agreed to discuss the way forward at the next meeting.

**ACTION: All**

**Lintmill:** Outcome of enquiry awaited.

#### **7.3 Criminal Justice Services Projects**

The on-going projects by the Criminal Justice Services Unit include Cullen Beach tidy-up; Viaduct - litter tidy-up; Cullen Community Garden; Deskford Community Centre - tidy-up. Further suggestions welcome.

#### **7.4 Cullen Grit Bin Locations**

The outcome to Malcolm Watt's request for 5 additional grit bins in Cullen is awaited. In addition, Cllr Shepherd advised the Secretary (25th February 2010) that he had met with a roads technician, and a few more sites were identified. For our information, bins cannot be sited on pavements for safety reasons.

#### **7.5 Licensing Board Applications**

Licensing Board Applications are being monitored on a weekly basis by the Joint Secretary. There have been none since the last meeting.

**7.6 Bus Shelter North Side Castle Terrace Seatown:** this is being progressed.  
**ACTION: Ashley Mowat**

#### **7.7 Certificates of Achievement**

It is proposed to arrange the presentations in March.

**Stephen Findlay** (for Years of Dedication to the Pet Cemetery and Local Fund-Raising)

**Lauren McGregor (Dancing):** permission obtained from Mrs McGregor (Excellence in Highland Dancing)

**Adam Newlands (Bagpiping):** permission obtained from Mr and Mrs Newlands (Excellence in Bagpipe Playing and Fund-raising).

**ACTION: Ashley Mowat/Zillah Jamieson**

#### **7.8 National Spring Clean**

The Secretary confirmed having asked John Robertson if he would lead on this project (15th February 2010); unfortunately, John's work commitments would not allow him to commit fully to taking on this project - apart from completing the risk assessment and work plan if required. Due to the lack of resources to undertake this worthwhile project, it was reluctantly agreed not to proceed.

### **8. Points for Noting/Information**

**8.1 Correspondence:** Nothing to report beyond the correspondence outlined in other agenda items.

**8.2 Publicity:** Nothing to report. A press article will be written to support the cheque presentations.

#### **8.3 Suggestion Boxes**

Nothing to report.

#### **8.4 Confirmation of other actions taken**

**Moray Way Association:** Following receipt of further information, the Vice-Chair wrote to the Chair of the Moray Way Association to express concern regarding the exclusion of all walks east of Spey Bay; letter attached as Appendix 4. In addition, the Secretary wrote a similar letter of concern in her capacity as Chair of the Banffshire Coast Tourism Partnership. Other letters were written by Simon Tucker, Chair of the Cullen Voluntary Tourist Initiative, and Steve Liley, Secretary of the Cullen, Deskford and Portknockie Heritage Group. An initial response was received from the Chair of the Moray Way Association - attached as Appendix 5.

The Chair of the Moray Way Association had later suggested a very welcome amendment to the map (appropriate wording and markers to be provided) and the offer of the inclusion of an ephemera sheet (indicating attractions, banks, medical centres etc)

**ACTION: Zillah Jamieson**

## **8.5 Consultations**

**Moray Council Allotment Policy Consultation:** The Secretary confirmed having circulated to all members (17th February 2010) a copy of the consultation documentation received. The Community Council is invited to send a representative to a meeting in Elgin on 24th March 2010 and/or to submit comments on the policy by 5th April 2010. It was agreed that the policy was very sensible, and no comments were required.

## **8.6 Builders' Vans in Community Centre Car Park**

Cllr Coull advised the Vice-Chair and Secretary (17th February 2010) of the following response from James Smith, Transport Department, Moray Council: "I have spoken to the developer, Nick Goodchild, Councillor Shepard, and yourself regarding this matter. Essentially the developer has asked his tradesmen to park in this area to try and avoid confrontation with the residents of Glebe Park Crescent and Judy's Lane which is where these vans would normally have parked. This is a sensitive issue as the development has not been received well by some local residents. The car park they are using is not full and the vans are creating no greater risk than any other road user in the car park, the area is not being used by the developer to store heavy plant or park heavy goods vehicles and he is aware this would not be appropriate.

Having ascertained the background, I think we are in agreement that the developer is using his initiative to avoid upsetting the local residents further. The developer has asked the workmen to park sensibly and be aware of others within the area they are parking. Generally there is only three vehicles which will be parked for the day.

If the Community Council insist that the workmen's vans are causing issues, then I can arrange for them to stop using the area. If this decision is taken, the workmen will park in the residential streets which they are perfectly entitled to do. I think this will cause greater aggravation for the locals. I cannot stress enough the workmen are entitled to park on the residential street if they so wish.

To conclude, I think the developer is trying not to create further issues within the local community. If we instruct the tradesmen not to use the car park the vehicles will move to the residential streets which they are entitled to do. I think the consensus is that we should leave the work vans as they are for the duration of the works."

Neither attendees nor Cllr Cree (advised by e-mail) were able to confirm whether parking of vehicles during construction work was restricted by the planning permissions (on-line documentation no longer available). Cllr Cree believes it is unlikely, and has no recollection of such a special condition being required by the planning consent.

Following discussion, it was agreed that there was little more that could be done.

## **9. A.O.C.B.**

**9.1 Moray Rural Housing Enabler (supporting rural communities in Moray to develop affordable housing solutions):** The Secretary confirmed having been approached re this scheme - with a request that Kim Sui attends one of our meetings to outline the details of the scheme and/or we complete a questionnaire re housing needs research in Cullen and the Buckie Coastal Villages - to ascertain if there is a need for more housing for rent or low cost home ownership to support our community.

Kim is contracted by Moray Council to do housing surveys in some of the more rural bits of Moray to identify housing need that is not always evident from the housing waiting lists. It would focus on the "affordable" housing sector i.e. rented from a housing association etc or bought under one of the government shared equity schemes. This information would eventually be fed into the Council's future housing strategy. It also sometimes gives Kim the opportunity to signpost individuals to some of the schemes available, and she has several "good news" case studies of this. Jim Mackay has advised that she normally seeks the "blessing" of the local community association, or in Cullen's case, the Community Council. Jim does not believe there is any commitment on us to do anything, other than perhaps a press release or photo opportunity to raise the profile of the questionnaire. It was agreed to invite Kim Sui to a future meeting.

**ACTION: Zillah Jamieson**

**9.2 Moray Community Councils Pilot - Grant Feedback Form:** Under the conditions of the funds awarded to each Community Council to promote the recent round of elections, an on-line survey requires to be completed - hard copy also available. This action was delegated to the Chair and Secretary.

**ACTION: Ashley Mowat/Zillah Jamieson**

**9.3 Safer Communities:** The Secretary advised that Andy Jamieson (Antisocial Behaviour Co-ordinator, Moray Council), and Adrian Moar (Partnership Development Officer, Grampian Police) would like to attend a future meeting with a view to introducing themselves and answering any queries/concerns over Community Safety/Antisocial Behaviour issues. It was agreed to invite Andy and Adrian to a future meeting.

**ACTION: Zillah Jamieson**

**9.4 Community Support Unit:** Following a meeting between the Chair, Secretary and Gillian Bailey of CSU, the Secretary had received (4th February 2010) a Needs Assessment and Support Agreement, including: Funding-focussed support for projects; support to develop the Community Garden project; support on development of Christmas Lights, Harbour Lighthouse and Market Cross; Town Hall - lease/repairs/funding; attend community council meetings on a quarterly basis.

**9.5 Letter from Cllr Pearl Paul:** The Secretary advised having received a communication from Cllr Pearl Paul, SNP Group Leader, highlighting the party's position in relation to the recent budget process.

**9.6 Community Alarms and Telecare (Moray Lifeline) Services:** The Secretary advised having received a communication from NHS Grampian (Moray Community Health and Social Care Partnership) requesting the Community Council's support in expanding their services (provision to vulnerable people of round-the-clock monitoring/support and means of summoning assistance in an emergency). This was agreed by all those present.

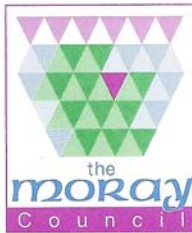
**ACTION: Zillah Jamieson**

**10. Date, time and place of next meeting**

**25th March 2010 in the Memorial Hall, Cullen Town Hall, at 7 p.m.**

## EVENTS DIARY

<b>Date</b>	<b>Event</b>	<b>Location</b>
27th February	Soup and Sweet, Cullen & Deskford Church, 12 - 2 p.m.	Hall Church
2nd March	Cullen Pensioners Club, Monthly Meeting 7 p.m.	Town Hall
14th March	Quiz, Cullen Bowling & Tennis Club - 8 p.m.	Club House
20th March	Stovies Night 7.30 p.m.	Cullen Golf Club
20th March	Daffodil Tea	Coffee House, The Square
24th March	Cullen Pensioners Club, Annual Concert and Tea 7 p.m.	Town Hall
27th March	Spring Fair, Cullen & Deskford Church 1.30 - 4 p.m.	Hall Church
31st March	Soup and Sweet, Cullen Golf Club - 12 - 2 p.m.	Town Hall
3rd April	Soup and Sweet, Cullen Bowling & Tennis Club 12 - 1.30 p.m.	Club House
6th April	Cullen Pensioners Club AGM 7 p.m.	Town Hall
14th April	Christmas Lights Coffee Morning 10 - 12 noon	Town Hall



**Chief Executive's Office**

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Our Ref: AK/mjt/740453

Your Ref:



11 February, 2010

Mrs Zillah J Jamieson  
Secretary  
Cullen & Deskford Community Council  
Norwood  
11 Seaford Place  
CULLEN  
AB56 4TE

Dear Mrs Jamieson

**Green Space adjacent to Cullen Community Centre**

I refer to your letter of 7 February 2010 in connection with the above and would respond as follows:-

The land adjacent to Cullen Community Centre is set out in grass and extends to approximately 0.36 hectares. Following interest from NHS Grampian, as a potential site for a new Health Centre, it was declared surplus to requirements by the Education & Social Services Committee at its meeting on 3 October, 2007. The Policy Committee at its meeting on 24 October, 2007 agreed, in principle, to sell the site to NHS Grampian and instructed the Head of Estates Services to negotiate provisional terms of sale with NHS Grampian, for consideration by Committee at a later date.

I understand that NHS Grampian obtained planning consent on 2 February, 2010 for the erection of a new medical centre on privately owned land and advised us that they no longer have an interest in acquiring the Council's site.

NHS Grampian subsequently have now withdrawn their interest, a report will have to go back to Committee for instructions on the site's future use/disposal. I believe that it would be premature of the Council to take a decision on the future of this site in isolation, prior to determination of the Cullen Property Review Report.

Cullen & Deskford Community Council

11 February 2010

The Council has a statutory duty to obtain the best consideration in the disposal of its property assets (except with the consent of the Scottish Ministers). In most circumstances, disposal on the open market is the best way of determining best consideration and gives all interested parties an opportunity to acquire the property.

I do not know whether the Cullen & Deskford Community Council has any definite intended use for the site at present and in considering an application to dispose of the property at less than best consideration the Council/Scottish Ministers would require details of the proposals, including use and evidence of sustainability (incorporating detailed costings and current/future funding arrangements).

If the Council were to transfer ownership at less than best consideration there may be a desire to apply enforceable conditions on a sale, to protect its future position should the purchaser seek to re-sell the property - it may be more appropriate to consider a long lease rather than a sale.

I trust this information is of assistance, but please let me know if you need anything further.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Alastair Keddie', with a horizontal line underneath.

**Alastair Keddie**

c.c. Councillors Coull, Cree and Shepherd  
Stuart Beveridge, Estates  
Roddy Burns, Legal  
Tracey Rae, CC Liaison

**RESPONSE FROM MORAY COUNCIL TO THE COMMUNITY COUNCIL'S  
REPRESENTATION ON THE CULLEN EXPANSION OF 30 HOUSES**

<b>Cullen Community Council (re Seafield Place, Cullen)</b>	Any new development should be sympathetic to the existing architecture of the town.	Agreed, but this site is in an area of mixed house types and materials, with no predominant character. The frontage of the site to Seafield Place has already been developed with modern style houses. No change.
	The number of houses should be fixed at 30, with no increase above this number by manipulation of planning.	The indicative capacity of the site is 30, to allow for access roads, on site structure planting and a predominantly detached layout. There is however provision within the Local Plan to consider proposals in excess of this figure. Any such proposals will represent a Departure from the Local Plan, and judgement will be determined through a detailed analysis of the Planning Application. No change.
	Consolidation and improvement of the existing playing field provision (which is adjacent to the site) is preferred to the formation of a small, on-site satellite facility which may be underused and add a further area to be maintained. The Community Council is looking at forming a dirt cycle track and there is scope for further imaginative development (e.g. a small all weather pitch). The Community Council feels strongly that consideration be given to channelling any funding for facilities towards consolidating and improving what is already there as this represents better value to the whole community.	Accepted. Lands and Parks are amenable to this if that is what the Community wishes, and will take a cash equivalent sum for investment in the existing playing field. This will apply only to the upgrading of play equipment and will not be used to fund a dirt track or an all weather surface, neither of which feature in the Council's plans and would not be taken on for maintenance purposes. The Community Council can continue to pursue these aspects which they are doing in conjunction with Educational Services. Amend text re provision of play area on-site.

	<p>Access to the old railway line as a path network has been blocked off by the construction of a house.</p> <p>Alternative access provision to the railway line should be provided from the site to the railway line so that a future foot/cycle path can be constructed.</p>	<p>Accepted. The closing off of the link from Seafeld Place to the railway line is currently being investigated.</p> <p>Depending on the outcome, alternative arrangements can be considered during the consideration of a planning application.</p> <p>No change.</p>
	<p>We expect that once the completion process is certified, Moray Council will assume responsibility for maintenance.</p>	<p>Proposals for maintenance of roads, parking, open space, play areas, etc must all be submitted with the planning application and agreed with the Council. However, it is not necessarily the case that the Council will assume responsibility for <u>all</u> such facilities and it is acceptable for alternative, private arrangements for this to be made.</p> <p>No change.</p>

**LETTER FROM VICE-CHAIR TO CHAIR OF THE MORAY WAY ASSOCIATION**  
**11th February 2010**

At our most recent meeting of the Cullen & Deskford Community Council, our Secretary, Zillah Jamieson, reported back on her attendance at the Moray Way Association meeting held in Elgin in January.

Tourism is becoming an ever more critical part of the future for Moray; and with so much to offer visitors from near and far, additional infrastructure to hold visitors in our part of the country can only be good for our economy and the future sustainability of a primarily rural area. As Zillah I think indicated to you in her e-mail of 7th December 2009, the Association and its plans were discussed initially at our November meeting, and all members present were unanimous in their support of this initiative. Congratulations to the Association, its committee and volunteers, for the significant amount of work which has been undertaken to get you to where you are currently. However, there are a couple of things I need to draw to your attention.

As current Acting Chair of the Community Council, I need to record the Community Council's dismay and great disappointment at the news that the walks east of Spey Bay are not to be included as an integral part of the map, but rather are being stuck on as an afterthought (presumably because it is) into a triangular box. As well as excluding one of the most scenic walks in Moray and an integral part of the Moray Coastal Trail, it would seem from our standpoint that visitors could well be denied the opportunity to explore this part of the coastline through insufficient information. We are also unsure at this point as to whether the coastline would even be included in the guide book. Are Walkers of Aberlour aware of this omission? I ask because Cullen enjoys very good support from Walkers and also provides them with a fair bit of business.

I appreciate that these comments are coming to you at a very late stage in the project, but I sincerely hope that there is time to correct what is a fairly large oversight – there is life and plenty for tourists east of Fochabers and the A96, I can assure you!

I look forward to hearing from you, ideally before our next Council meeting on 25<sup>th</sup> February.

Best regards

Yours sincerely

Malcolm Watt  
Vice-Chair, Cullen & Deskford Community Council

**RESPONSE FROM THE CHAIR OF THE MORAY WAY ASSOCIATION  
(12TH FEBRUARY 2010)**

I sympathise with your desire that the East Moray walks should be given equal prominence with those making up the Moray Way, and as a walker myself you don't need to persuade me of the magnificence of, in particular, the Strathlene to Cullen stretch. However with a draft 3 deadline for the Moray Tourism conference on 24 February, followed by a print ready deadline for 26 March, there really is no possibility of a radical redesign. The whole essence of the Moray Way as spelt out in our application to LEADER and brief to Walkers is that of a *circular* long distance path in a highland area (thereby making it unique of its kind), which by definition excludes the East Moray walks. (The press report incidentally should have said "*parts of .. the SW, DW and MCT*".) The accident of geography makes it impossible without unacceptable distortion and scale reduction to include the East Moray Coast Walk other than as break-out box, which is what we intend to do. The East Moray stretch is in fact rather straightforward as far as route categorisation is concerned, essentially earth track from Spey Bay to Portgordon, then road to Strathlene followed by grass track to Cullen, that is assuming minimum level categorisation on each section. The box currently contains an outline of the route with wording something like :

The Speyside Way and Moray Coast Trail continue to Buckie (5 miles) and Cullen (13 miles) respectively, passing through the picturesque fishing villages of Findochty and Portknockie, the latter with its much photographed BowFiddle Rock.

I shall be seeing Helen Stirling next week, and, as I imagine that one of your number will at the event at Glenfiddich on the 24<sup>th</sup>, you will be able to see what the draft looks like at that point. We shall certainly take into account how you would prefer the East Coast walks box to be set out. We then have two or three weeks to make changes and adjustments.

One of your suggestions was to print an East Moray map on the reverse side. Double-sided printing adds significantly to the cost and we decided to print single-sided. This doesn't rule out the possibility of implementing your suggestion at a later time, but we would want to wait until it we saw how sales of the first 2,000 copies proceed. My estimate at the moment is that this is about four year's supply. More immediately, the map is going to come in a wallet into which we will also slip a double-sided A4 ephemera sheet updated annually with telephone numbers of things like banks, medical centres, taxis and so on. Naturally this would cover only places immediately on the route and in Forres, Lossiemouth and Grantown. I would be happy to put it to the committee that we could include a second such sheet with say a detailed map of the East Moray route and attractions on one side, and corresponding telephone numbers for the Buckie/Cullen area on the other. In the interests of sharing the burden we would ask your Partnership to produce these sheets for us. I also plan that our own ephemera sheet will give the dates of Walking Festivals in the entire area, and so I should be glad if you would give me the dates of this year's 6-Harbours walk.

The Guidebook will be entitled "The Speyside Way" which, as a nationally designated Long Distance Path, is what is best known outside Scotland, and so will cover all of the Speyside Way, not just that part which is also part of the Moray Way, that is covering east as far as Buckie, but not Cullen.

I appreciate this is not entirely what you want to hear, but at least you know that we are listening and will do the best we can to promote East Moray within our own constraints.