



Banchory Community Action Plan

(2001 census unless otherwise stated)

Population	2001 census	2006 estimate	2011 estimate	2016 estimate
Estimates Banchory	6038	6593	7111	7200

%	0 - 15	16 - 29	30 - 44	45 - 59	60 - 74	75+
Population by Age Banchory	20.7	13.5	21.2	22.6	14.1	7.9
Aberdeenshire	21	14.7	23.1	21.4	12.8	6.4

Housing Tenure	Mortgage	Council/Housing Association	Private Rented
Banchory	75.6	18.1	4.6
Aberdeenshire	71.3	18.6	6.7
Scotland	62.6	27.2	8.7

Housing	Affordable Housing Units	AH as % of Total Housing	% Band A	% Bands F to H
Banchory	439	18.1	5.1	39.5
Aberdeenshire	16877	18.6	20.9	17.9
Scotland	595194	27.2		

Average House Prices 2004	
Banchory	£145,815
Aberdeenshire	£107,206

Banchory School Rolls 2006		
School	Actual roll	Capacity
Banchory Primary	443	615
HoB Primary	219	335
Banchory Academy	964	780
Total school population	1626	

Community Action Plan

A “Planning for Real” community consultation organised by Banchory Community Council was held in 2002/3 and a community action plan was subsequently developed that has largely been completed. This present Banchory Community Action Plan emerged from the 2008/9 “Making it Real” public consultation organised by Banchory & District Initiative (BDI) and Banchory Community Council (BCC), with over 600 people participating. The priorities in the Plan were developed by the Banchory Town Forum organised by BCC.

This information will now guide the Community Planning Partnership in updating the Marr Local Community Plan as well as the community and Community Planning Partners in drawing up detailed action plans to implement the top priorities and addressing the other issues which have been identified.

Background to Banchory

Banchory (population 6,359 (2004)) is a still expanding community that lies some 17 miles east of Aberdeen along the Dee Valley and is known as the Gateway of Royal Deeside. It is the main service and employment centre for the east part of Marr and is a popular commuter town with some 40% of the working population travelling into Aberdeen.

There have been settlements in/near Banchory since the Stone Age. The settlement of Banchory-

Ternan, or Banchory as it is known today, began to grow in the fifth to sixth century AD when a Christian college (“banchor”) was founded by St Ternan on the banks of the River Dee close to the present-day graveyard. Pre-1800, Banchory was a small rural village sited around the area now called the Glebe extending up the hill towards the East Church and around what is now Raemoir Road. The establishment of the first toll roads saw the extension of the village west to form New Banchory and the present High Street while the coming of the railway from Aberdeen in 1853 further stimulated the growth of the town with a Town Hall erected by public subscription in 1872. However, Banchory’s population remained under 2,000 until the 1970s, when oil was discovered in the North Sea, after which it has been under almost continuous development.

Banchory’s identity is defined by its heritage, its rural setting and landscape (being the gateway to Royal Deeside), its traditional High Street, proximity to the river, much-loved green spaces in the town centre and throughout and around the town, its many walking paths, the quality of its schools, its mixed community of incomers and long-established families, its proximity to Aberdeen and the resulting workforce commuting.

There is concern that volunteer groups working on behalf of the community (BCC, BDI, Banchory Business Association) are struggling to gain active membership.



Making it Real.



Banchory High Street.



Scolty Tower.



Banchory Bags Campaign.



Scolty Path Repair.



Bonnie Banchory.

The following table identifies some of the community projects that are current or have been recently completed in Banchory.

Projects	Public, Private and Community Agencies' Involvement
Banchory Energy Reduction Initiative - Project to reduce carbon emissions	Banchory & District Initiative Limited (BDI)/ BERI Committee
Civic Pride Activities - Bonnie Banchory – a project to improve the town's floral display. - Christmas lights – erection/enhancement of High Street decorations. - Banchory Calendar - annual fund-raising venture to support town enhancements. - Continental Markets – held at the time of St Ternan's Heritage Fair. - Farmers Market – monthly market of local produce - Banchory bags Campaign – 80% reduction in use of plastic bags in Banchory – Green Butterfly award gained. - Guy Fawkes Bonfire & Fireworks. - Banchory Show – annual agricultural show. - Vintage Car & Motorcycle Rally.	BDI/ Abdnshire Council BDI BDI BDI Farmers Market BDI Round Table Banchory Show Rotary
Community Information Services - Community Website www.banchory.org - Community Newsletter.	BDI BDI
KGV Community Project - Creation of community facility at KGV Park to accommodate young people, sport and day centre for learning disabilities.	KGV Committee
Rugby Pitches - Development of rugby pitches at Woodend.	Leys Estate
St Ternan's Heritage Fair - Held annually to celebrate local culture.	BDI
Scolty Trails Enhancement Project - Repair of badly damaged paths on Scolty Hill.	BDI/Banchory Paths Association
Scout Hut Redevelopment - £300,000 project to bring the hut into the 21st century.	SHOUT (Just completed)
Swimming Pool - Feasibility study and continuing development of swimming pool concept.	Bandswim/Council/Leys Estate/BDI
Town Hall Redevelopment - Screening study and further investigation of potential for significant upgrading of the Town Hall.	BDI
Town Forum - establishment of a group to examine Banchory-wide issues	Banchory Community Council
Visit Banchory - A marketing initiative (including website www.visitbanchory.org) to promote Banchory involving local businesses and VisitScotland.	BDI/VisitScotland/local businesses
Walking to Health - Structured short walks to improve health and mobility of town residents.	BDI
Woodend Barn - Allotments, wild garden, construction of café/bistro, foyer, office, meeting room etc	Woodend Arts Association/Leys Estate

Marr Local Community Plan 2008-2012

The Marr Local Community Plan can be found on Aberdeenshire Council's website. The Plan lays out the intentions for developments and projects for the four year period and reflects contact and dialogue with local communities, community groups, organisations and individuals. Aberdeenshire Council will be developing these projects with local communities by

working with the area's Community Councils and with other partners. The 2008-12 Plan includes a number of actions specifically for Banchory some of which bear on the issues identified in the Making it Real exercise as discussed in the next section of the document. All Banchory specific actions are listed here, however, so that they are not overlooked.



High Street.

COMMUNITY WELLBEING

Health & Wellbeing

- Investigate and consider a business case for extending Glen O'Dee hospital in order to offer a range of services locally including increased physiotherapy and nurse-led oral chemotherapy clinics for patients with colorectal cancer – Target date 2010.
- Provide bowel and prostate cancer follow up clinics at Glen O'Dee Hospital – Target date 2008.
- Progress the development of a new medical centre for Banchory – Target date 2012.
- Deliver Walking to Health opportunities in Banchory - Target date 2008
- Support provision of Advice Services in Banchory – Ongoing.

Community Facilities

- Develop with Hill of Banchory Ltd a leisure facility at Hill of Banchory using planning gain to fund the Council's part of the development – Target date 2008/9.
- Analyse the Council wide playing pitch audit and strategy to identify local needs in terms of quality and quantity of sports pitches and ancillary facilities – Target date 2008/9.
- Support the development of Banchory Town Hall to meet local identified needs/requirements, subject to an exploration of ways to secure funding to enable development to happen – Target date 2011.
- Support community efforts to develop, redevelop or purchase facilities including a pavilion and other community facilities at King George V Park and a voluntary resource centre in the Banchory area – Target date 2011.
- Install lighting at Banchory multi-use games area to allow additional use during winter – Target date 2008/10

Community Safety

- Support the Momentum programme in Banchory which aims to equip young people with the basic knowledge and practical skills they need to become safe drivers.

General

- Identify suitable accommodation to locate the Marr Area Development Control Team & Environmental Services staff together with staff from other services requiring office accommodation in Banchory – Target date 2011.



Town Hall.

LIFELONG LEARNING

Education

- Subject to the Council's Asset Management Plan priorities explore potential sites for any replacement schools and other facilities – Ongoing

Community Learning

- Continue to review and develop ways of providing youth information in line with progressing youth facilities in Banchory- Ongoing.
- Support new and continued development of youth café provision in Banchory – Ongoing.

Culture

- Introduce knowledge of web access and e-mail to older citizens in Banchory in partnership with Social Work and Aboyne Academy- Target date 2008.

SUSTAINABLE ENVIRONMENT

Heritage

- Work to achieve or review Conservation Area Designations as in Local Banchory Plan to encourage protection of a built heritage – Target date 2010.
- Prepare and develop, with appropriate consultation, the Core Paths Plan for Banchory in order to create walking, cycling and equestrian opportunities close to Banchory – Target date 2010.
- Complete the Deeside Way long distance path between Aberdeen and Ballater – Target date 2011.

Transportation

- Consult with the Banchory community on proposals to develop a Park and Ride facility at the east end of Banchory- Target date 2008.
- Continue to monitor the performance of the improved Royal Deeside bus services and if appropriate review the initiative in partnership with Stagecoach Bluebird – Ongoing.



Bellfield Retirement Home.



High Street Traffic.



High Street.

The issues for Banchory emerging through the Making it Real process were prioritised by the Banchory Town Forum and the highest priority items are identified below in alphabetical order.

Banchory Academy

It is noted that the Major Issues Report makes no comment on or provision for the land that would be required for a replacement Academy. The community (via the response to Aberdeenshire Council's Major Issues Report) has asked the Council to make such provision as part of its upcoming Development Plan and BCC will arrange a joint meeting of interested parties to consider this matter.

(Action: BCC/Banchory Academy Parents Council/Council Education Learning & Leisure/Council Planning & Environmental Services)

Banchory Master Plan

Given the number of issues that emerged in Making it Real and the Town Forums concerning housing development locations, Banchory Academy, a possible relief road, town centre redevelopment and sports pitches, there is an urgent need for a Banchory "master plan" as envisaged by the Council's developer contributions policy. Banchory & District Initiative Limited (BDI) has invited Robert Gordon University (RGU) to develop a series of "master plans". RGU's final year students will work on this for the university year 2009/10 and will consult with the community as they develop their plans. It is hoped that many of the issues affecting Banchory development can be highlighted through the RGU studies. Using

the Town Forum mechanism, BDI will ask the community to consider the suggestions made and develop a view for discussion with Aberdeenshire Council, landowners and developers. *(Action: BDI/BCC/Robert Gordon University / Council Planning & Environmental Services)*

Community Safety

There is concern at the actions of some young people (vandalism and drunkenness) and the lack of a continuous police presence to provide effective control. BCC will examine with Grampian Police and Aberdeenshire Council what actions can be taken to lessen the concerns.

(Action: BCC/Grampian Police Services/ Council Education Leisure & Learning)

Cycling/Walking

Several concrete suggestions concerning new paths have been made that will be investigated by BDI and Banchory Paths Association for potential and practicability and development plans prepared where feasible.

(Action: BDI/Banchory Paths Association)

Football Pitches

Via the community's response to Aberdeenshire Council's Major Issues Report, the Council has been asked to clarify its thinking on this matter with urgency as it has been an issue for several years. The Council's response is awaited.

(Action: BCC/ Council Education, Learning & Leisure)

Health Centre

There is a very strong desire to retain an improved Health Centre in the centre of town and not to

affect many people's travel abilities by moving it from the centre. BCC will discuss the issues surrounding timing and location of any new Health Centre with the Group Practice, Grampian NHS and Aberdeenshire Council.

(Action: BCC/ Banchory Group Practice/Grampian NHS/Council Social Care & Health/ Council Planning & Environmental Services)

Housing – Affordable Housing

A considerable requirement for affordable housing is noted so that young adults could remain in Banchory and the workers in tourist and other local businesses could live locally. BCC will examine with Aberdeenshire Council what affordable housing policy might be applied to future developments.

(Action: BCC/Council Planning & Environmental Services/Council Social Care & Housing)

Housing – HOB Facilities

There is a public desire to ensure that facilities such as shops, play parks, post boxes, cash machines are put in place at Hill of Banchory before any further housing development takes place in north Banchory. BCC will discuss these issues and how they may be resolved with the developer and Aberdeenshire Council.

(Action: BCC/Bancon/ Council Planning & Environmental Services)

Housing – Retirement Housing

It was considered that, given Banchory's particular circumstances, the needs of retired people/people coming towards retirement in Banchory should be specifically addressed when considering affordable housing and that there was a market

(undiscovered by developers) for, inter alia, affordable warden-supported retirement flats. BCC will examine this issue with local developers and Aberdeenshire Council to discover what that market might amount to and how it might be serviced.

(Action: BCC/Council Planning & Environmental Services/Council Social Care & Housing)

Parking – Town Centre

There is a strong opinion that town centre parking needs improvement through design, provision and time management. Ideas that may emerge from the RGU "Banchory master plan" exercise will be considered by the community through the Town Forum mechanism and then, if considered viable, discussed with Aberdeenshire Council and developers. *(Action: BCC/BDI/BBA/ Council Transport & Infrastructure)*

Public Toilets

The hours of opening of the Bellfield car park public toilets require extending, especially on Fridays and weekends, and the toilets need improvement both for locals and visitors. BCC will take this matter up with Aberdeenshire Council.

(Action: BCC/Council Education Learning & Leisure)

Swimming Pool

A new swimming pool is desired as part of the HOB Leisure Centre. BDI is cooperating with Bandswim in ongoing discussions with Aberdeenshire Council and North Banchory Company to resolve the viability of a swimming pool as part of a leisure complex at Hill of Banchory.



Bellfield Park Play Area.



St Ternan's Heritage Fair - Ferret Competition.



Town Forum.

(Action: Bandswim/BDI/Council Education ,Learning & Leisure/North Banchory Company)

Tourism – Tourist Office

The tourist office is in the wrong location and is not open during the winter months. BDI will examine with others the practicability of locating it on the High Street and extending its period of opening.

(Action: BDI/BBA/Aberdeenshire Council/Visit Scotland)

Town Centre Enhancement - Redevelopment

Although there are no proposals in the Major Issues Report (MIR) for redevelopment around the Town Centre it is considered that this could be commercially attractive and that a master plan as envisaged by the MIR developer contributions policy should be drawn up. In this respect BDI has invited Robert Gordon University to prepare a series of “master plans” for the whole of Banchory that will include the town centre. Using the Town Forum mechanism, BDI will ask the community to consider the suggestions made and develop a view for discussion with Aberdeenshire Council, landowners and developers. It could be that such a proposal could be included in the 2016 review of the Aberdeenshire Local Development Plan.

(Action: BDI/BCC/BBA/PF/Council Transport & Infrastructure/Council Education Learning & Leisure/Robert Gordon University)

Town Centre Enhancement – Town Centre Designation

The official area designated as the town centre in the current Local Plan requires expansion to include

areas that the community always consider part of the town centre e.g. Town Hall, Burgh offices, shopping area to the east of the High Street traffic lights, the south side of Bridge Street, Bellfield Retirement Home, Bellfield Park, Health Centre, recreation grounds. BCC will work with local councillors to secure a revised town centre designation so as not to limit funding opportunities that might be available for town centre development/regeneration.

(Action: BCC/Local Councillors/Council Planning & Environment)

Town Hall

The Town Hall needs to be upgraded to make it attractive to the community. BDI will continue to examine with Aberdeenshire Council opportunities for enhancement of the hall and for greater community involvement in owning/operating the hall as a community asset.

(Action: BDI/Council Education Learning & Leisure)

Woodend Barn

Woodend Arts Association is developing a sustainable community arts centre with a café bistro, biomass boiler, allotments. The barn needs further development to improve disabled access, dancing and workshop facilities and WAA is developing and implementing short term plans and considering longer term possibilities.

(Action: WAA)

Other issues identified by the Making it Real process as matters of importance to be actioned by the community but which were not accorded the highest level of priority are dealt with below.

Bellfield Park Enhancement

The Bellfield Park facilities need improving (trees, flowers, seating, paths, children's play equipment, picnic areas). The KGV Community Project will discuss the principles of such development with Aberdeenshire Council and, if viable, will develop plans and a business plan for community consultation.

(Action: KGV Community project/ Council Planning & Environmental Services)

Business Growth

Small business creation in Banchory should be encouraged and commuting should not be the only answer to employment in the town. The Banchory Business Centre is seen as a successful way to generate new businesses in Banchory but it is realised that land for business growth had to be made available. BDI will examine with local businesses whether the Banchory Business Association (BBA) can be strengthened and whether BBA could then pursue the issues indicated on behalf of the community.

(Action: BDI/BBA/Council Planning & Environmental Services)

Coat of Arms

The level of support for a Banchory coat of arms to provide a formal town identity will be examined by BDI and, if desired, will be developed.

(Action: BDI)

Green Spaces - Bellfield/KGV Parks

The Bellfield/KGV green spaces are seen as a major aspect of the town's identity and its attraction as a place to live and visit and must be retained. BCC will ask Aberdeenshire Council to confirm this matter in its upcoming Development Plan.

(Action: BCC/Council Planning & Environmental Services)

Green Spaces – Environmental Data Base

An environmental data base has been proposed to enable the impact of further growth to be examined. Part of such a data base has been developed and BDI is examining how this might be completed.

(Action: BDI)

Green Spaces - General

Green spaces in and around the town must be protected so as to retain belts of green space through housing developments and protect both Banchory's identity and its attraction as a place to live and visit. The community has raised this issue in its response to Aberdeenshire Council's major issues report and BCC will take this matter into account in examination of planning applications.

(Action: BCC/Council Planning & Environmental Services)

Hill of Banchory Leisure Centre

The HoB Leisure Centre concept is unanimously welcomed with a plea that it be made available quickly. BDI is cooperating with Bandswin in ongoing discussions



Town Forum.



Have Your Say.



Bellfield Park.

with Aberdeenshire Council and North Banchory Company to resolve the viability of a swimming pool as part of a leisure complex at Hill of Banchory.

(Action: BDI/Bandswim/North Banchory Company/Council Education Learning & Leisure)

KGV Community Project

The KGV pavilion concept (servicing sports changing rooms, a youth facility and a Scolty Centre facility) has strong support but there is concern at how the development might affect the Banchory Show and where the bonfire and fireworks could go as the proposed site was on the existing bonfire location. The KGV committee is working with affected parties on resolution of these issues and will prepare a business plan for the development of the facility.

(Action: KGV Community Project)

High Street Traffic

Removal of taxi parking on the High Street was noted as releasing shopping parking spaces. There is a plea for disabled parking on the High Street. Making the High Street a pedestrian precinct is a popular concept. There is a continuing wish by some for a safe crossing at the west end of High Street. Ideas that may emerge from the RGU “Banchory master plan” exercise will be considered by the community through the Town Forum mechanism and then, if considered viable, discussed with Aberdeenshire Council and developers.

(Action: BCC/BDI/Council Transport & Infrastructure)

Lifelong Learning

There is a gap in the comments on the needs of the community in respect to Lifelong Learning for youth, adults, older people and migrant workers. There is a need for requirements to be identified and then included in the plan and Aberdeenshire Council will work on this issue.

(Action: Community Learning & Development/EL&L)

Park & Ride

There is a widely held view that the proposed Park & Ride could not be economic, would not be able to serve job locations and would be as large a failure as Kingswells. The proposed location at the east end of town was considered an eyesore in the making. The Ellon example used by Council was not considered viable as Ellon had three roads entering the town with one out to Aberdeen while Banchory essentially had two roads entering the town and three going to Aberdeen. There is an action in the Marr Local Community Plan for Aberdeenshire Council to consult with the community on this matter.

(Action: BCC/Council Transport & Infrastructure)

Parking – Tesco Shuttle Bus

There is concern that the Tesco car park will void people coming into town to shop. It is suggested that a shuttle bus High Street/ Tesco is needed to attract people into town. BCC will examine this matter with Tesco and Aberdeenshire Council.

(Action: BCC/Council Transport & Infrastructure/Tesco)

Relief Road

A relief road around Banchory may be needed at some stage in the future and it should be planned for now so that land is available when the time comes. BCC will convene a meeting of interested parties to discuss the pros and cons of a possible relief road and how it might be planned for.

(Action: BCC/BBA/Council Transport & Infrastructure/ Council Planning & Environmental Services)

Tourism – Banchory/Deeside Tourist Organisations

Formation of a local and Deeside tourist organisation is seen as important to develop this aspect of the economy. BDI will test the interest in this matter with local businesses.

(Action: BDI/BBA)

Tourism - Coach Parking

There needs to be a coach parking facility near the town centre to assist tourist coach stop-offs. Ideas that may emerge from the RGU “Banchory master plan” exercise will be considered by the community through the Town Forum mechanism and then, if considered viable, discussed with Aberdeenshire Council and developers.

(Action: BBA/BCC/Council Transport & Infrastructure)

Tourism – Labour & Accommodation

There is seen to be a shortage of labour and hotel accommodation for the tourist trade. BDI will examine with local businesses whether the Banchory Business Association (BBA) can be strengthened and whether it could

then pursue the issues indicated.
(Action: BBA)

Town Centre Enhancement – Flower Displays

Banchory needs to enhance its flower displays substantially. BDI (through the Bonnie Banchory project) is working with Aberdeenshire Council and local businesses to place more flowers both in the town centre and at other town locations. After a successful start in 2009, it is continuing to develop its plans for the future.

(Action: BDI/Council P&ES/local businesses)

Town Forum

The concept of a Town Forum as an adjunct of the Community Council to discuss town issues is well supported. The Town Forum has been operating since March 2009 and will continue to be organised by BCC.

(Action: BCC)



River Dee.



Farmers Market Community Stall.

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.

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. The plan will be developed, monitored and updated by Banchory Community Council (BCC) and Banchory & District Initiative Limited (BDI) on behalf of the community. The process will be driven by BCC and BDI with support – personal, moral,

technical and financial - from the community and relevant Partners.

This booklet is one of a series published by Aberdeenshire Local Rural Partnerships (of which BDI is one) under the banner Making It Real for a number of communities in Aberdeenshire. The initiative is sponsored by Aberdeenshire Community Planning Partnership and Shell. The aim is to provide community action plans in an attractive, easy to read, professionally printed format.

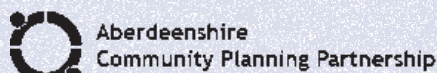
Thanks are due to
the whole of the Banchory
Community for the interest
shown in the Making it Real
consultation and
to the Town Forum for
developing the priorities
of the Plan.

BANCHORY COMMUNITY COUNCIL

Secretary: Wendy Sadler • T: 01330 823115 • E: wendysadler@hotmail.com
W: www.banchory.org

BANCHORY & DISTRICT INITIATIVE LIMITED

Director: Tony Brown • T: 01330 822510 • E: tony.brown3@btinternet.com
W: www.banchory.org



www.ouraberdeenshire.org.uk

Supported by Shell

