

## BI-MONTHLY MEETING AGENDA

Inchmarlo, Brathens and Glassel Community Council  
Wednesday 7<sup>th</sup> January 2026, 19.30 – 21.00  
To be held via Teams

Please arrive 5 minutes in advance to ensure a prompt start

1. Welcome/Apologies	19.30	5 mins
2. Welcome to Laurie Huff, Roles/responsibilities	19.35	5 mins
3. Treasurer's report <u>inf</u> – CB	19.40	5 mins
4. Councillor's report <u>inf</u>	19.45	10 mins
5. Social media <u>act</u> – LH/PH	20.00	5 mins
6. Local Place/Development Plan <u>act</u> – PH	20.10	15 mins
7. NE Regional CC Energy forum <u>act</u> – PH	20.20	5 mins
8. Broadband, smart meters <u>act</u> – PH	20.25	5 mins
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13. Review of actions – PH	20.50	5 mins
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16. Close	21.01	

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# Roles/responsibilities

Activity	07-Jan	Comment
Chairperson	PH	
Correspondence Secretary	RP	
Meetings Secretary	SB	
Treasurer	CB	
Vice Chairperson	CL	
Resilience	AD	Canny Burn flooding, Storm Arwen
Midhill Funding	CB	
Broadband	CL	
Planning proposals & implementations	CL	
Website / IT	CL	
Local Place Plan	PH	Community Place Plan, Local Dev
Road safety	PH	Speed reductions etc
Windfarm / pylons	PH	
Paths	CL	
Environment and sustainability	SB	Includes Deeside CAN etc
Social media	LH	

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# Treasurers Report

1. Bank Balance £2642,66, normal overhead costs nothing outstanding to report
2. We need to repay or deduct from the next funding application £1088.52. Awaiting confirmation from FOR so this will affect our bank balance.
3. Investment account has now made £102.10 in interest

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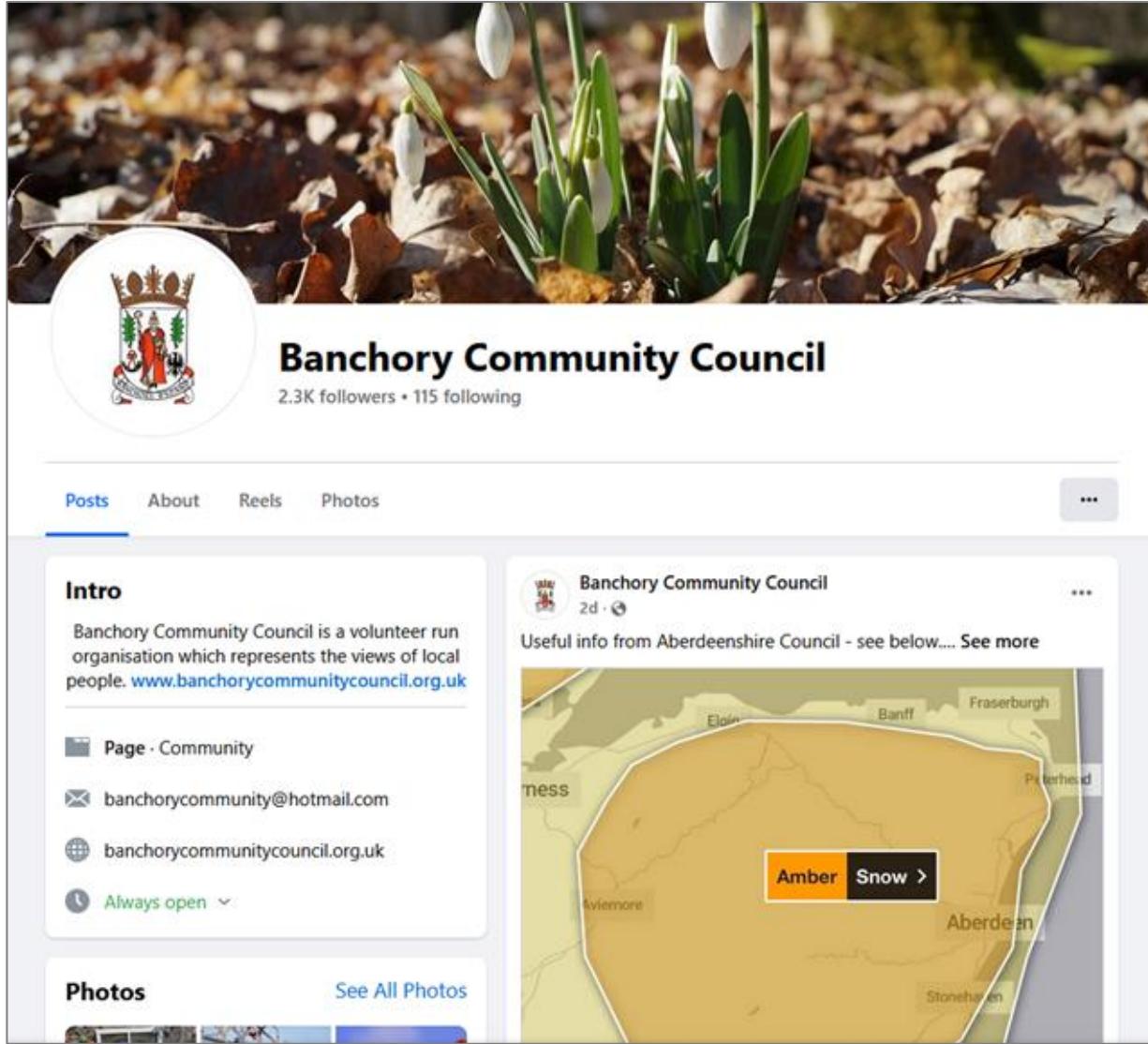
<https://www.facebook.com/TorphinsCommunity/>

# Social media



The screenshot shows the Facebook page for Torphins Community Council. The page header features a scenic landscape of rolling hills and a road. The profile picture is a circular logo for 'Torphins Community Council' with three stylized human figures in yellow, green, and blue. The page name 'Torphins Community Council' is displayed in bold, with '828 followers • 2 following' below it. The navigation bar includes 'Posts' (which is underlined in blue), 'About', 'Reels', 'Photos', and a '...' button. The 'About' section has a heading 'Intro' and text: 'This page is a two way communication channel between Torphins Community Council and residents of'. It lists contact information: 'Page · Community organisation', 'Beltie Road, Torphins, United Kingdom', 'admin@torphins.net', 'Torphins.net', and 'Not yet rated (0 reviews)'. A post from 'Torphins Community Council' on '23 December 2025 at 17:27' says: 'Thank you to everyone attending Carols Around The Christmas Tree last night and for the generous donations. Special thanks to Platform 22 for donation of the fabulous ... [See more](#)'. The post includes a photo of a church at night with a large illuminated snowflake on its facade and a Christmas tree in front.

# Social media



The screenshot shows the Facebook profile of Banchory Community Council. The cover photo is a close-up of several white snowdrop flowers growing through fallen autumn leaves. The profile picture is a circular emblem featuring a crown and a figure. The page name is "Banchory Community Council" with 2.3K followers and 115 following. The navigation bar includes "Posts" (selected), "About", "Reels", "Photos", and a three-dot menu. The "About" section has an "Intro" box stating: "Banchory Community Council is a volunteer run organisation which represents the views of local people. [www.banchorycommunitycouncil.org.uk](http://www.banchorycommunitycouncil.org.uk)". It also lists a "Page · Community", an email address, a website, and a "Always open" status. Below this is a "Photos" section with a "See All Photos" link. A post from 2 days ago links to "Useful info from Aberdeenshire Council - see below.... [See more](#)". The post includes a map of Aberdeenshire with a yellow-shaded area covering the northern part, labeled "Amber" and "Snow >". The map also shows towns like Elgin, Banff, Fraserburgh, Peterhead, and Aberdeen.

# Social media

<https://www.facebook.com/crathesdrumoakdurriscc/>



 **Crathes Drumoak and Durris Community Council**  
1.2K followers • 27 following

[Posts](#) [About](#) [Photos](#) [...](#)

**Intro**  
First level organisation representing the local community

[Page](#) • Community  
[crathesdrumoakdurriscc@gmail.com](mailto:crathesdrumoakdurriscc@gmail.com)  
[crathesdrumoakdurriscc.org](http://crathesdrumoakdurriscc.org)

 **Crathes Drumoak and Durris Community Council** [...](#)  
16 December 2025 at 14:24 · [...](#)

For Information - Road Closure - C151C Wardmill, Drumoak 26th January 2026 for 5 days

# Social media

<https://www.facebook.com/middeesidecommunitycouncil>



The image shows a screenshot of a Facebook page for 'Mid Deeside Community Council'. The page header features a scenic landscape of a village with a church and a river in the foreground. The page title is 'Mid Deeside Community Council' with 989 followers and 34 following. The 'Posts' tab is selected, showing an introduction post. The introduction text states: 'Mid Deeside Community Council serves Aboyne, Kincardine O'Neil, Dinnet and Glen Tanar in Aberdeenshire, Scotland, UK. Our purpose is to listen to, represent and act on the views and needs of our community.' Below the introduction are links for 'Page · Community organisation', 'Glen Tanar · Aboyne · Dinnet · Kincardine O'Neil', and an email address 'middeesidecommunitycouncil@gmail.com'. A recent post from the page shows a photo of a bridge over a river with hills in the background.

Mid Deeside Community Council

989 followers • 34 following

Posts About Reels Photos ...

**Intro**

Mid Deeside Community Council serves Aboyne, Kincardine O'Neil, Dinnet and Glen Tanar in Aberdeenshire, Scotland, UK. Our purpose is to listen to, represent and act on the views and needs of our community.

Page · Community organisation

Glen Tanar · Aboyne · Dinnet · Kincardine O'Neil

middeesidecommunitycouncil@gmail.com

Mid Deeside Community Council

6 December 2025 at 14:44 · ...

For information:... See more



# Social media – PH thoughts

- Create an IBGCC “entity” on Facebook
- Keep overhead to a minimum
- Signpost to website
- Post messages on popular sites such as Banchory Rocks
  - for example to advertise windfarm funding
  - future meetings and engagements eg. Call for Site, etc
- Further discussion with Laurie after the 12<sup>th</sup>
- **Seeking agreement in this meeting to set up Facebook page**

## BI-MONTHLY MEETING AGENDA

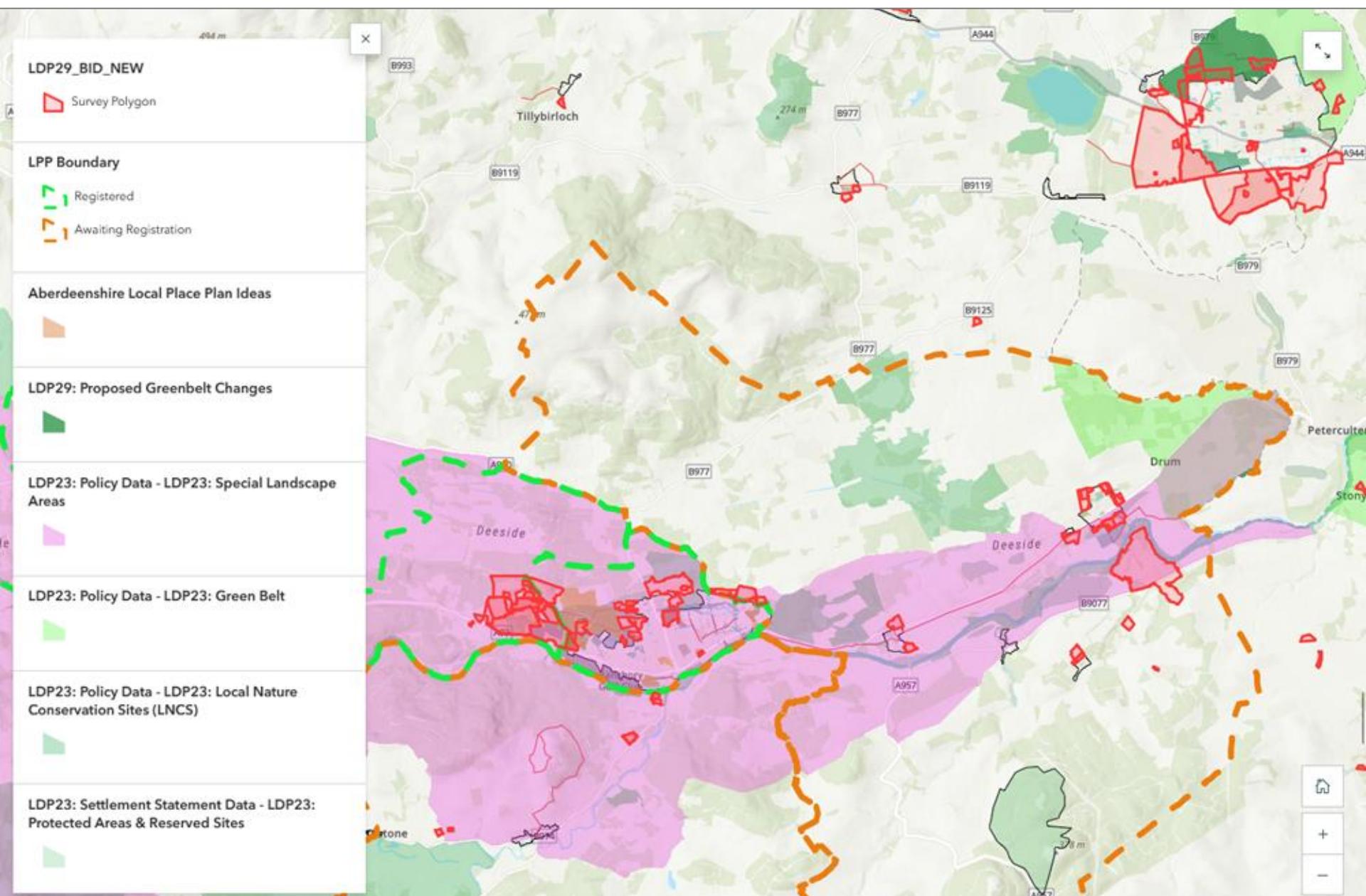
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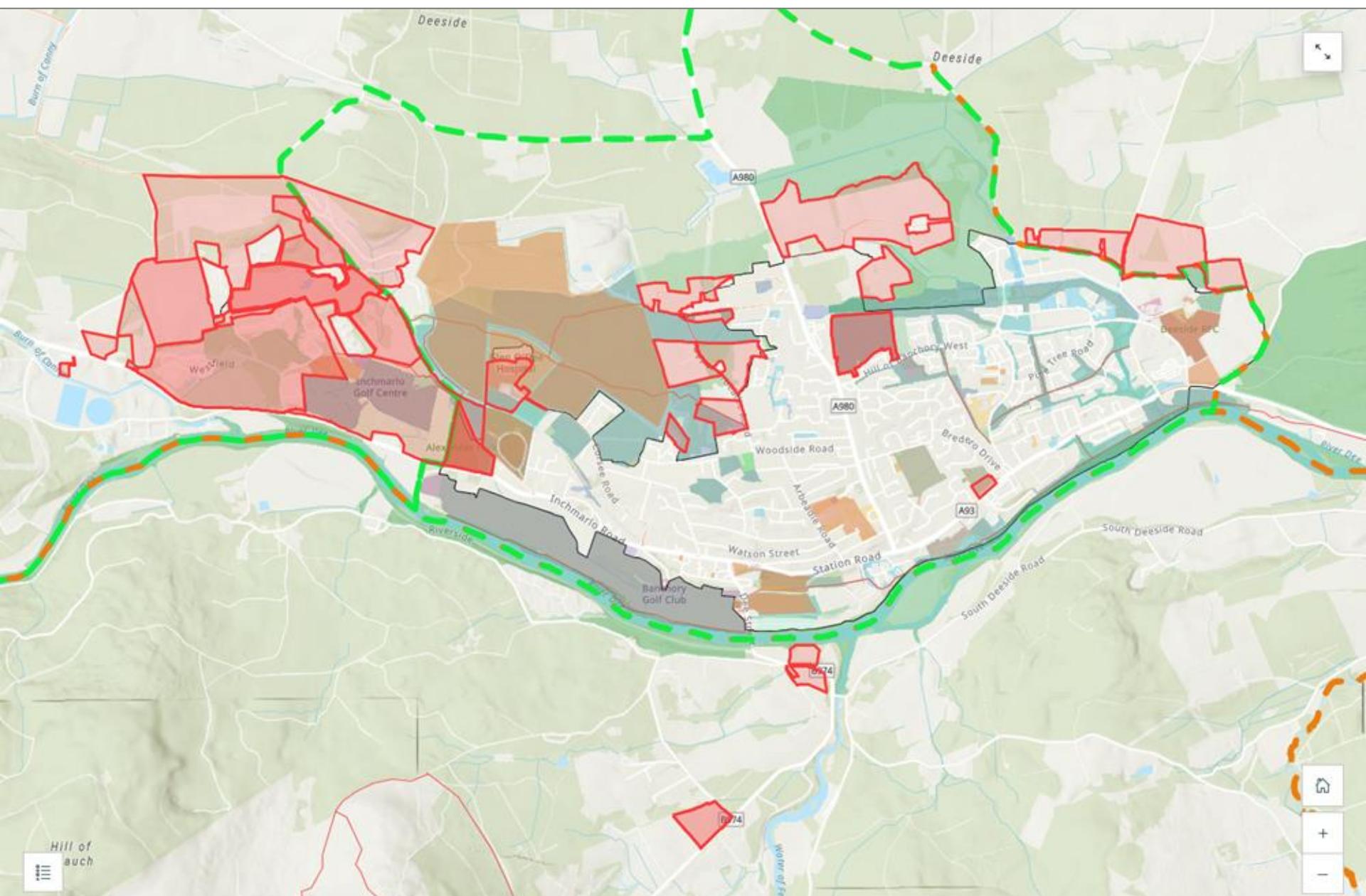
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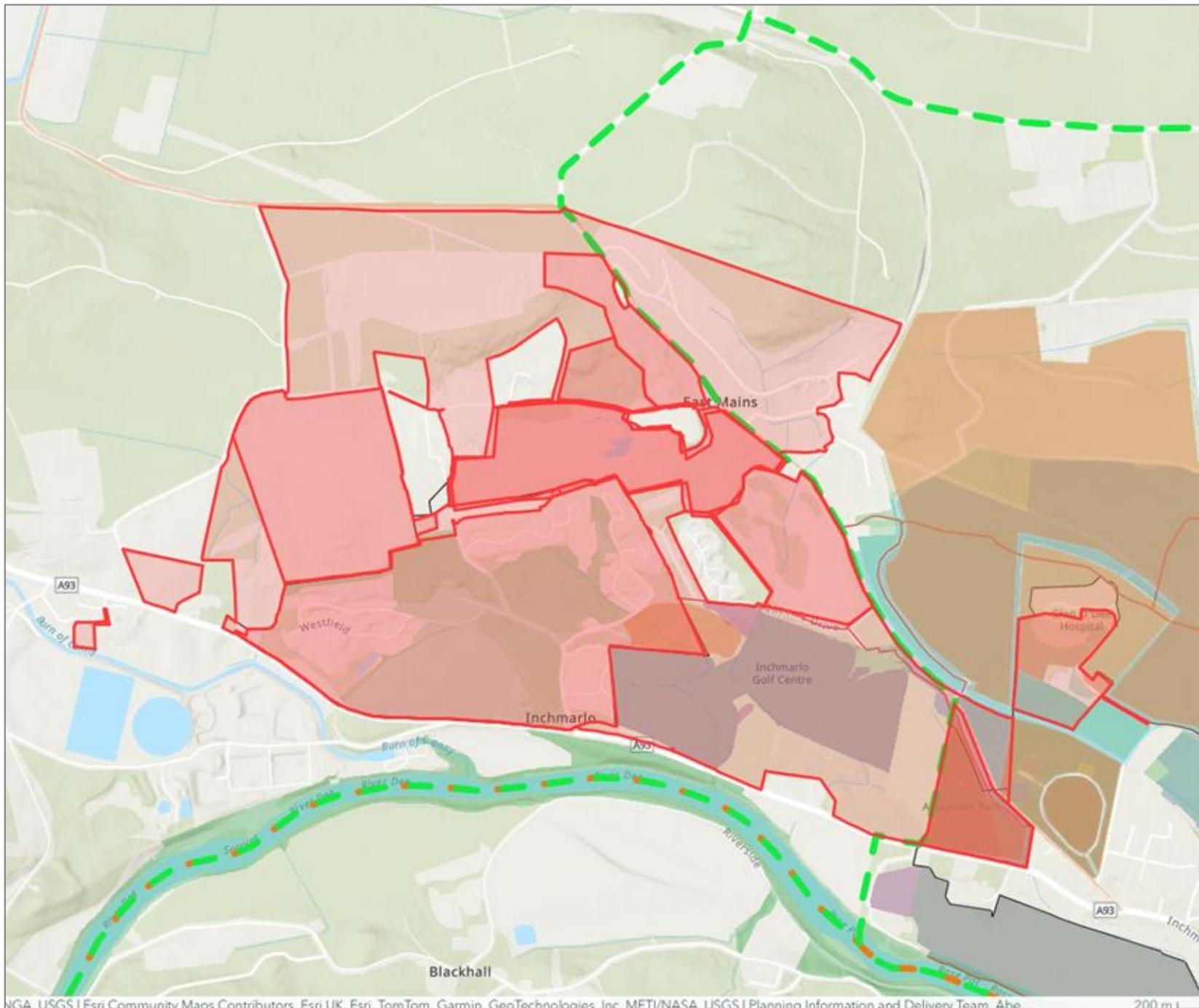
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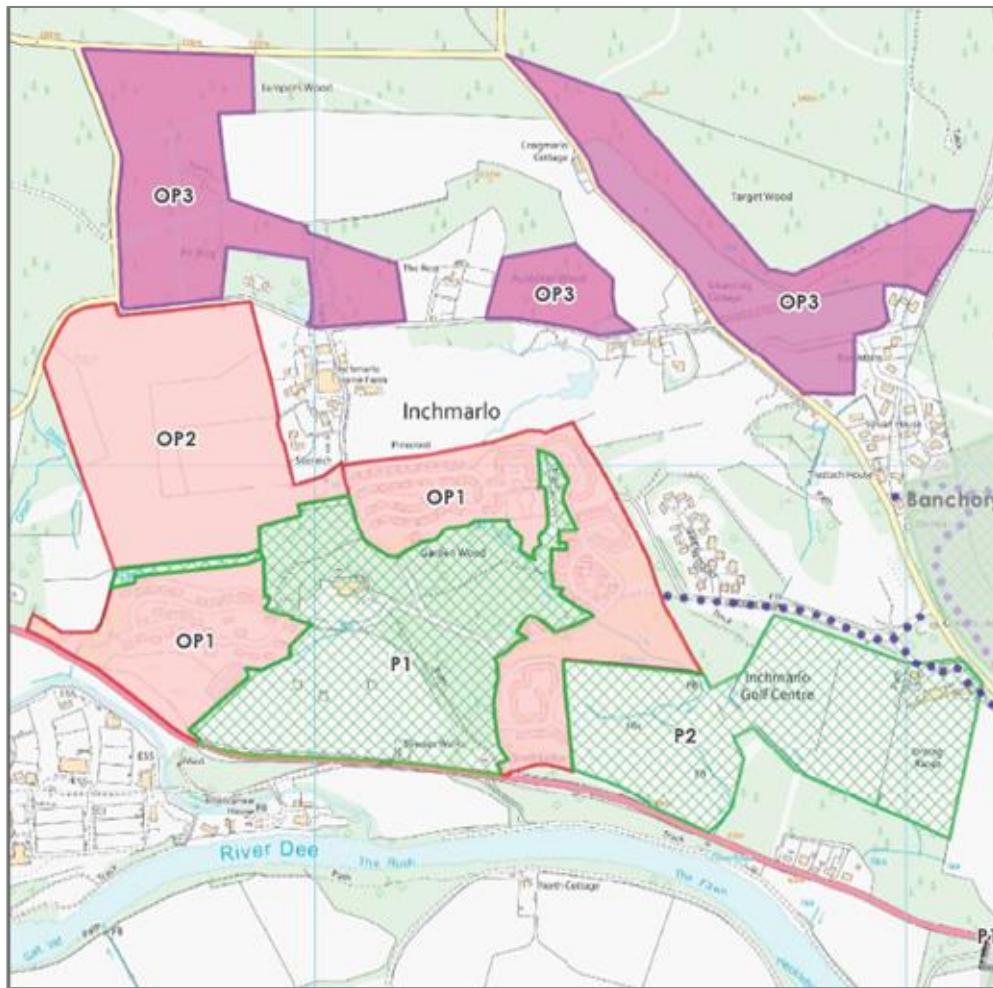
# Local Development Plan

- “Call for Sites” results now published on AC website
- Subject to review by council
- <https://storymaps.arcgis.com/stories/1a7c49fa58b643b991f306a975e11fe9>









## Marr

### Total Number of BIDs

10

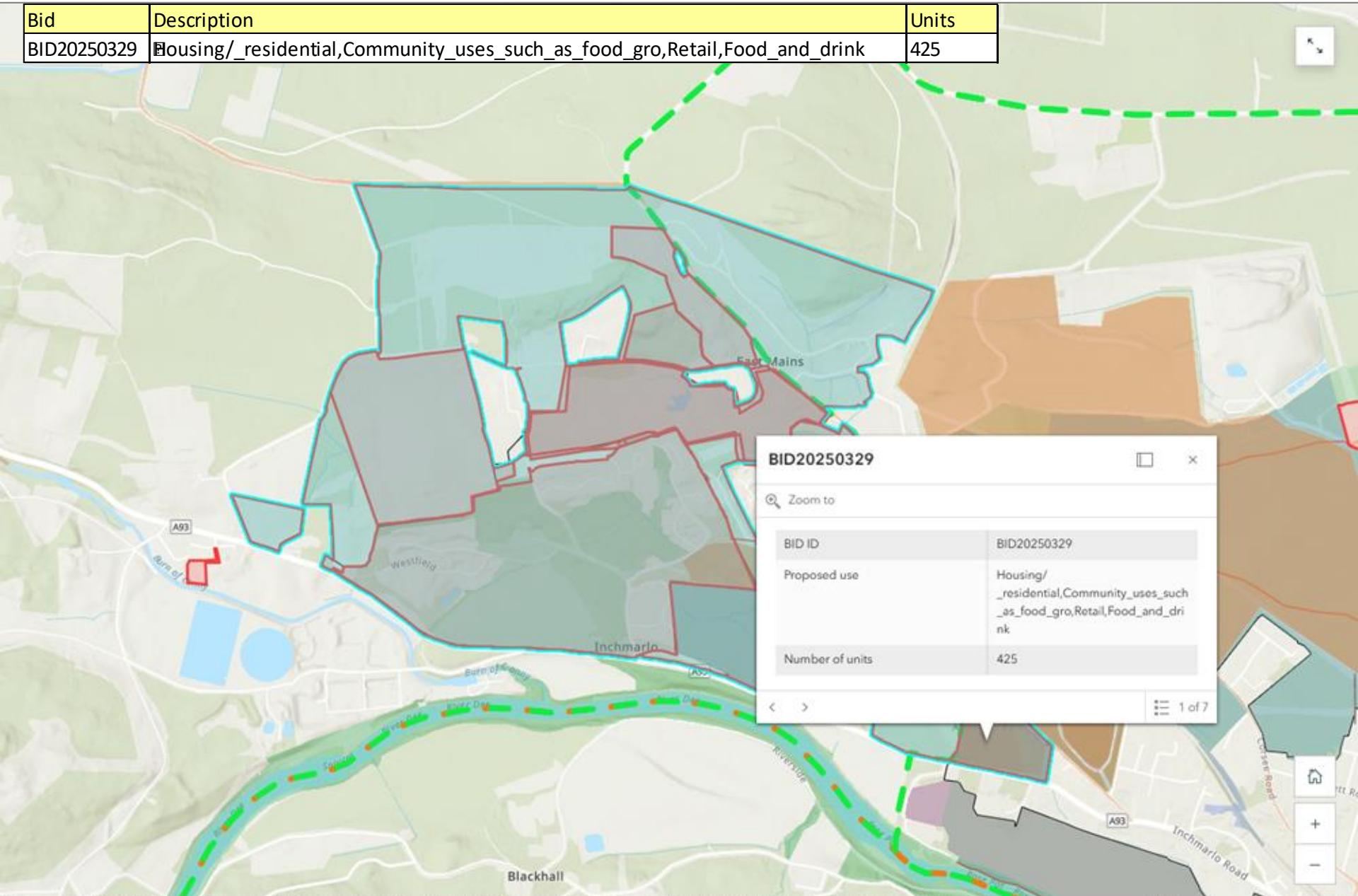
BID Number	Land Use	Approximate Size	Approximate Number of Houses
BID20250098	Mixed	12.3 Ha	210
BID20250100	Mixed	21 Ha	48



**\*\*Note: Inchmarlo sites largely in CC. Masterplan and some other sites cross boundaries with Banchory CC so feature in both lists. Those in Banchory CC only, BID20250306, not on table below, listed in Banchory.**

BID Number	Land Use	Approximate Size	Approximate Number of Houses
BID20250099	Mixed	12.3 Ha	25%
BID20250100	Mixed	21 Ha	48
BID20250103	Mixed	14.96 Ha	120
BID20250292	Mixed	7.99 Ha	90
BID20250304	Housing	2.57 Ha	16
BID20250306	Mixed	4.74	34
BID20250308	Housing	4.23 Ha	53
BID20250329	Mixed	Masterplan encompassing all submitted Inchmarlo sites and additional areas	425

Bid	Description	Units
BID20250329	Housing/_residential,Community_uses_such_as_food_gro,Retail,Food_and_drink	425



Bid	Description	Units	Hectares	Density
BID20250329	Housing/_residential,Community_uses_such_as_food_gro,Retail,Food_and_drink	425		
BID20250103	Housing/_residential,Community_uses_such_as_food_gro,Retail,Food_and_drink	120	14.96	8
BID20250308	Housing/_residential	53	4.23	13
BID20250100	Housing/_residential,Community_uses_such_as_food_gro	48		
BID20250304	Housing/_residential	16	2.57	6
BID20250099	Housing/_residential,Community_uses_such_as_food_gro,Retail,Food_and_drink	210	12.3	17
BID20250292	Housing/_residential,Community_uses_such_as_food_gro	90	7.99	11
BID20250306	Housing/_residential,Community_uses_such_as_food_gro	34	4.74	7

**571** **47** **11**

**461 existing houses in IBGCC area**

**BID20250306**

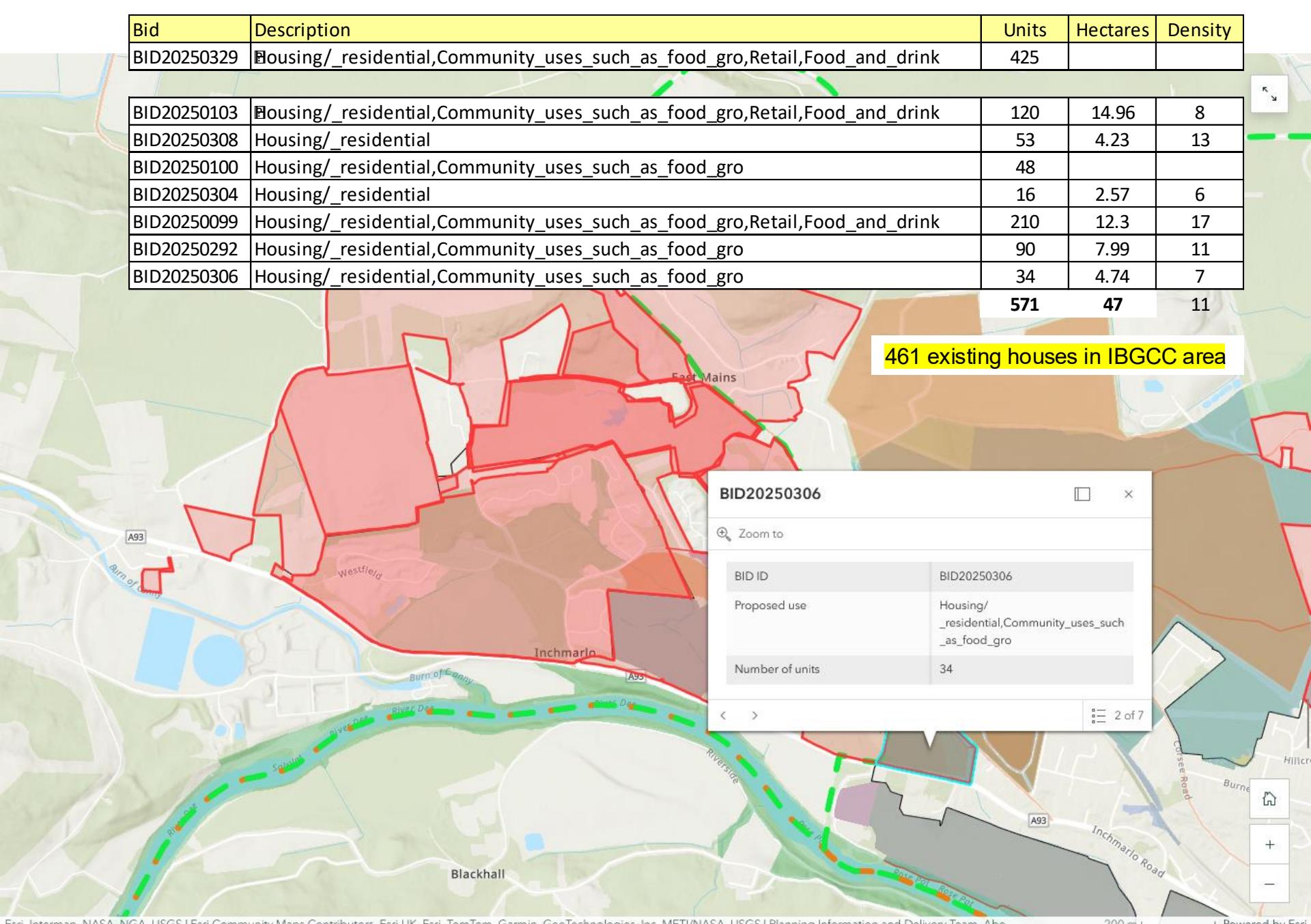
Zoom to

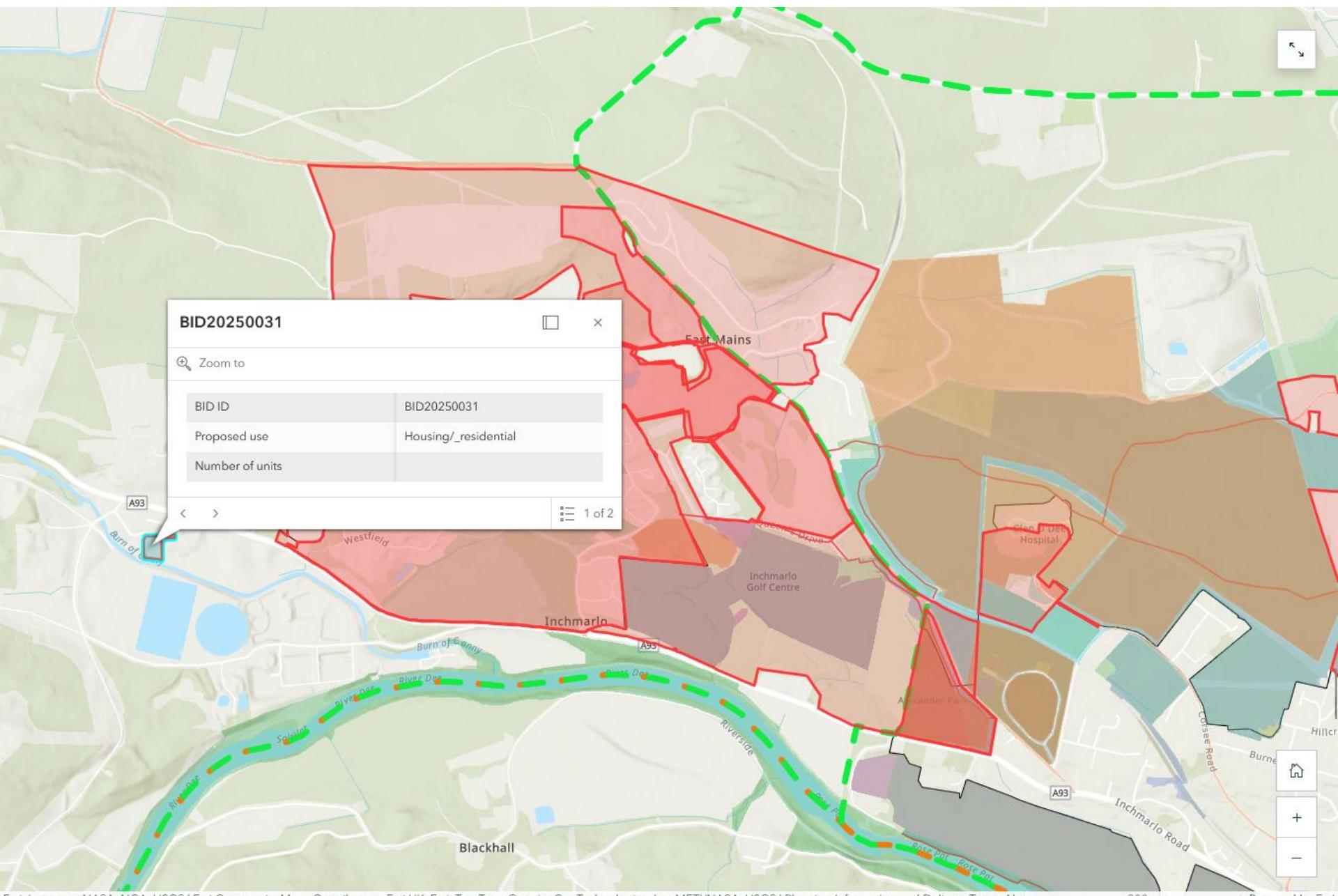
BID ID **BID20250306**

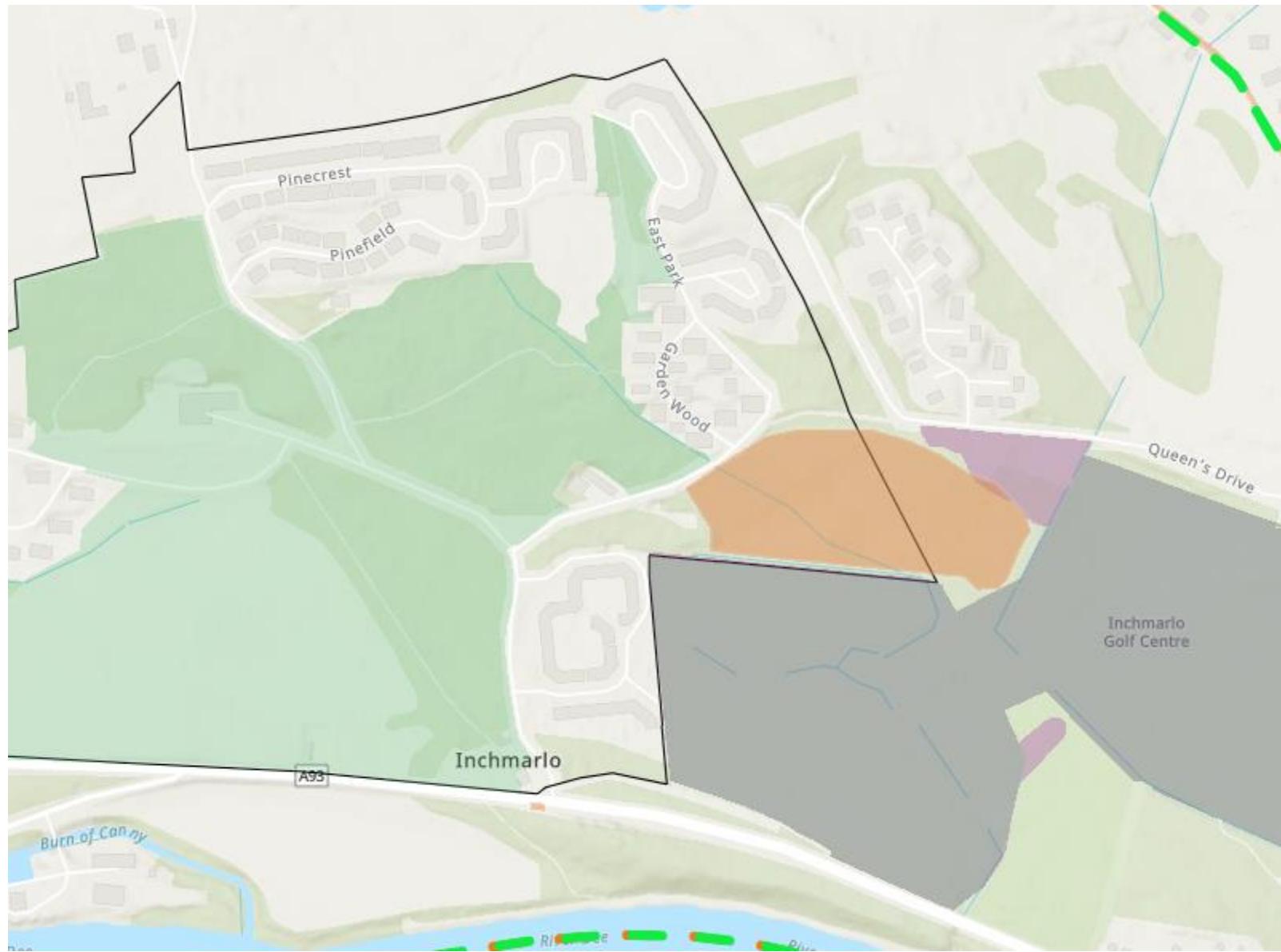
Proposed use **Housing/\_residential,Community\_uses\_such\_as\_food\_gro**

Number of units **34**

2 of 7







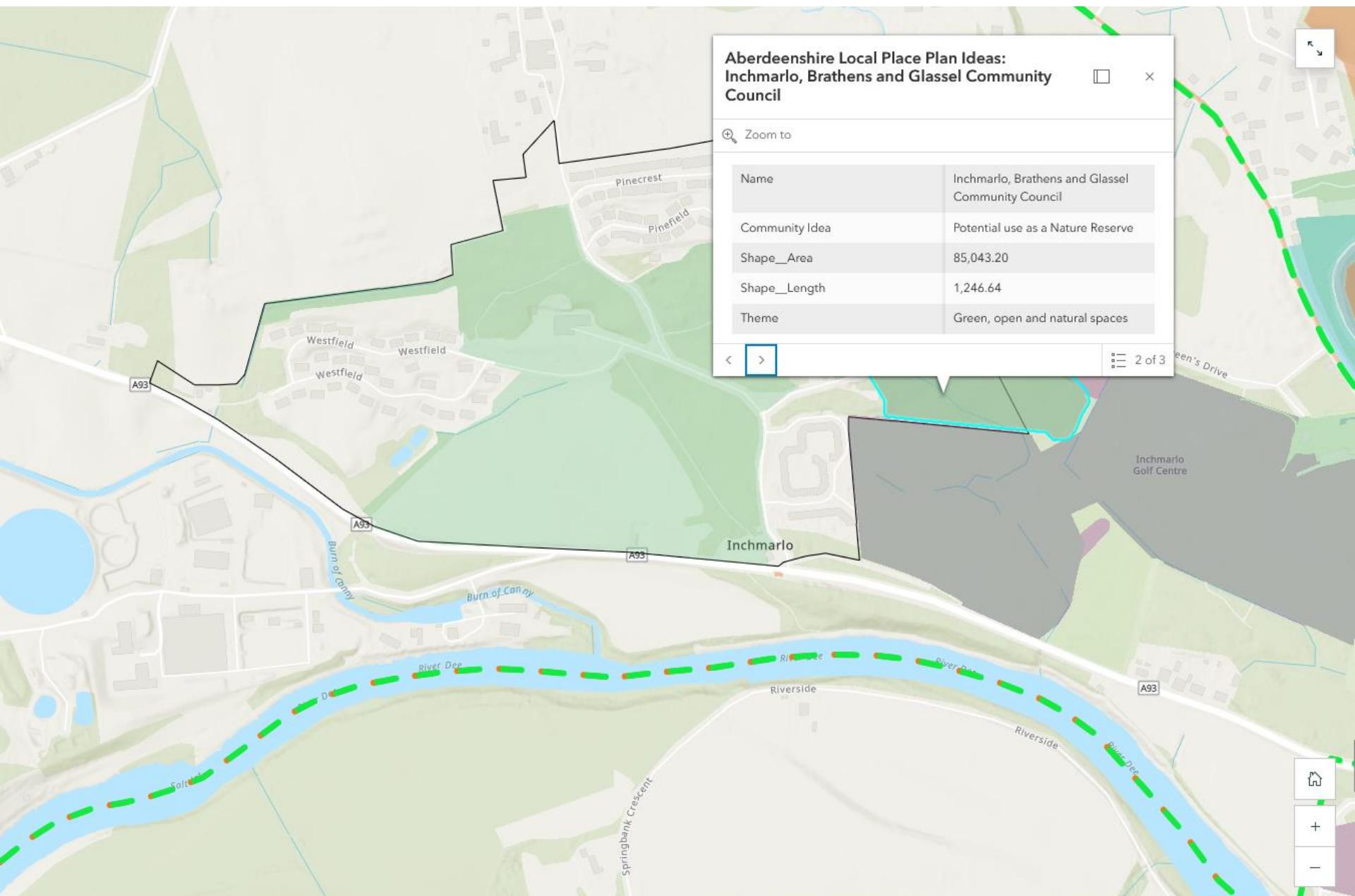
## Aberdeenshire Local Place Plan Ideas: Inchmarlo, Brathens and Glassel Community Council

Zoom to

Name	Inchmarlo, Brathens and Glassel Community Council
Community Idea	Potential use as a Nature Reserve
Shape_Area	85,043.20
Shape_Length	1,246.64
Theme	Green, open and natural spaces

< >

2 of 3



## Aberdeenshire Local Place Plan Ideas: Inchmarlo, Brathens and Glassel Community Council Local Place Plan



Zoom to

Name

Inchmarlo, Brathens and Glassel  
Community Council Local Place  
Plan

Community Idea

Mitigate against flooding from the  
burn, in winter and heavy rain

Shape\_Area

30,340.50

Shape\_Length

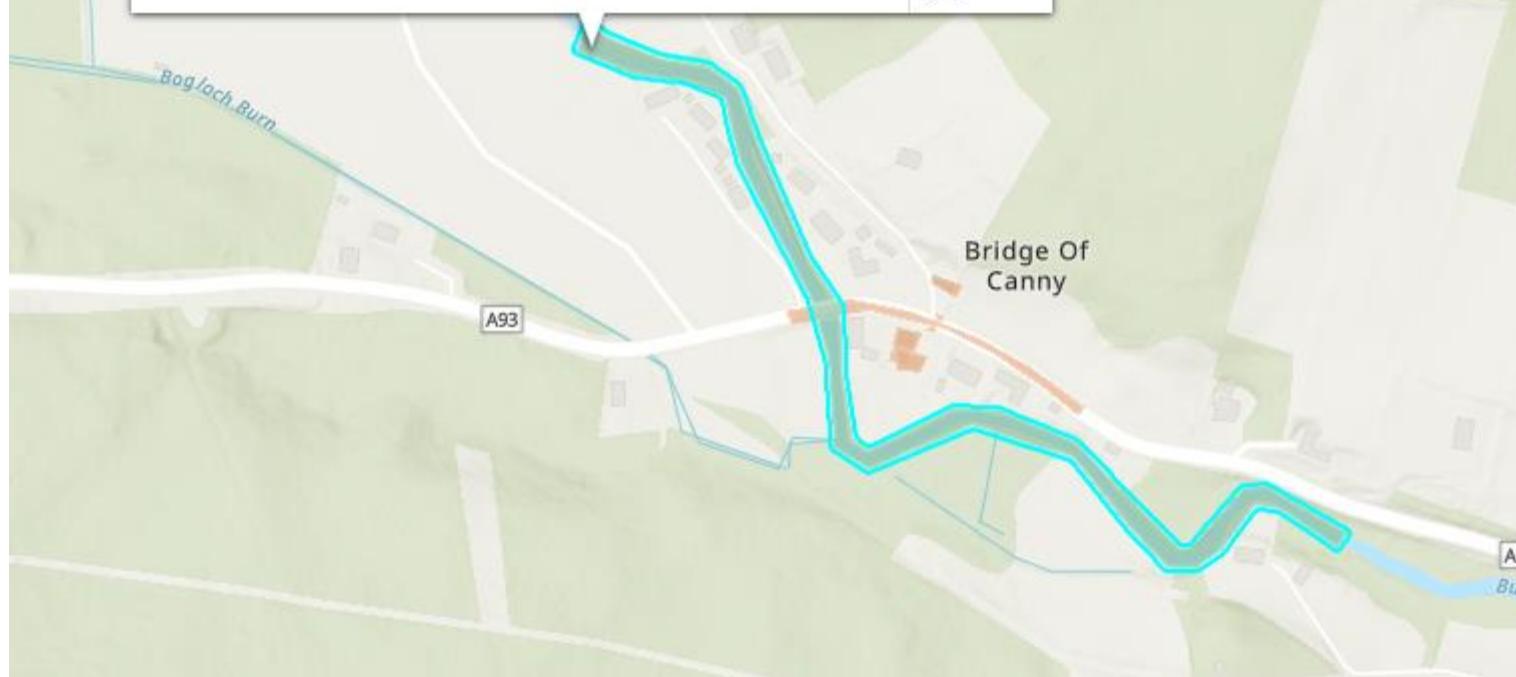
2,779.77

Theme

Resilience



2 of 2



## Aberdeenshire Local Place Plan Ideas: Inchmarlo, Brathens and Glassel Community Council Local Place Plan



Zoom to

Name

Inchmarlo, Brathens and Glassel  
Community Council Local Place  
Plan

Community Idea

Make road crossing in this area  
safer - reduce speed limit/ signs/  
pedestrian crossing

Shape\_Area

4,460.66

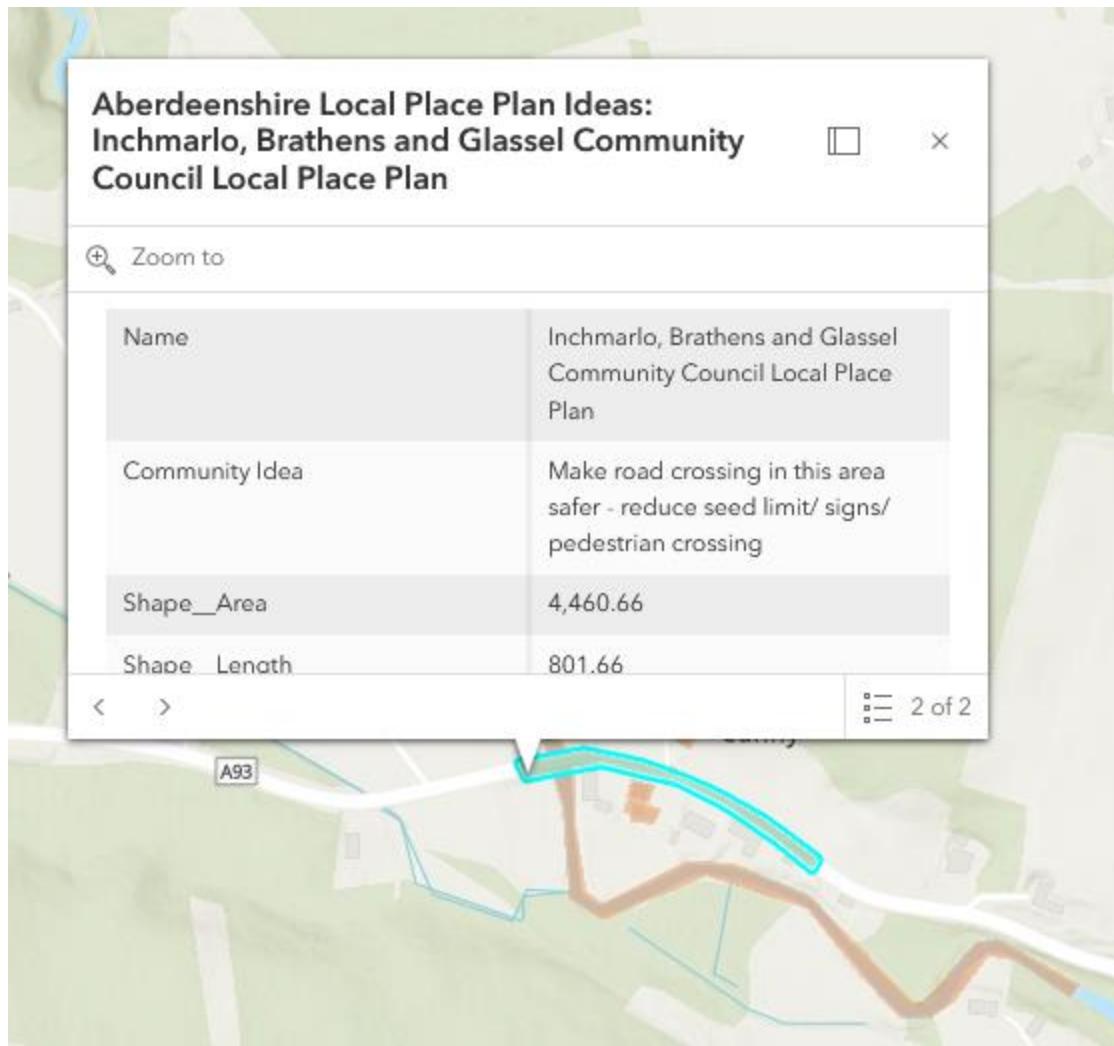
Shape\_Length

801.66

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2 of 2

A93



**Aberdeenshire Local Place Plan Ideas:  
Inchmarlo, Brathens and Glassel Community  
Council Local Place Plan**

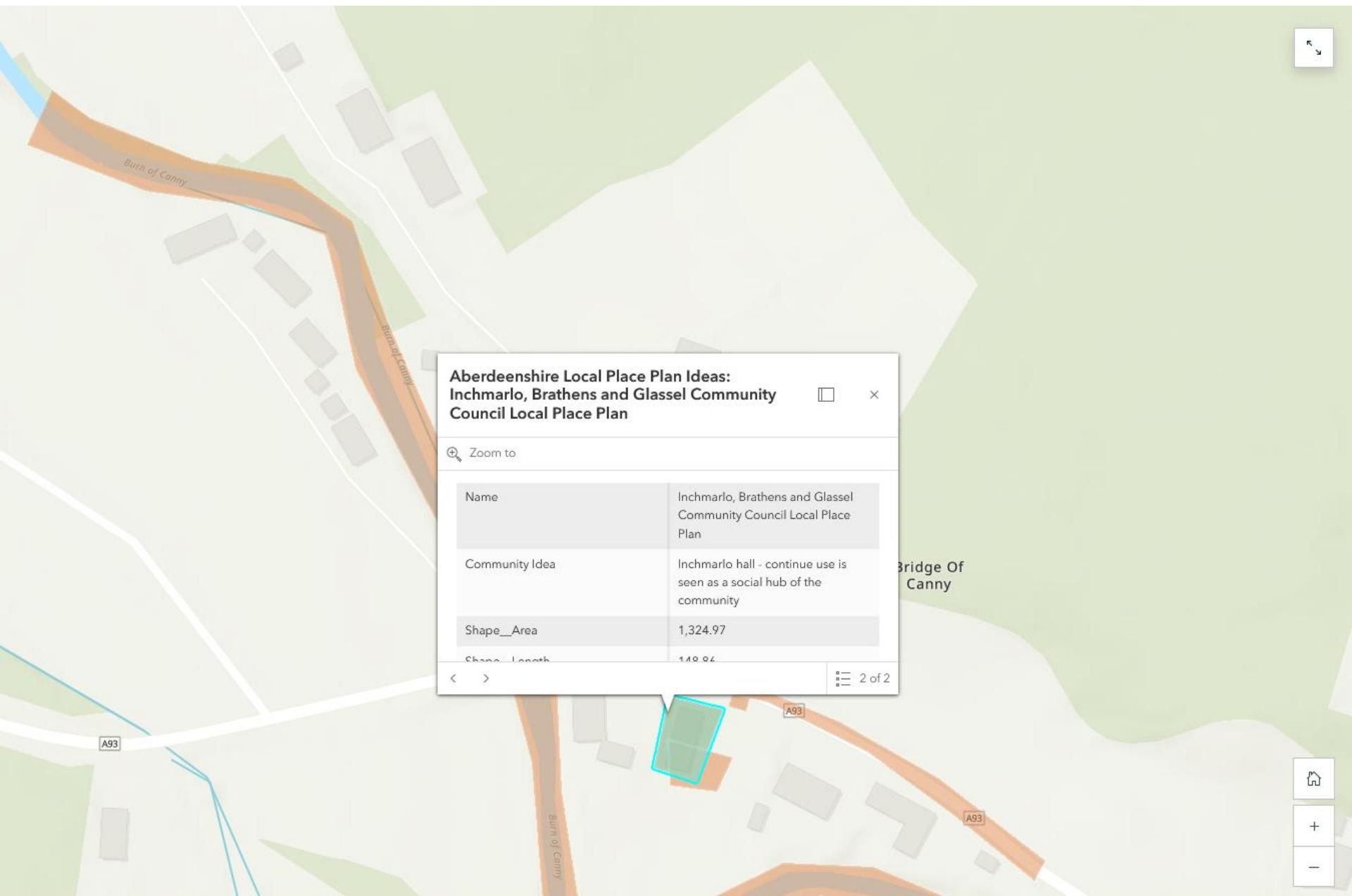
Zoom to

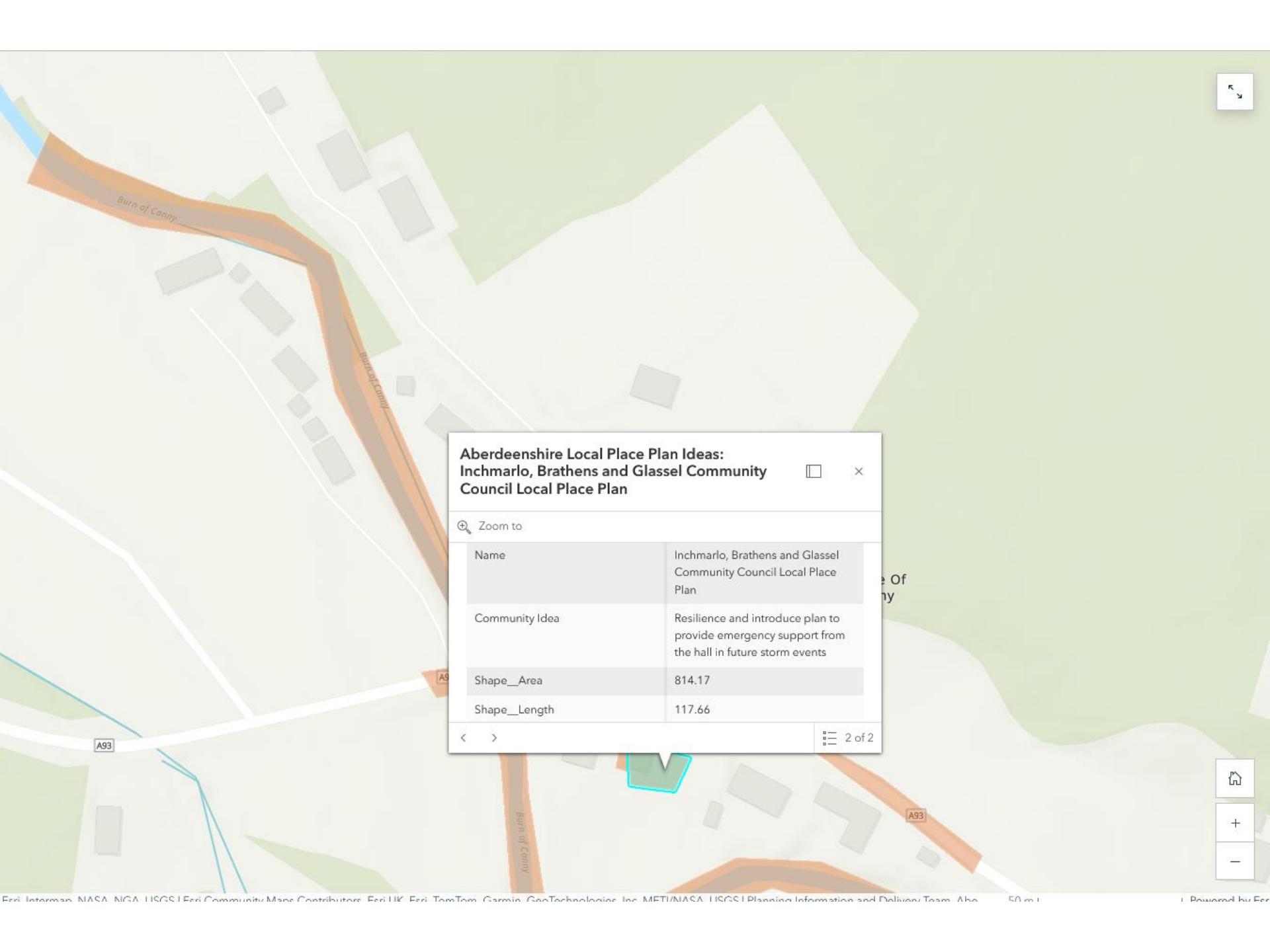
Name	Inchmarlo, Brathens and Glassel Community Council Local Place Plan
Community Idea	The bothy community workshop - community asset
Shape_Area	533.08
Shape_Length	101.86

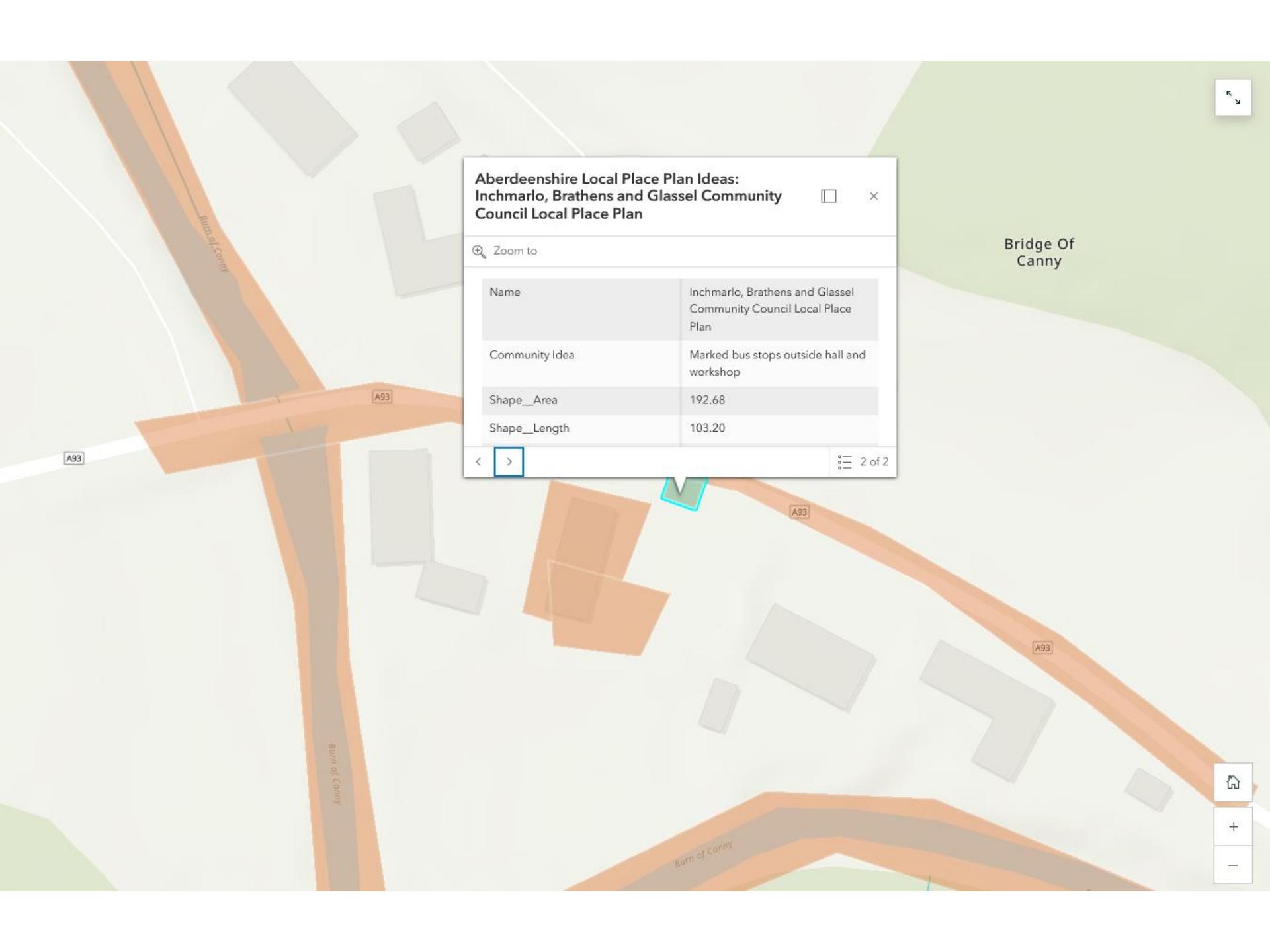
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2 of 2  
Canny







## Aberdeenshire Local Place Plan Ideas: Inchmarlo, Brathens and Glassel Community Council Local Place Plan

Zoom to

Name	Inchmarlo, Brathens and Glassel Community Council Local Place Plan
Community Idea	bus stop shelter
Shape_Area	262.64
Shape_Length	65.25
Theme	Transportation and access

## Aberdeenshire Local Place Plan Ideas: Inchmarlo, Brathens and Glassel Community Council

Zoom to

Name	Inchmarlo, Brathens and Glassel Community Council
Community Idea	Glassel village hall - continue to utilise as social hub
Shape_Area	1,328.24
Shape_Length	150.30

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2 of 2

## Aberdeenshire Local Place Plan Ideas: Banchory Local Place Plan

Zoom to

Name Banchory Local Place Plan

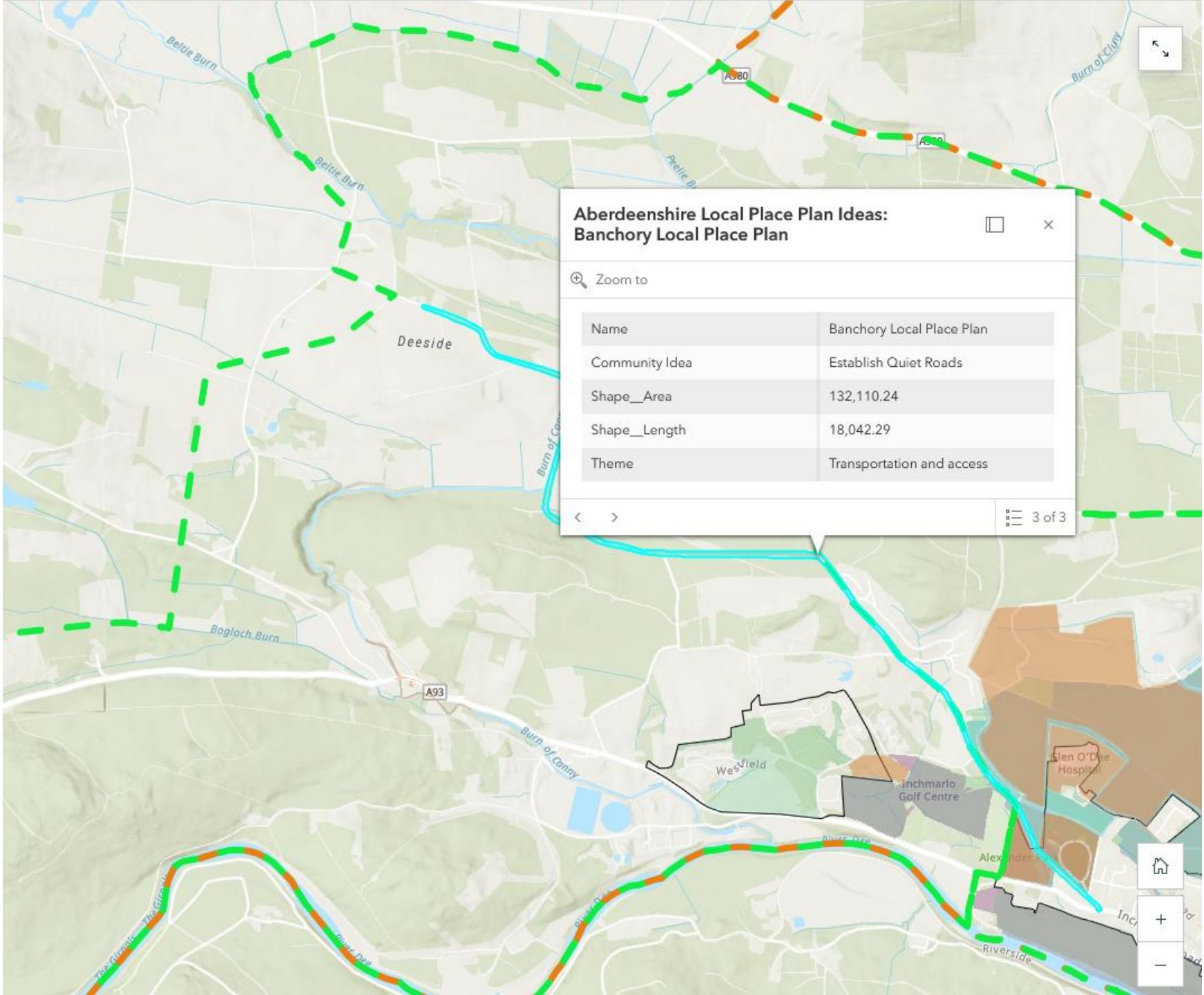
Community Idea Establish Quiet Roads

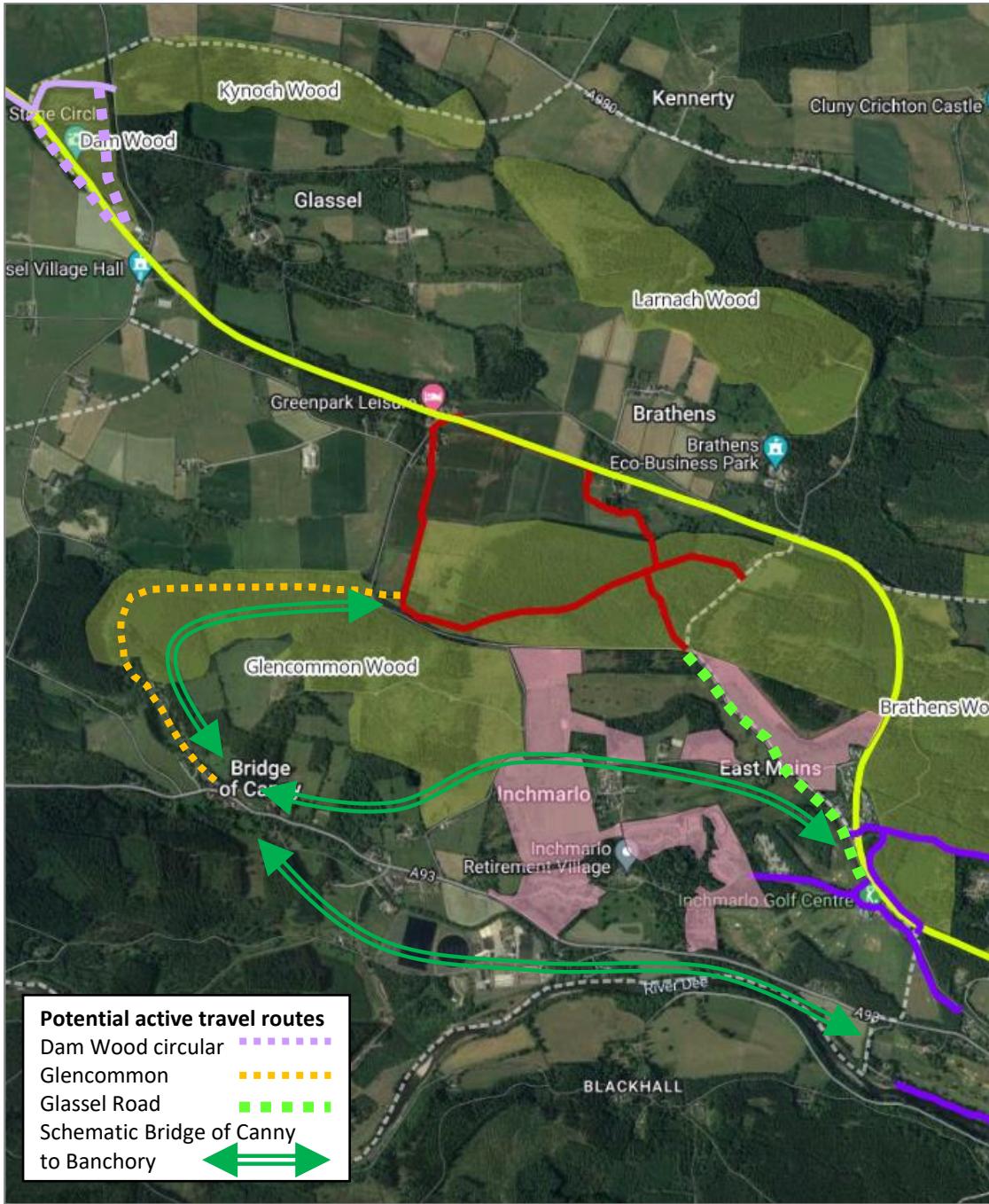
Shape\_Area 132,110.24

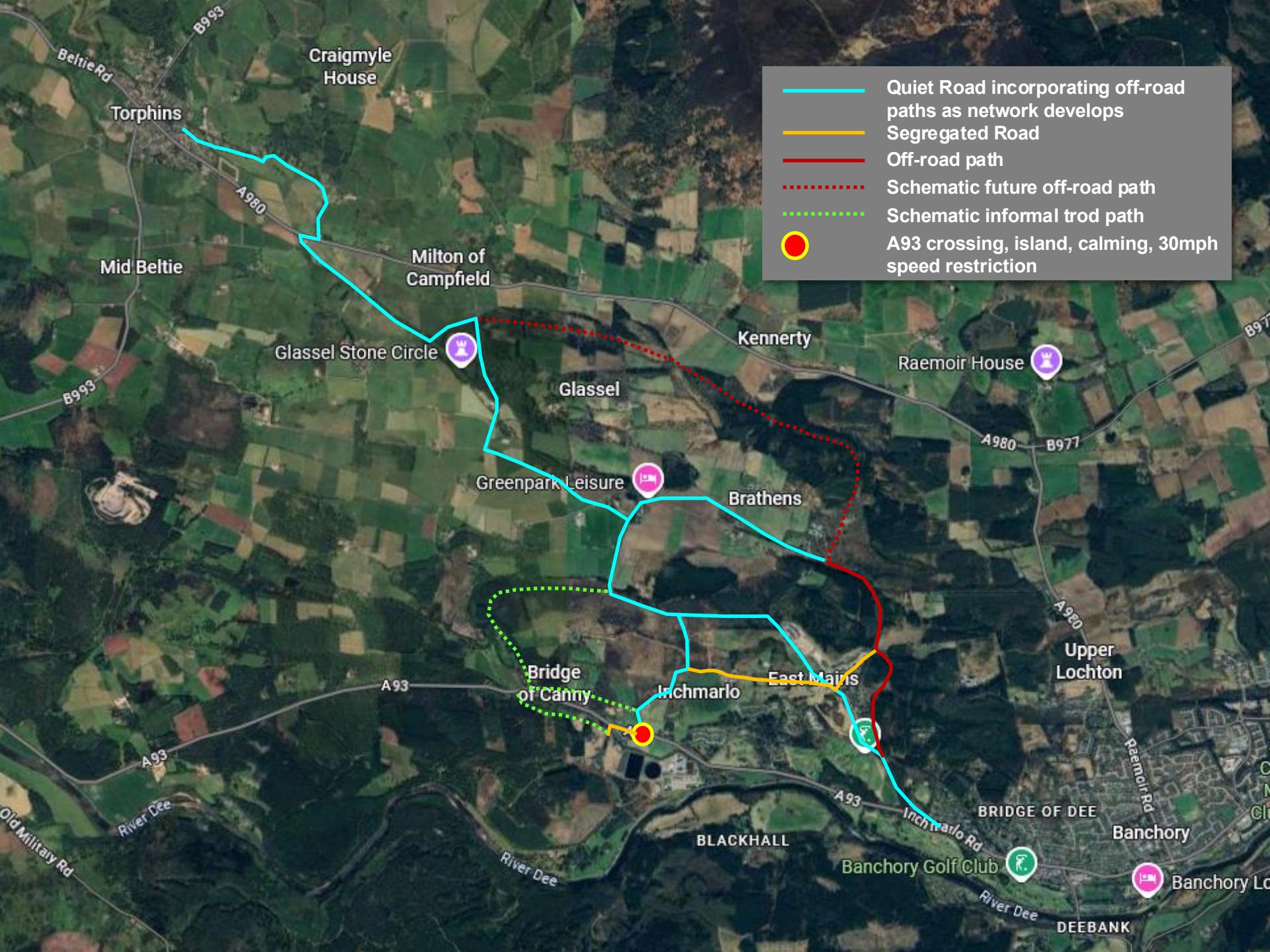
Shape\_Length 18,042.29

Theme Transportation and access

3 of 3







# Review 2023 LDP

## **Vision**

Inchmarlo is a largely self-contained continuing care retirement village situated to the west of Banchory. It is set within the context of the listed Inchmarlo House and its extensive Historic Gardens which provide a very high-quality scenic backdrop to the retirement village making it a unique and attractive place to live. Inchmarlo House acts as the main service point and offers specialist facilities for the community, including respite and medical care. Allocations have been made which will increase the provision of retirement accommodation in the village, to secure its long-term future and viability.

Additionally, planning permission has been granted for a separate mixed use development immediately to the north of the retirement village that does not form part of the retirement community.

# Review 2023 LDP

## Natural and Historic Environment

The River Dee Local Nature Conservation Sites (LNCS) is found along the southern edge of the settlement. The River Dee Special Area of Conservation (SAC), which includes all tributaries leading to the River Dee, is situated in close proximity to the settlement.

The Category B Listed Inchmarlo House is situated within a protected area of land P1.

## Settlement Features

### Protected Land

**P1**

To protect the setting of Inchmarlo House as a contribution to the character of the place including specimen trees that form a characteristic element of local design.

**P2**

To protect the golf course as part of the green-blue network and provide a setting for the community.

## Flood Risk

- Parts of Inchmarlo are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required.
- A number of watercourses run through or in close proximity to site OP1, OP2 and OP3. A Flood Risk Assessment may be required.

## Services and Infrastructure

- Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.

# Review 2023 LDP

LDP23 Code	Site Description	Type	Settlement	Administrative Area	Suggested Allocation	Allocation Justification
OP1	Inchmarlo Continuing Care Community	Housing Land	Inchmarlo	Marr	Red	No live planning permission.
OP2	Land Southeast of Glencommon Wood	Housing Land	Inchmarlo	Marr	Red	No live planning permission.
OP3	Land at East Mains and Auldeer Wood	Mixed Use	Inchmarlo	Marr	Blue	Under construction. Due for completion 2027.
OP3	North of Insch Business Park	Employment Land	Insch	Garioch	Red	No live planning permission.

???

The [existing site audit](#) will also show the status of previously allocated sites in your settlement, all sites highlighted orange and red will require a new bid to be submitted for potential inclusion in the next LDP. Sites previously allocated in the [2023 LDP](#) will not be carried over into the next LDP automatically.

# Review 2023 LDP

## 5. Policy matters

### Shaping Local Planning Policies

[Scotland's National Planning Framework 4 \(NPF4\)](#) sets out national policies, but the LDP can add local detail, so feel free to suggest where policies could be expanded or tailored to reflect your community's needs and character.

Shaping policies tailored to places, including:

- Defining the preferred appearance and layout of future development.
- Outlining the types of contributions developers should make to support the local community.
- Designing policies that reflect local character, style, and materials.
- Local variations may be appropriate in rural development or renewable energy policies.

While we recognise and appreciate the time communities invest in responding to windfarm applications, it's important to note that these developments contribute to national targets set by the Scottish Government, which may limit the scope for local influence.

## 3. Land for local Community Needs

Consider where essential services like schools, healthcare, cemeteries, or allotments could be located and feel free to highlight suitable sites on the map.

### Reserved Land

R1

For a cemetery extension (subject to detailed groundwater assessment and water features survey)

## 4. Reviewing Land Designations

If you feel that areas like the green belt, Special Landscape Areas, or town centre boundaries should be updated, you can share your suggestions and mark them on the map.

You can also highlight where development should or shouldn't take place.

Let us know where additional shops, community facilities, or safe routes for walking, cycling, and wheeling are needed and share any local knowledge about flooding.



## Aberdeenshire Local Development Plan 2029 - Call for Ideas and Sites

[Click here](#)

# Local Place Plan

- Submit a review of the 2023 LDP Vision, Sites, Protected Areas etc
- Submit refined IDEAS based on Site Proposals and Local Place Plan
  - [..\..\..\Planning and plans\Local development plan\2026 Call for Ideas\IBGCC Idea submissions.xlsx](#)
- Dates: inter-CC meeting 15<sup>th</sup> Jan, BCC deadline 2<sup>nd</sup> Feb, AC Call for Ideas deadline 16<sup>th</sup> March
- **Seeking IBGCC support for this approach:**
  - PH to circulate final draft “register” by 14<sup>th</sup> Jan + draft IDEA forms
  - Members to respond by 21<sup>st</sup> Jan
  - PH to take questions or meet etc over next two weeks as required

## BI-MONTHLY MEETING AGENDA

Inchmarlo, Brathens and Glassel Community Council  
Wednesday 7<sup>th</sup> January 2026, 19.30 – 21.00  
To be held via Teams

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- Agreement to statement received from CL, AD and CB + PH
- Seeking formal IBGCC support to confirm with NESCCC

#### **Unified Statement of the North East of Scotland Convention of Community Councils (NESCCC).**

NESCCC is supported by (the 85)\* Community Councils within the North East of Scotland, collectively representing over 700,000 residents in Aberdeenshire, Angus and Aberdeen City.

NESCCC wholeheartedly endorses the work done by Highland Community Councils to address the impact on communities of major renewable energy infrastructure developments.

NESCCC recognises the impact of climate change, the loss of biodiversity, the transition to renewable energy and the need to make more efficient use of energy. However, NESCCC does not accept the industrialisation of the North East of Scotland is necessary or represents a Just Transition. We also object to the ongoing operational impacts of such infrastructure on our landscapes and communities. We expect the Scottish Government, UK Government and Scottish Local Authorities to give weight to the vital importance of our communities' voices in these and other pertinent issues.

NESCCC is concerned that community consultation and engagement are inadequate, and local democracy is being overridden. Accordingly, NESCCC calls for all those elected to the Scottish Parliament, UK Parliament and Local Authorities to commit to acknowledging, supporting and protecting our communities and our environment at a national level.

NESCCC therefore calls on the Scottish Government to: -

1. Pause all major applications and pending decisions, given the impact upon our communities, until a clear National Energy Strategy is in place and Social, Environmental and Economic Impact Assessments are undertaken.

2. Establish an Independent Commission to examine the cumulative impact of all major renewable energy infrastructure developments, including transmission, storage and generation, with all ancillary infrastructure, on our communities, landscape and regional economy.

3. Develop a cohesive National Energy Strategy for energy generation, storage and transmission, in full and meaningful consultation with communities across Scotland, with clearly defined, pragmatic targets and spatial planning.

NESCCC believes it is vital for **all** those elected to the Scottish Parliament to understand the real strength of local concern on this matter and work together to deliver change to a system that is heavily weighted against our communities' interests.

NESCCC puts this Unified Statement forward in good faith on behalf of the people we represent, in full expectation that the parties named will take cognisance of our communities' willingness to engage constructively in a Just Transition.

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# Broadband and Smart Meters

- Did smart meter email get distributed?
  - If not PH will send
- Jack Rigby at AC provided a comprehensive dataset on Broadband, cover each house in the IBGCC area
  - Main fibre has been laid in the last few weeks for those houses connected to Torphins exchange
  - Awaiting final connections
  - Other houses will either get picked up by the R100 programme, a putative commercial programme from Openreach, or failing that Project Gigabit

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# Mid-hill windfarm applications

- Inchmarlo Community Workshop for tools £3,749 (paid)
- Glassel Hall for Drainage issues (approved by the Community council, awaiting approval and funds from FOR)
- Glassel Hall for electrical Work (approved by the Community council, awaiting approval and funds from FOR)
- Glassel Hall for a Defibrillator (approved by Community council, awaiting approval and funds from FOR)
- Inchmarlo Hall for a larger dirty water pump. £1000 (awaiting further information needed from Inchmarlo Hall)
- Much time has been spent on this – seeking agreement on what actions do IBGCC need to carry out in order to bring this application to a conclusion

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# Road safety

- Still no agreed signage plan – 1 year after LPP submitted
- Concern is that once this is agreed, there will be no funds available, and once they become available the signage will have limited effect
- **Next step would be to raise these issues with Tim Stephen?**
  - Accelerate the signage approval, implementation and repeat speed surveys
- No evidence of Police Scotland having carried out any enforcement, as mentioned by Jim Maitland
- In the mean time, Bev Lechatelier raised recent near misses directly with the council

Date: Mon, Dec 15, 2025 at 10:24 AM

Subject: Accident waiting to happen - A93, Bridge of Canny Speed Limit and Sign Damage - Lechatellier - 4320835741

To: Bev Lechatellier <[bevlechatellier@gmail.com](mailto:bevlechatellier@gmail.com)>

Good Morning Ms Lechatellier

Thank you for your email. Aberdeenshire Council's Speed Limits Policy states that speed limits are determined by the criteria set out in our Speed Limits Manual. This states that to meet the criteria for a village, a settlement needs to have 20 house equivalent units (HEU) which directly face onto the road. Properties are given a house equivalent unit value dependent on its use, for example a house has one point, a business three points, village hall three points etc. It also states that a density of 3HEU's per 100m is required. Bridge of Canny does not meet this criteria.

That being said, as part of the 20mph implementation, many Community Councils provided feedback about issues which weren't being addressed by the 20mph rollout, and therefore Councillors asked us to collate all these issues and take them back to a future Area Committee.

Therefore, the speed limit in Bridge of Canny was discussed in the Marr Area Committee of 4th November 2025, along with many other speed limit requests. At the Committee, Councillors were keen to see a reduction in the speed limit in Bridge of Canny but as it does not meet the criteria as set out in the Speed Limit Policy, Marr Area Committee are not able to approve it at their Committee. What they were able to do however, is refer it to our Infrastructure Services Committee (ISC), for them to take a decision on whether they would like to make a policy exemption for Bridge of Canny. ISC is the policy setting Committee for Roads (amongst lots of other functions) and therefore when there are issues which come up that would be contrary to policy if applied, it can only be applied if decided upon by the Councillors that sit on that Committee.

Infrastructure Servicers Committee recently took the decision to suspend the bringing of any speed limits to the Committee until an update to our Speed Limits Policy was carried out, therefore there is currently no timescale for when this will be taken in front of the Committee. Hopefully this information is of help to you.

Regards,

Jack McKay

Technical Assistant, Communications

# Road safety

- Councillor's advice is sought on how best to effect changes to perennial road safety issues at the Bridge of Canny
- The current situation is farcical
- **Seeking agreement on way forward**

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# Review of Actions

#	Action	Name	Date Raised	Closed
16	Investigate funding options for Retirement Village Aberdeen-bound bus-stop access	PH	26/06/24	o
26	Investigate smart meter connectivity in the area	PH	21/01/25	o
31	Provide feedback on schools contact regarding windfarm funds	Y-PT	11/6/2025	o
34	Chase AC planning re Kirkwood path re. meeting	CL	9/9/2025	o
36	Secretary to circulate community hospital link to the IBGCC community email list	PH	5/11/2025	y
37	PH to feedback to Jim Maitland in Roads that the new Inchmarlo sign was not supported as it was felt to be unnecessary.	PH	5/11/2025	y

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# Next meeting

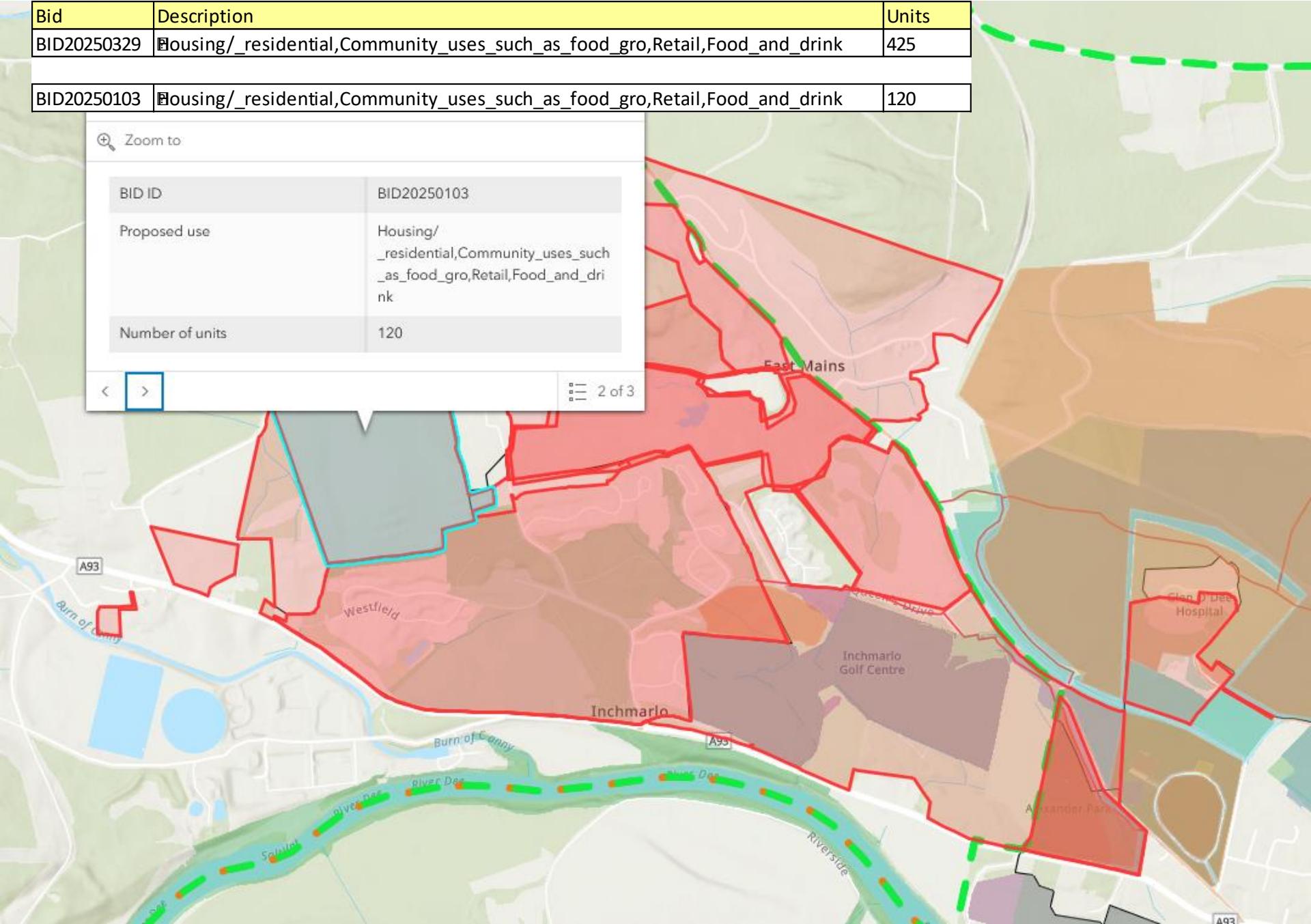
Event	Date	Location
Bi-monthly+AGM	11/06/25	Inchmarlo Hall hybrid
Bi-monthly	03/09/25	Teams
Bi-monthly	05/11/25	Inchmarlo Hall hybrid
Bi-monthly	07/01/26	Teams
Bi-monthly	04/03/26	Inchmarlo Hall hybrid
Bi-monthly+AGM	03/06/26	Inchmarlo Hall hybrid



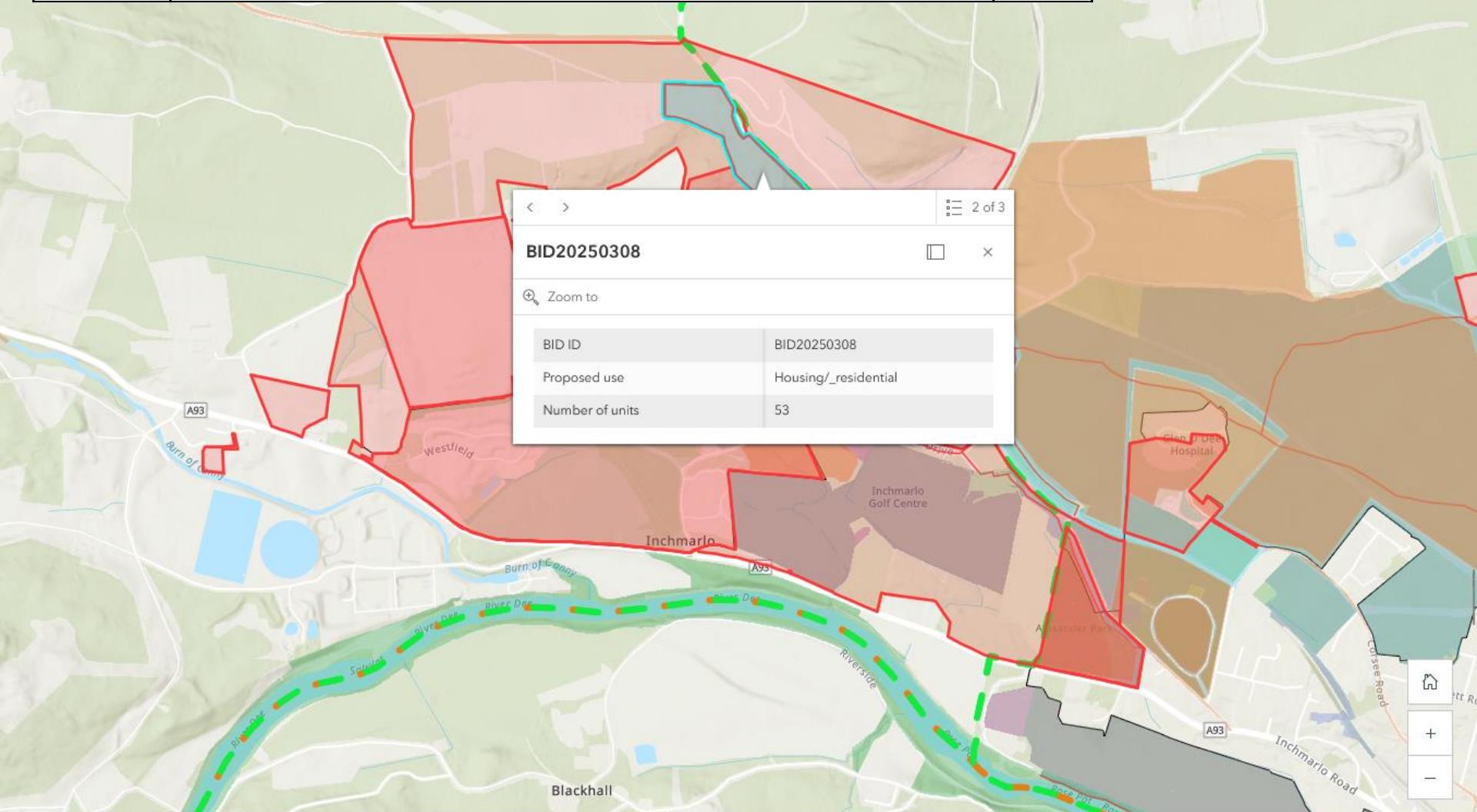
Bid	Description	Units
BID20250329	Housing/_residential,Community_uses_such_as_food_gro,Retail,Food_and_drink	425
BID20250103	Housing/_residential,Community_uses_such_as_food_gro,Retail,Food_and_drink	120

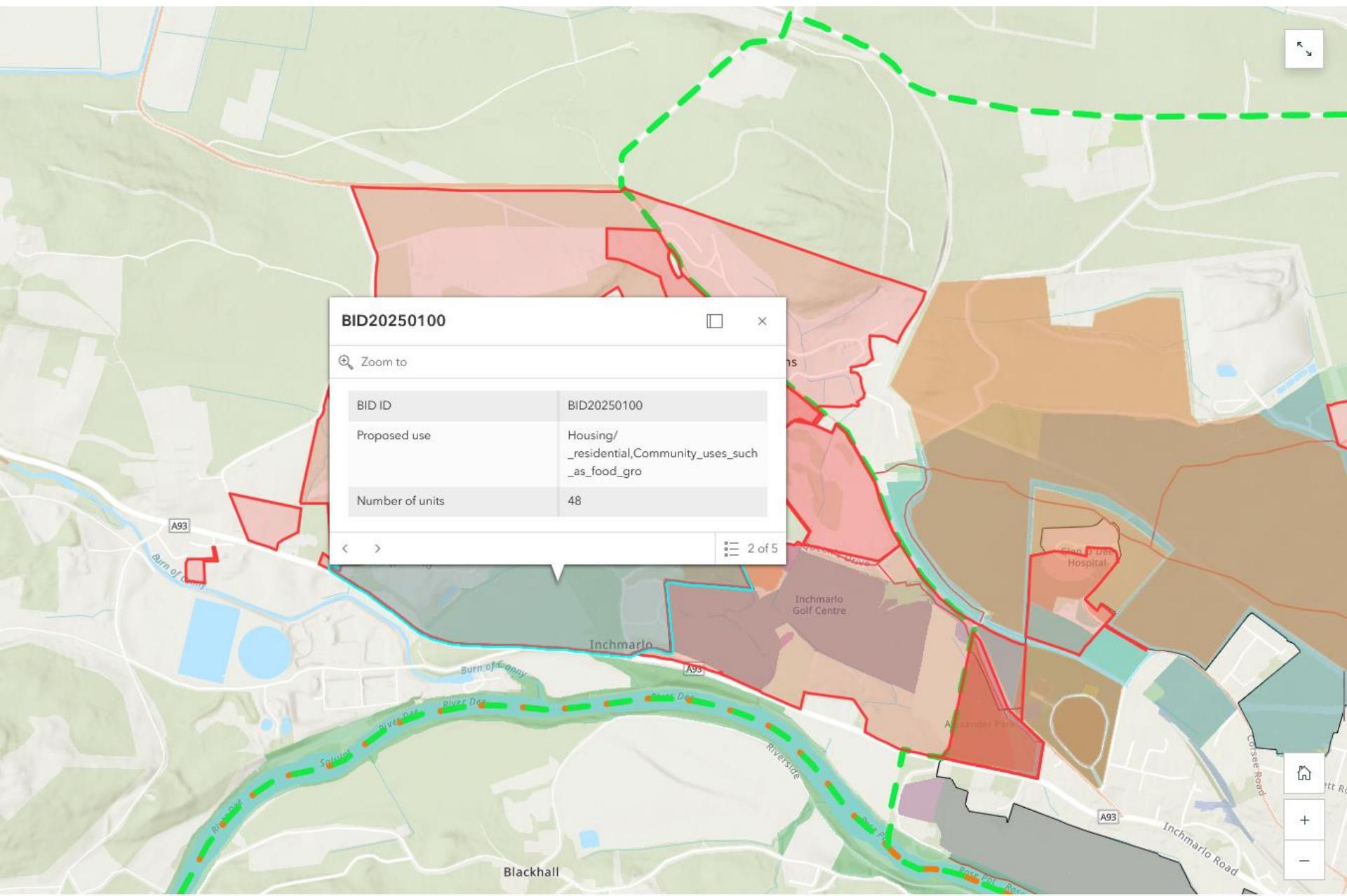
 Zoom to

BID ID	BID20250103
Proposed use	Housing/_residential,Community_uses_such_as_food_gro,Retail,Food_and_drink
Number of units	120
< >	2 of 3

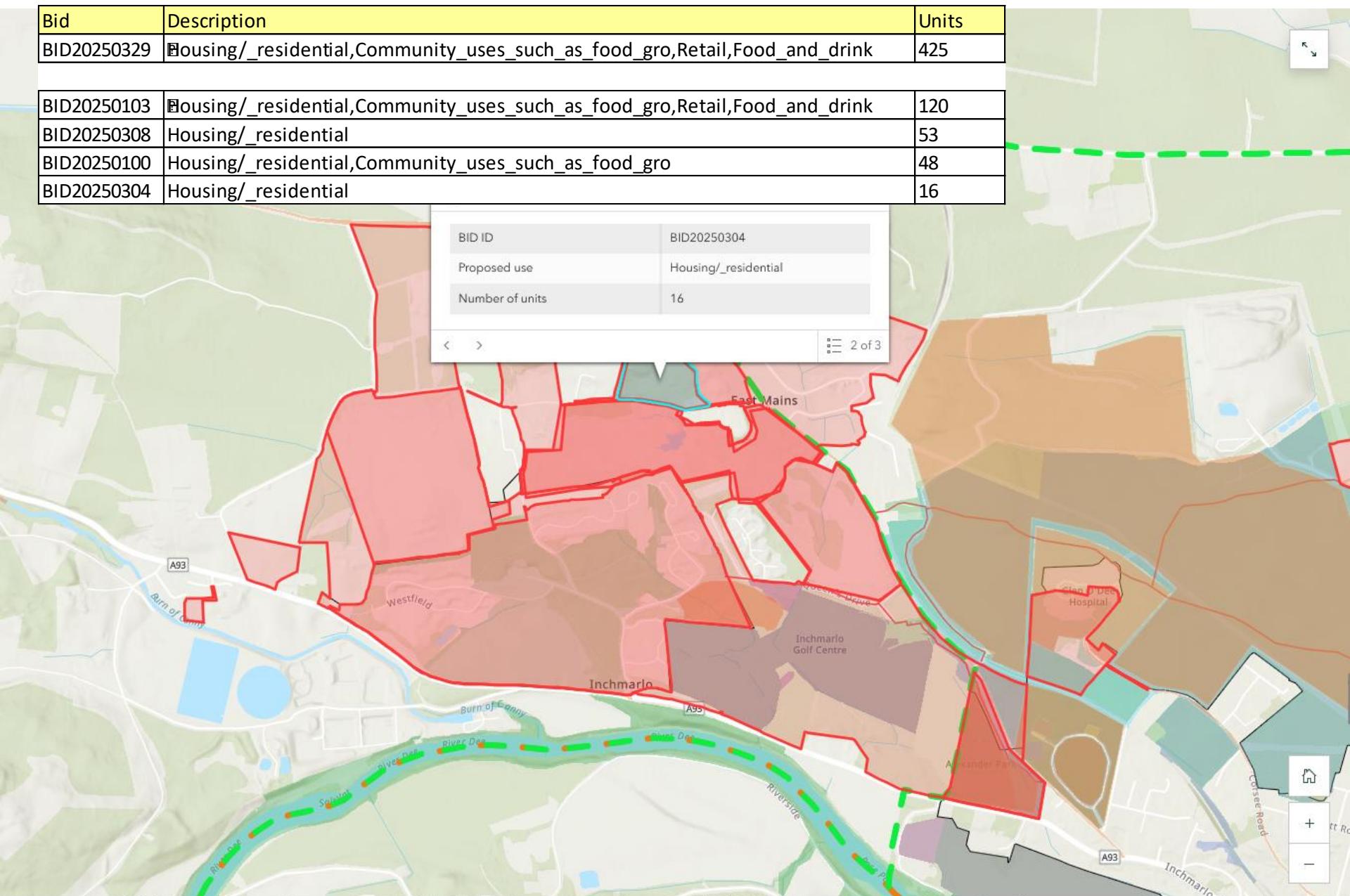


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BID20250308	Housing/_residential	53





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BID20250308	Housing/_residential	53
BID20250100	Housing/_residential,Community_uses_such_as_food_gro	48
BID20250304	Housing/_residential	16



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BID20250099	Housing/_residential,Community_uses_such_as_food_gro,Retail,Food_and_drink	210

