

BI-MONTHLY MEETING MINUTES
Inchmarlo, Brathens and Glassel Community Council
Wednesday 5th November 2025, 19.45 – 21.15
Inchmarlo Hall and via Teams

1. Welcome/Apologies

Present: Paul Herrington, Chris Low, Chris Bath, Andy Dickson, Cllr Yi-Pei Chou Turvey, Cllr Ann Ross

Apologies received from Ross Provan, Sue Blow, Cllr Durno

Note that previous meeting minutes were approved via email.

It was noted by PH that agenda items are identified with either an “inf” or “act” signifying that they are either for information purposes or require action. This nomenclature will be used going forward.

The slide-pack presented during the meeting is available and should be viewed in conjunction with these minutes.

2. Treasurers Report – CB

Current bank balances are Charity Account £2,658,86 and the new 95 Day Notice account £10,047.50.

- Monthly transactions are recorded in an Excel file stored on the Google Drive. PH commented that there was no need to go over regular transactions such as IT costs just exceptional items.
- It was noted that Fred Olsen Renewables approved Mesolithic Deeside costs (£4820) for Test pitting at Inchmarlo.
- We received our Aberdeenshire Council Grant of £724.00
- We need to repay or deduct from the next funding application the sum of £1088.52, as we received monies back from Glassel Hall regarding an underspend against the Window installation grant.
- PH thanked CB for obtaining the grant money, which involves significant effort.

3. Aberdeenshire Councillors report

Councillors Ross and Turvey provided the following information;

- Cllr Turvey reported that an area review of the rollout of the new 20mph zones was underway.
- It was also reported that the Infrastructure Services Committee (ISC) were reviewing a proposal for a new 40 mph zone stretching from Banchory to the Inchmarlo House South Lodge ie west of the IRV entrance. There was some opposition to this, particularly from some Banchory residents so it is very uncertain if this will go ahead.
- Cllr Ross highlighted the ongoing review of Community Hospitals in Aberdeenshire and stressed the importance of this for Glen O Dee hospital which is under threat of closure. The Scolty ward at Glen O Dee has already been closed. Glen O Dee has 19 in-patient beds providing acute medical care, palliative care, and post operative rehabilitation for patients. In addition it

provides out-patient services including occupational therapy, physio, blood tests and a mental health team.

Cllr Ross encouraged residents to complete the online survey which has a closing date of 16th November and can be found at this link,

<https://engage.aberdeenshire.gov.uk/community-hospitals-in-aberdeenshire/surveys/community-hospital-review> .

ACTION: Secretary to circulate above link to the IBGCC community email list.

- Cllrs have been successful in obtaining a pedestrian crossing for Banchory Primary School which is currently being installed
- PH asked if it would be helpful to have a member of the Committee take on the role of Health & Social Care. Cllr Ross responded that any member of the committee or indeed the wider community would be welcome to join the Banchory Practice Patient Participation Group.

4. Local Place Plan update – PH

PH reported that the current phase of the LDP is the “Call for Ideas” which ends 31st December. This is the principal way in which the council will collect information from communities and stakeholders on the content of the Proposed Local Development Plan. There is agreement with the other local CCs to work together on 3 project ideas which are;

1. Paths and active travel, including how to protect the Banchory to Glassel path corridor ie how to prevent potential building developments taking place on a potential future path route between Banchory and Glassel, in particular sections of the old railway line route.
2. Wildlife corridor
3. Rural Skills facility

PH commented that he would be seeking sight of the results from the recent “Call for sites” process which closed on 31st October.

5. NE Regional CC Energy Forum – PH

PH reported that Highland Region CCs had agreed a Unified statement to call on the Scottish government to undertake a planning enquiry commission to address the cumulative impact on communities of the apparent disjointed approach to renewable energy infrastructure developments (see slides).

PH stated that there is a similar initiative going on with NE Scotland CC's to develop a similar statement to put forward to MSPs ahead of election time.

It was agreed by the committee for IBGCC to participate in the NES CCs energy forum and to develop a unified statement.

6. Glenskinnan Windfarm proposals - PH

PH reported on the status of the opposition to the proposed Glenskinnan Windfarm (below Kerloch) which is being led by Feughside CC working with the Save Kerloch group.

The slide shows the Zone of Theoretical Visibility (ZTV) indicating minimal impact in

the IBGCC area. The developer Galileo had sent IBGCC an MOU describing the principles of how a Community Fund would operate in the future and requesting IBGCC to sign up to these principles.

The committee agreed to decline to engage with Galileo in developing the MOU and agreed to engage with the FCC forum as and when required.

7. Mid Hill Windfarm Applications - CB

CB reported that additional Community funding from Fred Olsen renewables (FOR) of £13,410 accrued at the end of September. This brings the total fund balance available as at 5/11/25 to £29,012, less the £10,000 in the 95 Day Notice account, leaving a balance of £19,012 for allocation to community applications.

CB also reported that 5 applications for funding had been received by the deadline of 31st October which were as follows;

- Inchmarlo Community Workshop for tools £3,749
- Inchmarlo Hall for a larger dirty water pump £1000
- Glassel Hall for Drainage issues £6374.76
- Glassel Hall for electrical Work £2010.00
- Glassel Hall for a Defibrillator £1620.00
- Total requested £14,753.76

A separate meeting to consider these applications was arranged for 7pm on Tuesday 11th November. Members were requested to review the applications and complete the spreadsheet scoring by 10th November.

8. Road Safety – Signage - PH

Some discussion took place around the proposed new road signs in the Bridge of Canny/Inchmarlo area. This is shown in the slidepack and includes;

- New repeater 40 mph signs between the existing 40 mph signs
- Pedestrian warning signs
- Settlement name signs for Bridge of Canny and Inchmarlo

The Committee welcomed the new signage in the hope that this may result in some small reduction in traffic speeds, however the proposed new Inchmarlo sign when travelling from the east (located just East of Smiddy Park) was not supported because of potential confusion with the existing Inchmarlo sign when leaving the Banchory 30 mph zone.

ACTION: PH to feedback to Jim Maitland in Roads that the new Inchmarlo sign was not supported as it was felt to be unnecessary.

9. Planning Application – CL

See slides - CL reported that the action to follow up with Kirkwood Homes on the status of the planning breach with regard to APP/2015/2904 (path and cycle ways) was completed. Unfortunately the Planning Enforcement team were not willing to meet with us to discuss what they were actually doing.

After discussion with Cncllr Ross and the Chair it was decided to submit a Freedom

of Information Request, submitted on 8/10/25, in order to obtain more information on the planning breach and the correspondence with Kirkwood Homes.

A formal response was received from Ab Council on 5/11/25 in the form of a Refusal Notice saying the following;

- Council confirms they hold the information requested.
- They believe the public interest in maintaining this exception (from disclosure rules?) outweighs the public interest in disclosing the environmental information sought.
- An existing planning enforcement investigation remains active and details remain confidential.
- Disclosure of details may prejudice ongoing contractual agreements to allow access to 3rd party land.
- If formal enforcement is required this may result in criminal proceedings and disclosure of this information on the enforcement case will directly impact the planning authority's ability to successfully perform this function.
- Council is happy to disclose this info on conclusion of the investigation/case.

In view of the above it was decided to take no further action and await the conclusion of the current planning enforcement action.

10. Review of Actions – PH

Action 32: Payment to HOFWIG – closed

Action 33: Attend Public enquiry – closed

Action 34: chase up council re Kirkwood Homes – closed

Action 35: Adopt new MOM approval process – closed

11. Any other Business

PH stated that he may call a special meeting to review “Call For Ideas” information when published.

12. Next Meeting schedule

Bi-monthly: 7/1/26...Teams

Bi-monthly: 4/3/26...Inchmarlo hall hybrid

Bi-monthly: 3/6/26

Meeting closed at 9.15