BI-MONTHLY MEETING MINUTES
Inchmarlo, Brathens and Glassel Community Council
Wednesday 9th September 2026
via Teams

1. Welcome/Apologies

Present: Paul Herrington, Chris Low, Andy Dickson
Apologies received from; Laurie Huff, Chris Bath, Cllr Yi-Pei Chou Turvey, Cllr Ann Ross, Ross Provan, Cllr Durno.

Note that previous meeting minutes were approved via email and are available on the ibgcc.org website.
The slide-pack presented during the meeting is available and should be viewed in conjunction with these minutes.

2. Treasurers Report

The Treasurer was not present but submitted this report;

- Bank Balance £2476.24 after deduction of recent funding awards below. Normal overhead costs, nothing outstanding to report
- Investment account has now made £319.34 in interest
- Received £600 from Fred Olsen renewables to purchase a new laptop
- Received Aberdeen Council Grant £728.00
- Payments made to Inchmarlo Hall re water pump £1930.00

Purchase of recommended laptop for CC business was approved. Will be held by the Chairman. Preparation of the budget for the current financial year is still in progress with comments made to be incorporated. So that is unable to be approved at present.
There was a discussion on the suggestion made to open a 3rd bank account in order to keep the wind-farm transactions separate. This was not considered to be necessary given the fairly simple nature of our accounts so it was agreed that the current account and high interest accounts were sufficient.

3. Aberdeenshire Councillors report

No report received as no councillors were present.

4. Kirkwood Planning Applications

There are two items on the Marr Area Committee meeting agenda that are of considerable interest to IBGCC. Firstly, the Masterplan for Inchmarlo site OP2 has been proposed for approval, and secondly APP/2026/1010 which seeks to release the remaining 15 homes at East Mains before the Lucullan Hotel which we have already objected to. IBGCC has requested to speak on each agenda item and Chris Low has agreed to represent IBGCC at the meeting. A 5 minute presentation is allowable on each agenda item.
The OP2 submission is not an objection to the Masterplan but represents an opportunity to raise the issues that are important to our community namely;

- Health & Wellbeing; Increased pressure on Banchory health services from an additional 120 homes
- Road safety – Important to reconsider a reduced speed limit to 40 mph especially with new access entrance from A93.
- Access and sustainable transport – Support to principle of new A93 connection being in place before homes occupied and request for a Sustainable Transport Policy.

- Community Hub – Support for community hub emphasis it needs to be a commitment not an aspiration
- Construction traffic – Comment that minor road via Glencommon farm is not suitable for heavy traffic.
- Lack of bus stop accessibility.

We intend to consolidate our objection to the hotel and 15 houses rephasing in APP/2026/1010, to make the points that;

- No-one in the community believes the hotel will ever happen regardless of how many more houses are built.
- This is yet another concession the Developer is seeking.
- It's hard to see how the limited cash passing from Kirkwood to Inchmarlo Farms from the sale of 15 houses would make any difference to progressing the hotel.
- Approval of this re-phasing is de facto approval of deferring the footpath and cycleway application APP/2026/1011 not on the agenda.
- We lack trust in the Developer and the ability of the Planning Service to protect the community's interests.

ACTION: CL and PH to circulate scripts of 5 minute presentations to the committee for any final comments - COMPLETED

Post Meeting Note: At the Marr Area Committee held on 15th September the application to change the phasing and release the 15 homes was unanimously supported by councillors, as recommended by the Planning service, because it was considered that there was no valid planning reason to object.

5. Local Development Plan – Proposed response to AC on Call for Sites - PH

A draft document with IBGCC comments on the proposed Call for sites has been circulated and comments incorporated. This was agreed but should include a comment that both OP1 and OP2 has been recommended for removal by AC due to lack of progress.

ACTION: CL to submit comments to AC using online form by deadline of 23rd September – COMPLETED.

6. AC's Local Community Place Group - PH

Since no-one from this Committee had come forward to be represented on this group it was decided instead to request to be kept informed on progress and issues.

ACTION: PH to inform Debi Weir of this decision and request to be kept informed. COMPLETED.

7. Core Paths – CL

CL reported that Aberdeenshire Local Outdoor Access Forum (ALOAF) are conducting a review of core paths and have asked each Community Council to confirm existing core paths and send proposals for new ones. See slides 15-19 in pack. It would appear from the descriptions provided that core paths have little real status as the Council have no duty to maintain or upgrade any core paths. The only real benefit seems to be that Councils must give due consideration when making development planning decisions.

At present the only core paths in our area are Queens Drive up to the entrance to IRV at the gate, and the tarmac path running from the Golf Driving Drive down the hill to Burnett Park (see slide 16). CL proposed the addition of a new circular core path at Brathens which partially follows the old railway line route, as shown in slide 17.

There was discussion on core path candidates at Brathens Moss, and at the old railway line running from East Mains to Brathens. It was agreed that the latter would be pursued in order to protect it from any further development.

8. Community Council Forums - PH

The Community Council Networking event planned for 26th September was cancelled due to insufficient CC members signing up for this. CL confirmed that he had signed up to attend.

The next regular 6 monthly Marr Community Council forum is scheduled for 30th September at 7pm. PH will be attending and other members are encouraged to attend in addition.

9. Road Safety – PH

Due to lack of time it was agreed to carry over this item either to the next bi-monthly meeting or a separate meeting will be scheduled.

10. Review of Actions – PH

Action status shown below.

#	Action	Name	Date Raised	Closed
34	Chase AC planning re Kirkwood path re. meeting	CL	9/9/2025	o
38	All local Community Councils are being encouraged to participate in the Banchory Surgery's Participation group. SB volunteered to enquire about participation in this group.	SB	7/1/2026	o
41	Road safety: Cllr Ross has volunteered to pursue the matter on our behalf	AR	7/1/2026	o
44	AD to send the Facebook link round via the community group email.	AD	4/3/2026	?
45	Members to inform LH of new information or material to be posted on the FB site.	AD / ALL	4/3/2026	y
48	publicise this Mid-hill funding deadline via community email	AD	4/3/2026	y
49	PH also proposed a workshop including local Community Councils and Councillors to share experience and ideas. PH to develop this with BCC, TCC, CDDCC and councillors.	PH	3/6/2026	y
50	ACTION: LH to consider whether the IBGCC Facebook page could be used to publicise other FB sites and local activities, and discuss at the next meeting.	LH	3/6/2026	o
51	CL agreed to follow up with David Smart of Leys Estate and Richard Skene of Skene Enterprises regarding the East Mains footpath application.	CL	3/6/2026	y
52	CB offered to put together an application for a laptop when we have done some research on what to buy.	CB	3/6/2026	y
53	CB to make an informal inquiry of Fred Olsen Renewables to determine if funding could be available for speed indicator devices (SIDS)	CB	3/6/2026	y
54	PH to contact Tim Stephen, Marr Area Interim Area Manager, to discuss the lack of progress on local road safety issues and also raise installation of SIDs.	PH	3/6/2026	y
	Banchory Academy Capacity Limits - PH volunteered to keep in touch with BCC on this matter.	PH	3/6/2026	y

y = action completed, o = action is open, ? = unclear

Action 34: Closed
Action 44: Closed
Action 48: Closed
Action 51: Closed as Kirkwood have since submitted footpath application.
Action 52: Closed. Application for FOR made, funds received and laptop purchased.
Action 53: Closed. CB confirmed that FOR can fund the SIDS but the maintenance needs to be performed by Aberdeenshire Council.
Action 54: Closed

10. Any other Business

ACTION: CL and LH to post a link to the online map of Defibrillator locations on the website and Facebook page, respectively.

ACTION: AD to send an email around the community to remind them that the next deadline for Windfarm funding applications is the end of October. COMPLETED.

11. Next Meeting schedule

The next meeting will be held on 4th November as a hybrid meeting in person in the Hall and via Teams.

Meeting closed at 21.15