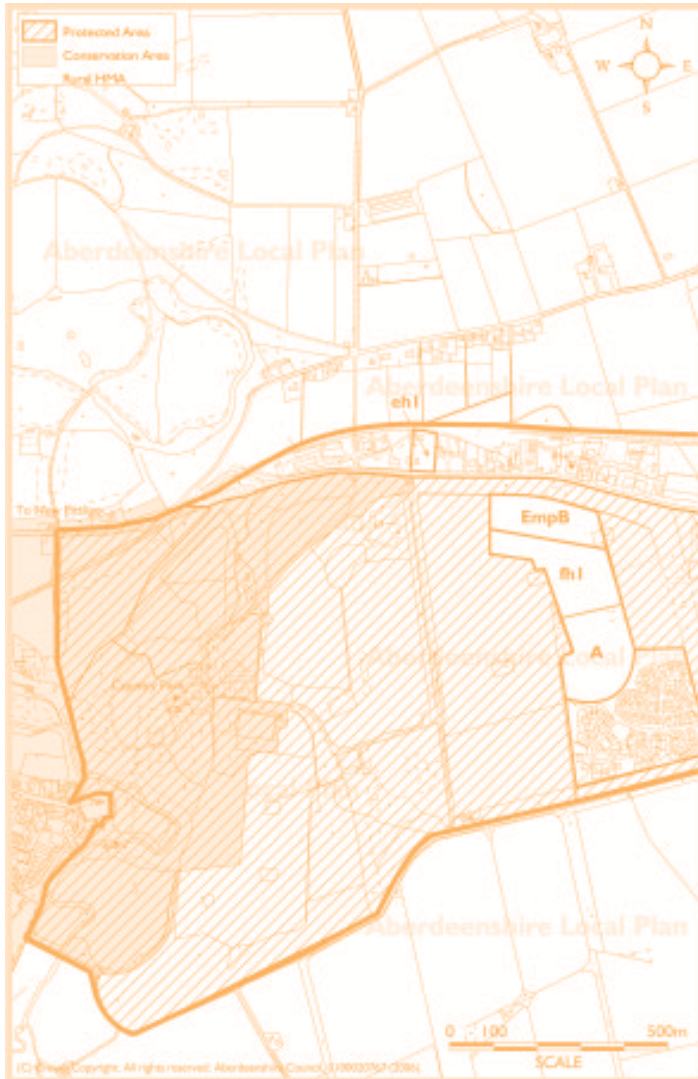
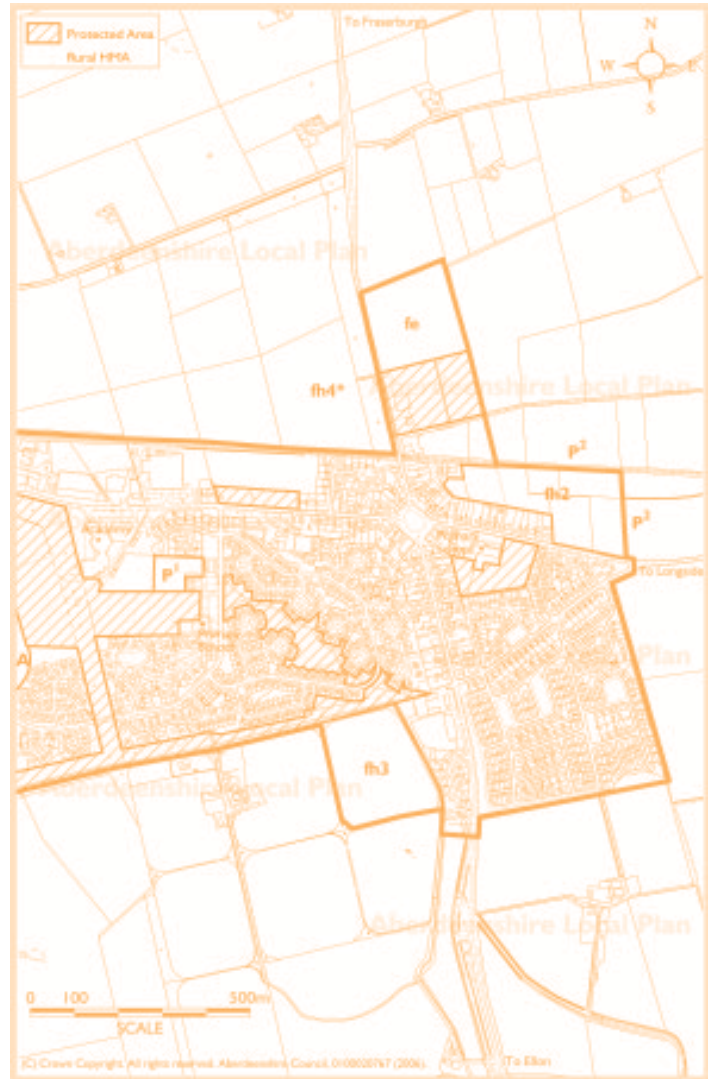




# Mintlaw Community Action Plan



Mintlaw West



Mintlaw East

*This is from the 2002 Aberdeenshire Local Plan which is currently under review. Information on the new plan which has yet to be approved can be found at [www.aberdeenshire.gov.uk/ldp](http://www.aberdeenshire.gov.uk/ldp)*

### Origins and Development Mintlaw

Mintlaw is the largest settlement in central Buchan - the population was recorded in the 2001 census at 2,647 but it serves a wider rural area of around 13,000. The village, established around 1813, owes its existence largely to its geographical location, sitting at the crossroads of the old coach routes from Aberdeen to Fraserburgh and Peterhead to Banff. The village has grown rapidly over the years - notably in the 1860s, when the railway line from Aberdeen to Peterhead opened and also in the 1970s with the arrival of the North Sea oil and gas industry. In the latest draft of the Aberdeenshire Local Plan, housing land has been allocated that will see the population almost double over the next 25 years.

Mintlaw is an important service centre and is able to sustain a variety of shops and businesses - including a butcher, chemist, convenience stores, filling station, garden centre, hotels, takeaways etc. Several businesses are located in and around the industrial estate providing employment to the local population. There is also a Health Centre, Veterinary Practice, Library, Police Station, Dentist and Bank. There are two primary schools - Mintlaw Primary and Pitfour Primary and one secondary school, Mintlaw Academy, which takes in pupils from all the surrounding villages

and wider rural area. (Auchnagatt, New Deer, Maud, New Pitsligo, Strichen, Old Deer, Stuartfield, Fetterangus, Longside, New Leeds and Kininmonth). Mintlaw has never been a Parish and has no Parish Church - the boundaries of Longside and Old Deer parishes pass through the village.

Unusually, the centre of the village - "The Square" is actually a busy roundabout. Community activities centre around the Public Hall which was built in the late 19th century with a bequest from a local merchant, Sylvester Davidson and a donation from Charles Farquhar, a local bank agent. The Trustees still own and run the Hall and Park today. The Hall is the centre for community activities and is much in demand.

There are community activities for all ages but there is a severe lack of suitable community facilities which it is fair to say limits the number and range of activities and events that could be sustained in a settlement the size of Mintlaw. The Gala Committee organise a popular Gala each year and the community have actively fundraised for Christmas Lights which are admired by all who travel through the village during the festive season.

To the west of the village is Aden Country Park - a 230 acre park which was once a country estate and home of the Russell Family. Aberdeenshire Farming

Museum, which is situated within Aden Country Park, has been approved as a Recognised Collection of National Significance by the Scottish Museums Council (SMC). The Park itself was recently awarded a prestigious Green Flag award, being recognised as one of the country's best green spaces.

Over the years several community consultations have been conducted in Mintlaw - notably in 2003 when a comprehensive consultation using Planning for Real® was carried out. In 2010, at a session with the Community Council and at the local Gala during the summer, this information was reviewed and updated. The outcomes of this have been used to create this prioritised Action Plan to help the community to focus and develop their future goals.

**Things we like about Mintlaw** (as given by various members of the community of different ages)

"Central location"  
"beautiful setting"  
"friendly community / people - still has a village feel about it"  
"Aden Park - the jewel in Aberdeenshire's crown - right on our doorstep"

**What could be better**

"better leisure facilities - especially for the younger generation"  
"less litter"  
"better play facilities in the village"



Mintlaw Academy.



View of Square showing Public Hall.



Aden Country Park.



Happy Plant Garden Centre.

### Mintlaw: Buchan Community Plan 2012-2014

The Buchan Local Community Plan brings together the key actions and projects of a number of public agencies under five themes - Community Wellbeing, Developing Our Partnership, Sustainable Environment, Jobs and the Economy and Lifelong Learning. It also includes actions based on consultation with the

local communities and local community groups. The plan can be accessed on [www.ouraberdeenshire.gov.uk/buchan](http://www.ouraberdeenshire.gov.uk/buchan)

The latest version includes actions specifically for Mintlaw which are listed below and there are numerous general intentions in all categories within the plan which might affect Mintlaw.

#### Specific Actions

Heading/Lead Service	Action/Project (with reference in LCP)
<b>Community Wellbeing</b>	
A1	<i>Affordable Housing</i> - To work in partnership with the Scottish Government, Private Developers and Registered Social Landlords to assist in the delivery of affordable housing on both brownfield and Greenfield sites throughout Buchan. Mintlaw is named as a top priority area.
A18	<i>Modernising Government/Joint Futures</i> - To undertake early implementation of electronic sharing of single shared assessments for older people between Health and Social Work. Central Buchan will be the first priority for the Joint Older Peoples' Team
<b>Jobs and the Economy</b>	
B2	<i>A90 Trunk Road</i> - To improve road safety and access in and out of Buchan. Road improvement scheme at Toll of Burness is included as a priority and well as the duelling of the Tipperty-Balmedie road.
B5	<i>Central Buchan Industrial Potential</i> - To promote the development of a high amenity site at Mintlaw and look at the potential sites in the other villages in Central Buchan
B11	<i>Social Economy - Sustainability of social enterprises</i> – the MACBI project is named as a priority
C2	<i>Active Schools Programme</i> - To increase the level of participation in sport and physical activity by young people in Buchan. To develop improved links from schools in Buchan to sports and recreation clubs in the wider community through the Community School Network that covers the Mintlaw area.
C3	<i>Holiday Activity Programmes</i> - To continue to support and promote the Holiday Activity Programmes and increase the range of activities, through the Community Schools Network at Mintlaw, which includes all the feeder Primary Schools to enable young people to participate.
C5	<i>Young People</i> - To work with the Central Buchan Youth Forum to carry out youth consultations with peers and respond and act on current youth issues. To work in conjunction with Community Learning and Development and Mintlaw Academy, offering a pilot project to support a number of young students experience volunteering opportunities within a community based project as part of the exceptional entrance program and within the More Choices More Chances Strategy. Engage with hard to reach young people through arts and media work – the 'Let's Make Music' Project based in Mintlaw is named as an example Develop a Youth Cafe in Mintlaw in partnership with young people, community groups, Community Learning and Development, Princes Trust and Grampian Police.
C10	<i>Cultural and Heritage Opportunities for People of All Ages</i> - To improve and promote access to the collections of Aberdeenshire Council. The education resource centre in Mintlaw will be developed as The Discovery Centre focusing on family friendly and school orientated activity linking to the Curriculum for Excellence.
C15	<i>Play Areas</i> - To continue to work with communities and others to upgrade existing play facilities in settlements - Mintlaw
<b>Sustainable Environment</b>	
D7	<i>Aden Country Park</i> - To work with the Development Group and produce a five year plan to promote the existing facilities and widen representation on the group. To explore the feasibility of extending the Caravan Site to cope with increased demand To continue the establishment of an Arboretum
D9	<i>Nature Conservation</i> - To look for opportunities for future tree planting across Buchan to increase sources for marketable timber - Aden Country Park is named as an example
D10	<i>Paths and Outdoor Access</i> - To continue the delivery of the core paths plan - the Formartine and Buchan Way is named as an example. To produce a revised edition of the Formartine and Buchan Way leaflet

The top four priorities to emerge from the review are outlined below

### **Lack of leisure activities (Theme –Lifelong Learning)**

There is a clear identified need for a leisure facility in the central Buchan area to provide a centre where a wide range of community activities can be delivered. In the 1990s a successful campaign to raise the money for a swimming pool (SPLASH) was thwarted at the final stages when the local authority were unable to guarantee to cover any potential loss the facility might incur in future years. From the Planning for Real© exercise in 2003, a new group was formed to take forward this project – MACBI (Mintlaw and Central Buchan Initiative). After fact finding visits to other community facilities in other areas of Scotland it was decided that the most sustainable option was to build a multi purpose community hub which could cater for a wide variety of sporting and cultural activities and events. This project is well advanced, full planning permission has been granted, the site secured and the group are currently applying for the remainder of the funding.

### **Litter (Theme – Sustainable Environment)**

Litter continues to be of major concern to residents – it was identified as an issue at the first consultation and at the review it

was still perceived to be a problem.

### **Play Area (Theme –Lifelong Learning)**

The consultation exercises identified a need for play facilities within Mintlaw. The old tennis courts are now unusable and the Hall and Park Trustees have plans to create a play area there since tennis can be played on the all weather surface at Mintlaw Academy.

### **Traffic issues (Theme – Jobs and the Economy)**

A lack of parking continues to be an issue for the community in Mintlaw. Parking for the shops at the Square is directly off the roundabout which means drivers have to reverse directly on to the roundabout – an extremely hazardous and somewhat bizarre manouvre. Commuters from the outlying rural area using the bus service in to Aberdeen use the parking spaces at the playing field.

### **Other issues**

Many other suggestions received support and these are listed on pages 6 - 9. A summarised Action Plan can be found on pages 10 and 11.



*Proposed new Community Facility.*



*Play Area.*



*Traffic manouvers on the roundabout.*



*Litter at the Square.*



Mintlaw Primary School.



Pitfour Primary School.



The Pavilion.



The Fish Factory.

### Lifelong Learning

This theme produced two of the top four priorities (see page 5). Since the original consultation exercise - the all weather pitches at the Academy have been built which are used by a variety of clubs and groups. However there are problems with community access at weekends which is something MACBI are hoping to address, in partnership with the Local Authority. For many years, the young people in Mintlaw have campaigned for a drop in facility and for more activities. Community Learning and Development staff have recently worked with a group of young people to open a youth drop in facility at the football pavilion to address this need.

Other key issues which arose in the consultation were –

- amalgamate the two primary schools
- increased opening hours at the library
- the need for more classes- particularly for older people
- the cultural heritage facilities at the Discovery Centre need to be promoted to the public

### Jobs and the Economy

This theme produced one of the top four priorities (see page 5). While people felt that Mintlaw benefited from its central location and had a good selection of shops there were other issues to address

- more employment opportunities
- MACBI facility coming to fruition
- better road links
- better hotel facilities, encourage tourist related facilities to keep holidaying families in the village
- garden centre should be open longer (esp. in Summer),
- more eating facilities in village after 4.30pm,
- dual carriageway at least to Toll of Birness.

## Community Wellbeing

Since the original consultation – some housing needs have been addressed. In addition to new private housing, a new very sheltered housing at Abbey Court has recently been opened which provides 23 flats with tenants receiving 24 hour supporting care and living services. Aberdeenshire Council has recently completed phase 1 of their new build development in Pine View which includes 10 units providing 4 one bed flats and 6 1 bed bungalows. Phase 2 should be available in 2011 comprising another 7 units.

### Other issues included

- More Police presence
- better policing of underage drinkers / boy racers
- more parking – especially at the Health Centre
- more affordable housing
- the ability to get a Doctor's appointment when required
- safer routes to school – Sutherland Way – pathways



*New housing, Sutherland Close.*



*Abbey Court.*



*Health Centre.*



*Police Station.*



Recycling Centre.



Formartine and Buchan Way.



Aden Country Park - MACBI Fun Run.



View west towards The Square.

## Sustainable Environment

This theme attracted one of the top four priorities (see page 5). People clearly valued having Aden Country Park right on their doorstep. Other issues included -

- less potholes
- wooded areas around Mintlaw (not Aden) need to be cleared of rubbish
- pavements need to be swept
- proper cycle paths
- new recycling facilities – should not be at entrance to village
- park and ride
- path from Academy to Aden Park to be reinstated, encourage children of all ages to walk and cycle safely to school (*since the consultation this has been completed*)
- less untidy gardens



## Developing Our Partnership (Working with others):

It was generally accepted that there was an enthusiastic core of volunteers who organise and look after the village. In particular the Gala Committee who work very hard each year to put on the summer Gala, despite increasing health and safety legislation.

Other issues were

- Attract more people on to the Community Council
- Community Council needs more realistic funding
- Would be good to integrate the schools with community events



*Aden Country Park.*



*The Library.*



*Filling Station and Convenience Store.*



*View from Mintlaw Station.*

Many of the key actions fall in to more than one category. For the purposes of this summary each action will only be mentioned under one category to avoid confusion.

	Independent	Partnership	Outside Agency
Lifelong Learning		<p><b>MACBI – Community Leisure Centre</b></p> <p><b>Improved play facilities</b></p> <p>More classes for older people</p> <p>Better promotion of the Discovery Centre</p>	<p>Amalgamate the two Primary Schools</p> <p>Increased opening at the library</p>
Jobs and the Economy		<p><b>Traffic Issues – parking and roundabout</b></p> <p>More employment opportunities</p> <p>MACBI project coming to fruition</p> <p>More eating facilities in the village after 4.30pm</p>	<p>Better road links</p> <p>Better hotel facilities</p> <p>Longer opening hours at the Garden Centre</p> <p>Duel Carriageway at least to Toll of Burness</p>
Local Environment		<p><b>Less litter</b></p> <p>Wooded areas (not Aden) cleared of rubbish</p> <p>Pavements swept</p> <p>Proper cycle paths</p> <p>Path from Academy to Aden Park</p>	<p>Less potholes</p> <p>New recycling facilities (not at entrance to the village)</p> <p>Park and Ride</p> <p>Better Parking</p>

<p>Local Environment (cont) Health and Wellbeing</p>		<p>Less untidy gardens Safer routes to school</p>	<p>More Police presence Better policing of underage drinkers and boy racers More parking at the Health Centre More affordable Housing Ability to get Doctor's appointment when required</p>
<p>Developing Our Partnership</p>		<p>Attract more people on the Community Council Better integration of the schools and community events More realistic funding for Community Councils</p>	

### Partners who may help to deliver the above

Aberdeenshire Council services:  
Education Learning and Leisure  
Housing and Social Work  
Law and Administration  
Planning and Environmental Services  
Transportation and Infrastructure

Private Investors

### Other agencies:

Buchan Community Safety Group  
Grampian Police  
Grampian Fire and Rescue Service  
NHS Grampian

This booklet is one of a series produced by Local Rural Partnerships together with the community under the banner Making It Real.

The initiative is sponsored by Aberdeenshire Community Planning Partnership and Shell, and run by Aberdeenshire Community Economic Development Co-ordinators Forum. The aim is to provide community action plans in an attractive, easy to read, professionally printed format.

For most communities, the content of each community plan

is based on the results of Planning for Real® exercises carried out by the communities themselves, together with any other available reports. This process ensures that the plans are truly community-led.

This information can now guide the community and Community Planning Partners in drawing up detailed action plans to implement the top priorities as well as addressing the other issues which have been identified. For each priority or issue this will involve agreeing who should be involved, what resources will be needed and

target dates for completion. It is hoped that this process will be driven by representatives of the community with support – moral, technical and financial – from the relevant partners.

It is important that this booklet is seen by all concerned as an account of the community's views at the time of the latest consultation, and that it will have to be regularly reviewed and updated. As some projects are completed, other issues will arise and take their place in future versions of the community plan.

**Thanks are due to Mintlaw Community Council and the wider community for their help and input with the community consultation and follow up meetings.**

### BUCHAN DEVELOPMENT PARTNERSHIP

**Area Office • Nethermuir Road • Maud • AB42 4ND**  
**T: 01771 613666 • F: 01771 613204 • E: bdp@scotmail.net**



Aberdeenshire  
Community Planning Partnership

[www.ouraberdeenshire.org.uk](http://www.ouraberdeenshire.org.uk)

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