BI-MONTHLY MEETING AGENDA

Inchmarlo, Brathens and Glassel Community Council
Wednesday 9nd September 2026, 19.30 – 21.00
To be held via Teams

Please arrive 5 minutes in advance to ensure a prompt start

1.	Welcome/Apologies - PH	19.30
2.	Treasurer's report – CB	19.35
3.	Councillor's report	19.45
4.	Kirkwood planning applications - IBGCC summary for MAC act – CL	20.00
5.	Local Development Plan – proposed response to AC sites act - PH	20.15
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------ Original Message ------
From: treasurer@ibgcc.org
To: chair@ibgcc.org; cannycroft1@sky.com; chrishbath@yahoo.co.uk; chrisj.low@btinternet.com; lauriemhuff@gmail.com; provanross@gmail.com; secretary@ibgcc.org; sue.blow@susanblow.co.uk
Sent: Saturday, August 29th 2026, 13:26
Subject: Re: IBGCC meeting invitation and draft agenda for comment

Good Day to you all

As time is short for these meeting can you review the following so that we can have an approve or not approve to my suggested topics to save time.
This will save my explanation and the result can be added to the minutes.
if you have any comments prior to the meeting I will be happy the receive them.

1 **Community Council lap top.**
We have obtained £600 from FOR to purchase a new lap top I have discussed this with Paul and Chris Low.
I have attached the spec of a lap top from Curries in Aberdeen see below together with a Laptop ruck sack and mouse.

2 **IBGCC Budget**
I have prepared a budget for your approval please review, this is a best guess. See attached

3 **IBGCC Final accounts 2026/26**
I produced a set of accounts which deliberately did not include the wind farm transactions as I did not think this would be of interest to Aberdeenshire council. However I was wrong, as such I have revised the accounts to include all transactions both Windfarm and our own. We have already approved the accounts and this is in the minutes of the last meeting. There is no numerical change just the layout to make it easier to understand. see attached.
The Aberdeenshire Council grant will be issued shortly £728.00.
However the Verifier made the comment that having both the wind farm and our own transactions in the same bank account complicated verification.
His suggestion is to have separate bank account for the windfarm. This would mean that the IBGCC would hold a total of 3 Bank accounts.

Regards

Chris Bath

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MARR AREA COMMITTEE

TUESDAY, 15 SEPTEMBER 2026 at 10.00 am

Your attendance is requested at a meeting of the **MARR AREA COMMITTEE** to be held **ONLINE**, on **TUESDAY, 15 SEPTEMBER 2026**, at **10.00 am**

This meeting will be live streamed and a recording of the public part of the meeting will be made publicly available at a later date.

To: Councillors G Blackett (Chair), J Goodhall (Vice-Chair), S Brown, Y Chou Turvey, E Durno, A Kloppert, L Knight, G Petrie, A Ross and R Withey

Planning

6	ENQ/2024/1423 - Masterplan for Inchmarlo Site OP2	30 - 69
7	APP/2026/1010 - Land at Inchmarlo, Banchory Application under Section 42 for Tourism, Leisure, Hotel and Lodges and 95 Residential Units and Associated Infrastructure (Amendments to Detail Approved under APP/2011/2402) without Compliance with Condition 1 (Phasing) of Planning Permission APP/2021/0247	70 - 95

7	APP/2026/1010 - Land at Inchmarlo, Banchory	70 - 95

- Council planners recommendation is to support Kirkwood's application to modify the phasing of housing and hotel development
- The recommendation is accompanied by a lengthy report submitted to the committee
- Argument is that building the remaining housing at "East Mains" will complete that site which currently has an unfinished central portion
- And furthermore that the remaining "Executive Housing" off the Home Farm Road will provide the necessary leverage should the hotel continue its record of non-delivery

- CL and PH will modify the draft script that CL will read at the MAC meeting during our 5-minute slot
- Seeking comments and agreement to the draft script, and for CL and PH to make such amendments as the see fit in order to respond to the council officers report
- We are working with BCC, who have drafted a complementary script

6	ENQ/2024/1423 - Masterplan for Inchmarlo Site OP2	30 - 69

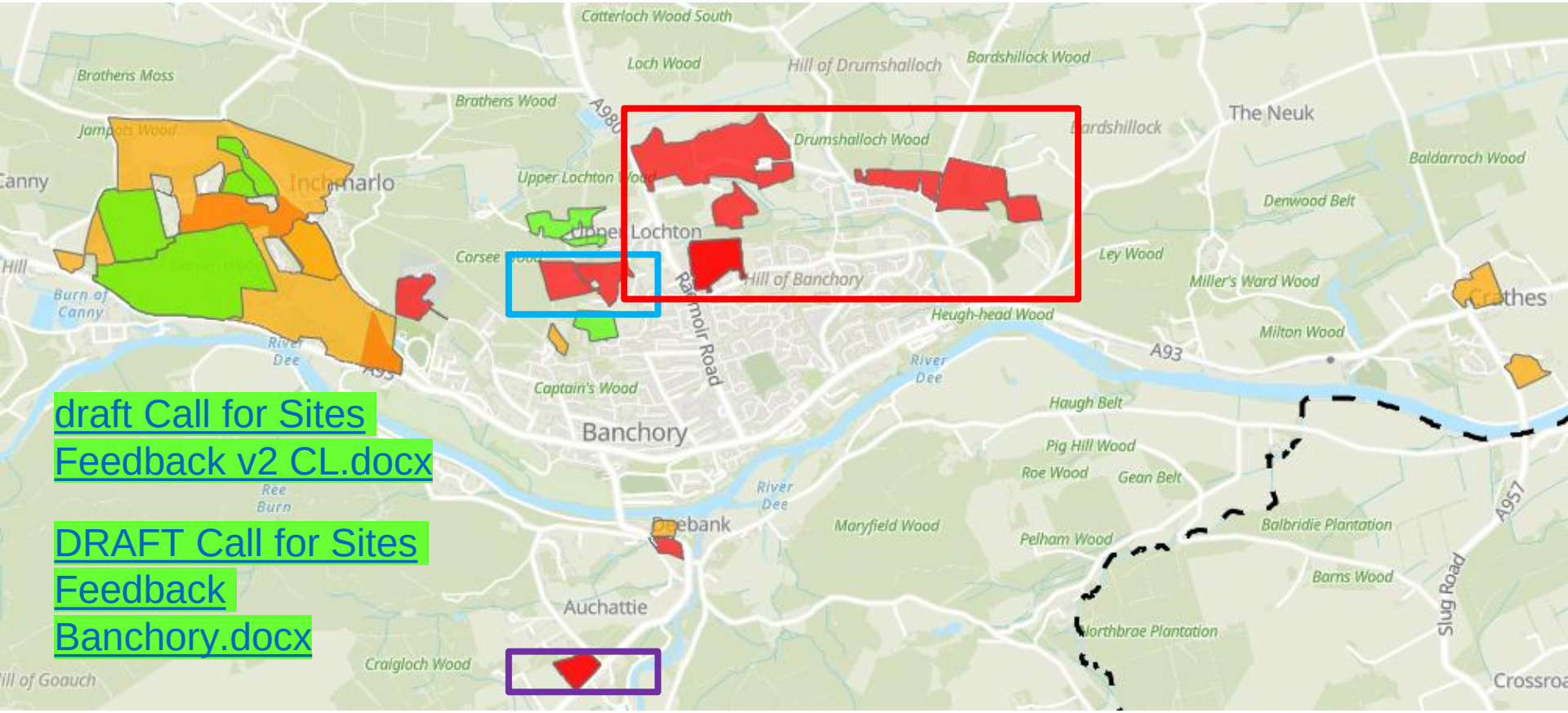
- This agenda item came as a surprise, but follows on the Masterplan consultation which IBGCC was aware of in 2024
- In July council planners recommended removal of this site from the LDP due to a lack of progress
- The report to MAC recommends MAC approved the Masterplan. Reference is made to IBGCC's LPP
- PH and CL are considering:
    - that IBGCC requests to speak at MAC on this agenda item in order to emphasise the points raised in the LPP;
    - the need for services to be in place before final planning approval
    - (A93) speed limits and access to public transport be agreed prior to construction
    - conditions be placed on provision of active travel routes, including further detail provided in IBGCC's LDP Ideas submission
    - Etc
- We are seeking agreement to this approach

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Bid Reference	Settlement	Development Type	Housing Units	Initial Recommendation	Summary Reasons for Recommendation
BID/2025/0038	Banchory	Housing	100	Unsuitable	The site is located outwith the settlement of Banchory and is not considered to relate well to the existing settlement. The proposal would promote urban sprawl, result in loss of woodland, amenity space and negatively impact upon the use and character of the area.
BID/2025/0049	Banchory	Housing	5	Unsuitable	Site is remote from key services and facilities. With limited sustainable travel options available or safe routes to school, the proposal would promote car dependency.
BID/2025/0034	Banchory	Housing	5	Unsuitable	Site is remote from key services and facilities. With limited sustainable travel options available or safe routes to school, the proposal would promote car dependency.
BID/2025/0036	Banchory	Housing	700	Unsuitable	With limited sustainable travel options available in the vicinity of the site, the proposal would promote car dependency. The scale of proposal would likely result in significant pressure on services and local facilities in addition to detrimental impact on the Dee Valley Landscape Character Area.

Aberdeenshire Local Development Plan 2029 – Review of allocated sites in the Aberdeenshire Local Development Plan 2023

- Grey – now completed and would be retained within the settlement boundary (completed sites would not be in the HLA);
- Blue – a site, currently under construction expected to be built out before 31st March 2029.
- Green – a site with live planning permission and under construction, expected to be built out post 31st March 2029.
- Orange – a site with live planning permission but not under construction.
- Red – a site with no recent progress or evidence of deliverability and should be recommended for removal with landowner/ developer to be notified

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.

File dated 1/7/26

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Local Community Place Group

We are offering the opportunity for CC's to be represented at the Local Community Planning Group for those that may be interested. The LCPG is a group of statutory, third sector, private and community partners who will agree and deliver the Partnership Place Plans for Marr.

There will be four plans across the four academy catchment areas and at present there is no community representation. So we have agreed that we would like to explore with the CC's how they could be represented should they wish to be. For example – there could be one representative attends the LCPG from each of the three wards, or there could be one representative from each of the 4 academy catchment areas. We didn't want to specify or dictate how that should happen, hence the reason for discussion.

It would be really great if you could discuss this with your CC colleagues and see if there is any desire to be part of the LCPG, and it can be a discussion as part of the Community Council Forum in September where we can establish if there is a desire to be part of the group and how that could be managed in terms of feeding back of information etc. If CC's decide that they don't feel that they want to or can be part of the group, I will look at how we can make communication easier and make sure that CC's are kept up to date with what is happening at LCPG.

As discussed the meetings are usually weekdays online, so may not be accessible to all.

Debi Weir

Community Planning Officer – Marr

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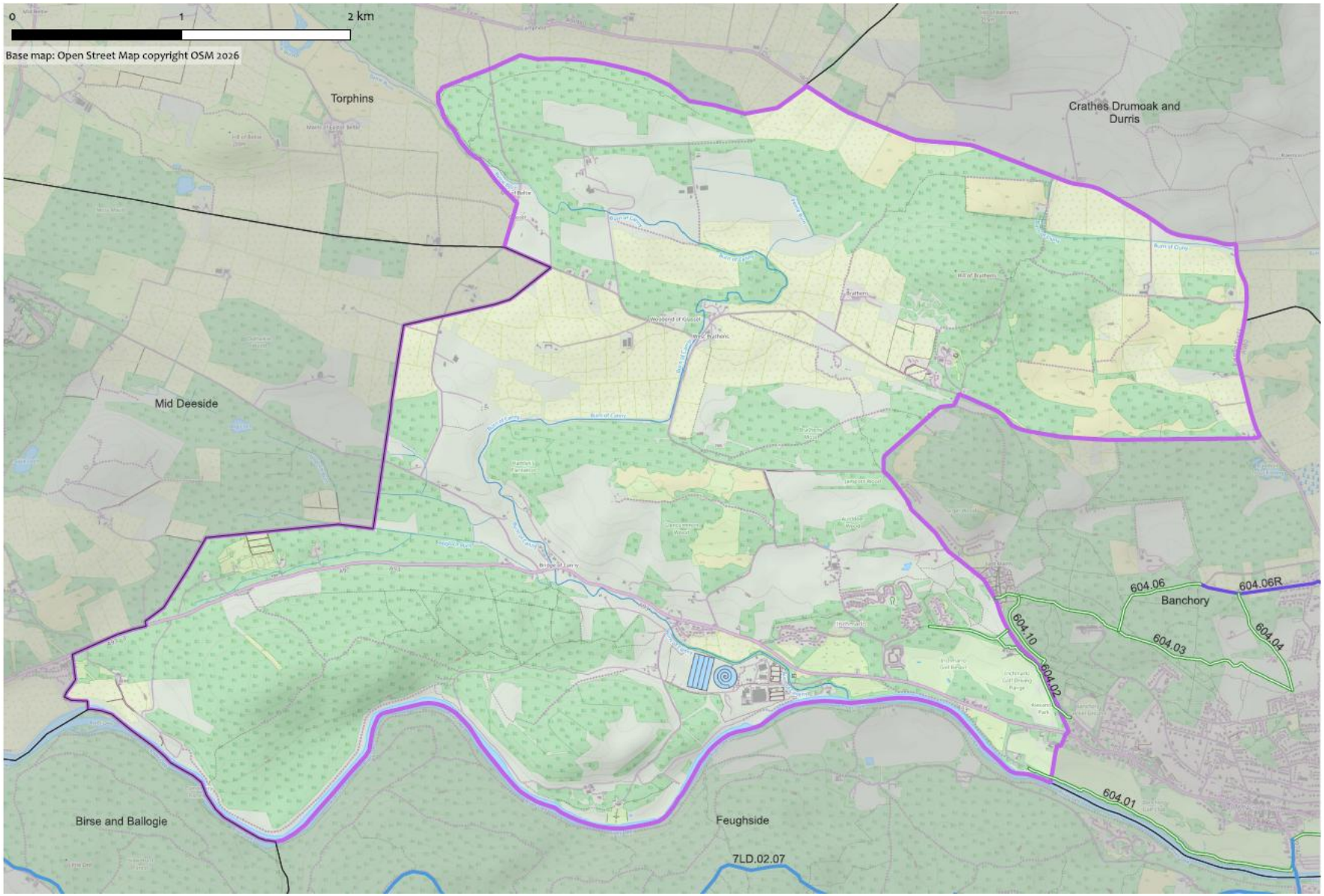
Core Paths

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.

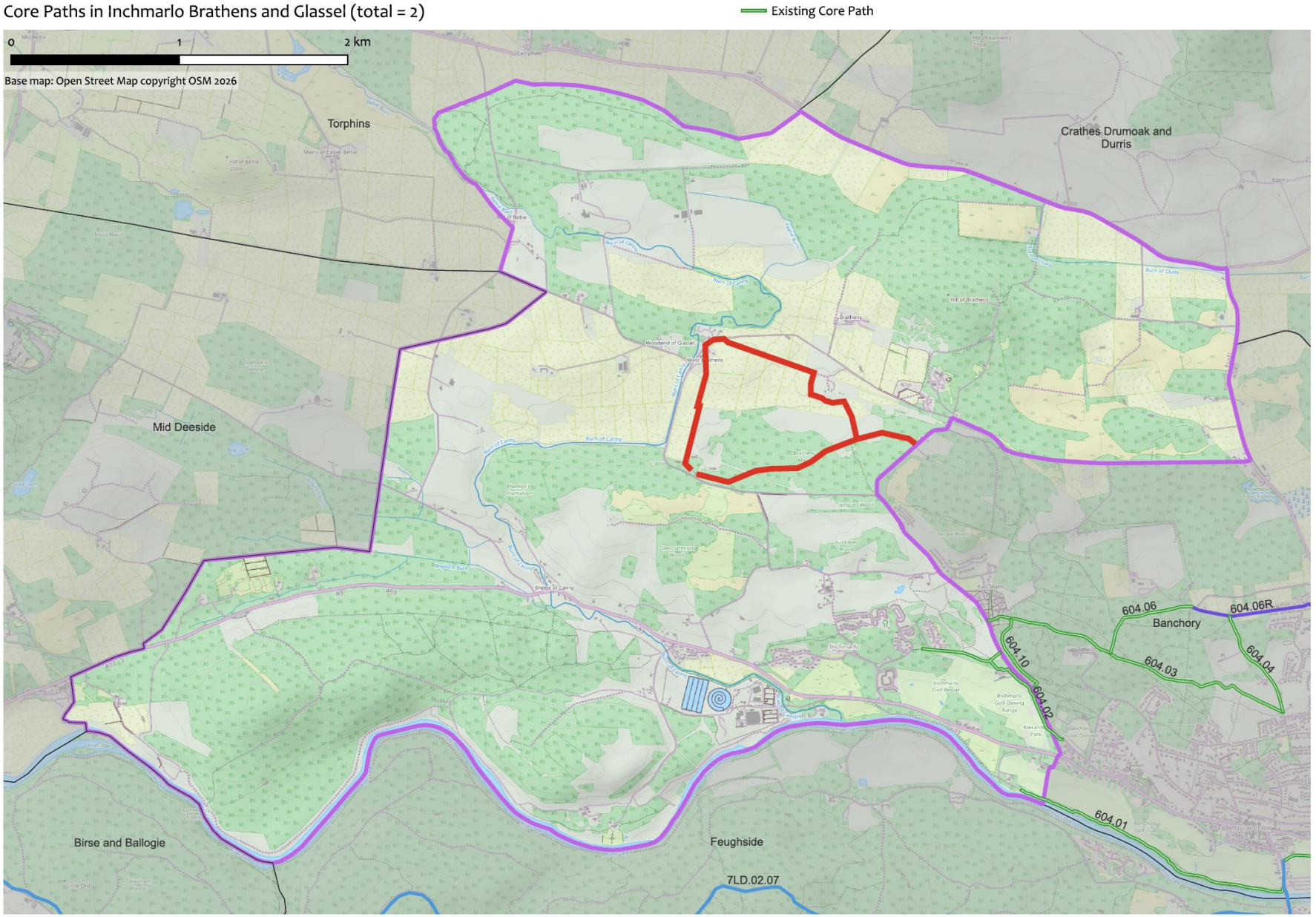
The considerations for new paths are

- No designation will occur without consultation with landowners / tenants and the public
- Well marked/well-trodden routes (desire lines) are obvious indicators or paths the public take outdoors, but are not necessarily core paths.
- Core paths can include stretches along public roads as well as paths (constructed or not) and tracks. Suitable joint-use paths, marked for use and by both walkers and cyclists can be considered for core path designation.
- The Council will give due consideration to privacy issues that might arise before designating a path.
- The Council would not have a duty to upgrade or maintain any paths that are designated, but would be required to ensure that they remain open.
- The Council needs to give due consideration to all core paths when making development planning decisions.
- Core paths are not the same as Rights of Way (routes connecting two public places with 20+ years use and established by law).

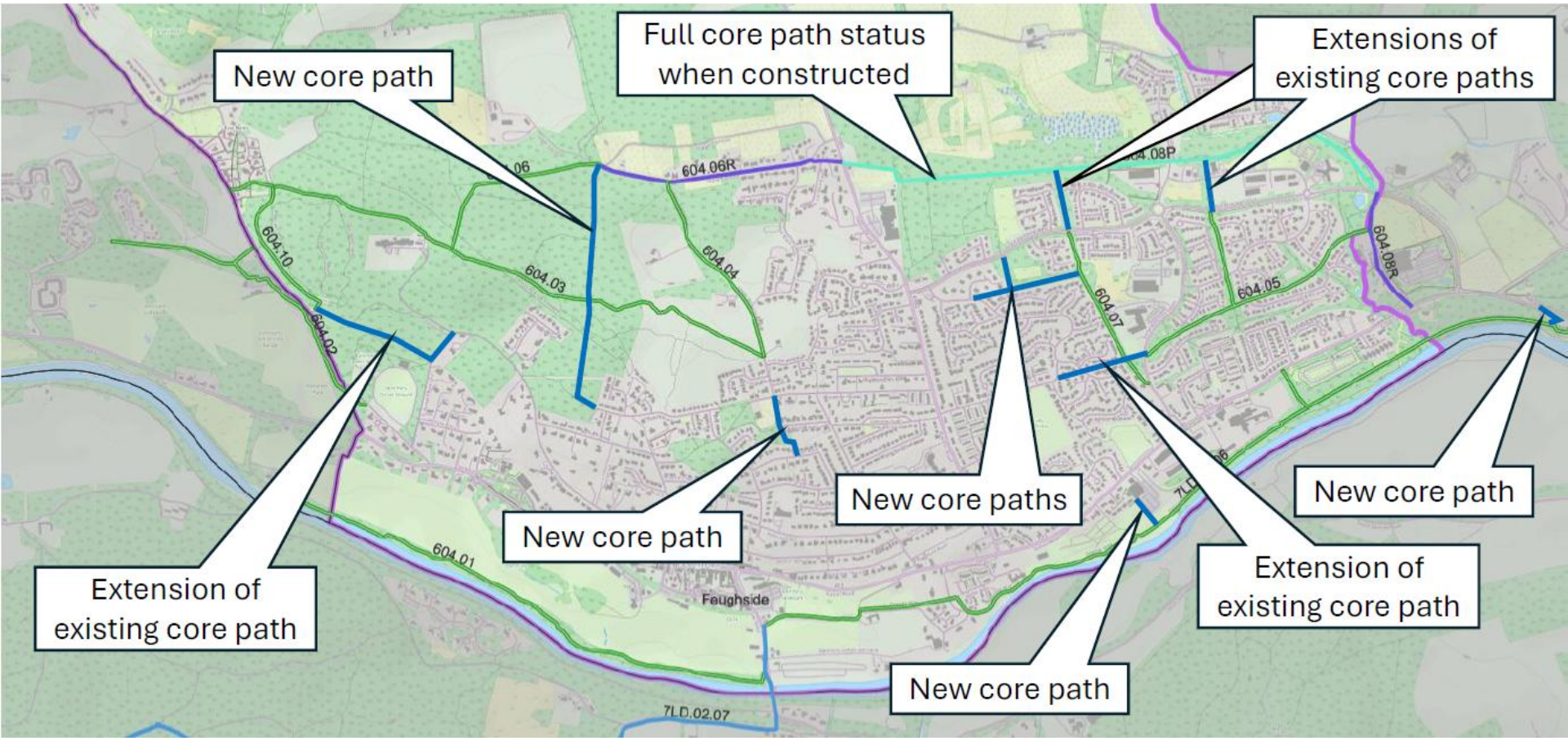
Current core paths in IBGCC Area



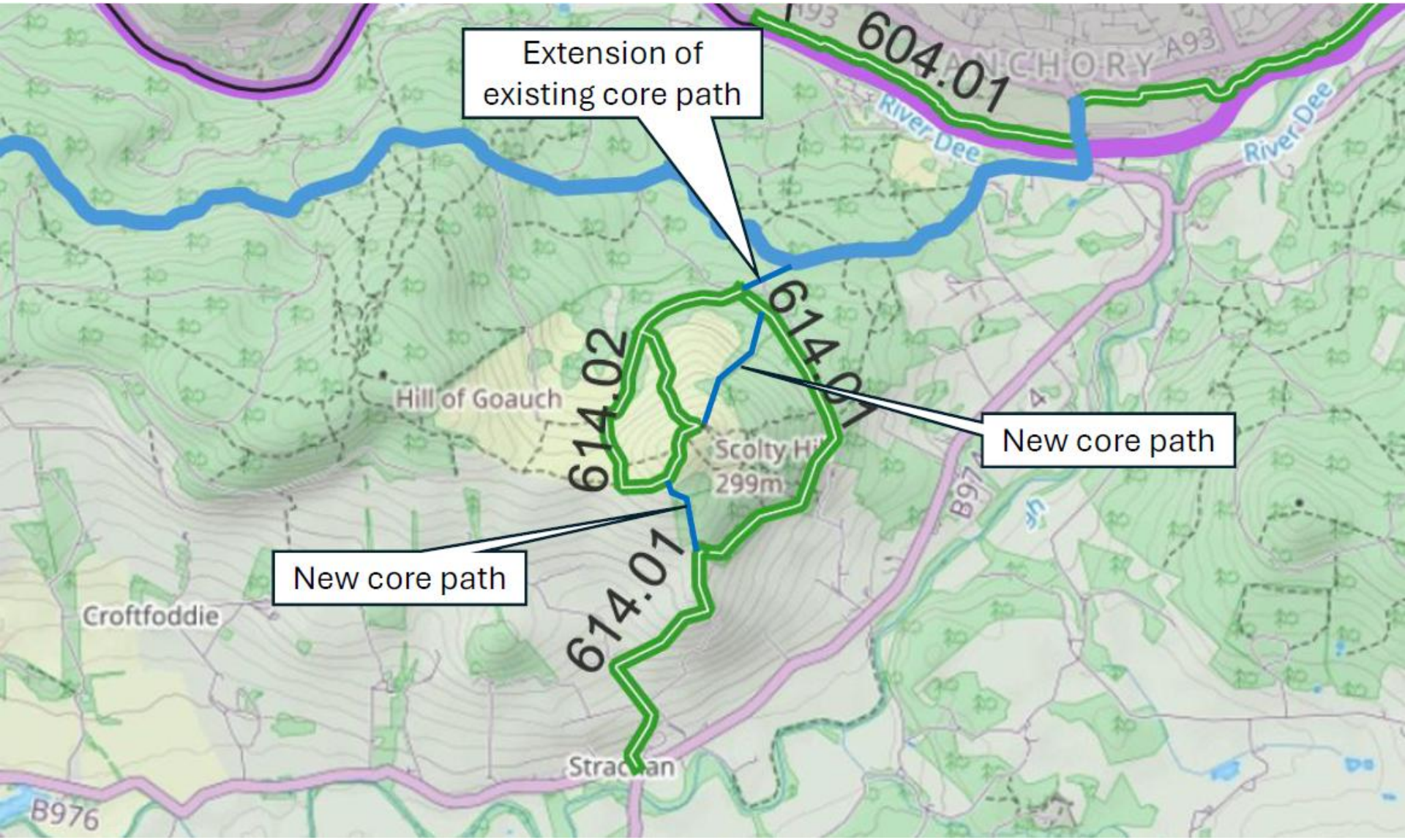
Proposed extra core path to be added



Banchory Paths proposed new core paths



Banchory Paths proposed new core paths



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So there is the regular six-monthly Marr Community Council Forum on the evening of **Wednesday 2nd September**. This is the one I was proposing we have the item about respective roles and Councillor reporting etc. Each of the six areas in Aberdeenshire has one of these forums and they're intended to provide a regular opportunity for Community Councils to come together to share experience, good practice, and issues, as well as meeting with the Area Manager and team, and we also use them for briefings/updates e.g. recent sessions on the community benefit strategy and LDP call for ideas.

Now 30th September 2026 at 7pm

The Community Council Networking Event planned for **Saturday 26th September** is an Aberdeenshire-wide, conference-style event. We haven't held one of these for the past few years but they provide an opportunity for wider networking across the whole of Aberdeenshire, inspiration from what community councils are doing elsewhere, training/workshops on topics of interest, and engagement with Council leadership. This is an idea of what's planned:

Cancelled

Peer Groups (Community Councils delivering)

- Newsletters
- Successful Funding Bids
- Larger Infrastructure Coordination
- Running Election Hustings
- It's Your Neighbourhood
- Community Benefit
- Specific Project (learning)

Facilitated discussions

- How to attract new members
- Democracy Matters

Council Leaders on "Let's Talk" (tbc)

Digital Engagement Training

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#	Measure	Location	Comment	Aberdeenshire Comment
1	Settlement signs	Into and out of 40mph at BoC	Proposed by AC as part of 40mph zone	Part of wider proposal for signage for the area (as designed by Jim Maitland). This is currently being costed up but is likely to go ahead - though there is no timescale for this. It is likely to be after the Infrastructure Services Committee consider a revised speed policy (in Autumn 2026).
2	Speed survey(s)	BoC to Smiddy Park	To underpin further action, Denise Roberts knows about historical survey	Speed survey will most likely be carried out after signage work is done to monitor xchanges in speed as a result.
3	"Pedestrians" sign	BoC	Being discussed with council by Bev Lechatelier	As 1
4	Crossing to bus stop	IRV entrance	Colin Stewart has a dialogue with AC for a crossing	It is unlikely that a crossing (across the road) will be possible.
5	Accessible bus stop pavements	IRV entrance	Ann Ross is working with AC to improve accessibility	This is something officers will look at
6	Speed readout sign	BoC	Agreed by IBGCC, discuss with AC	Realistically its unlikely that the area would qualify for a speed readout sign. Tim Stephen will speak to colleagues about whether grant funds can be used to 'buy' in signs. TS to speak with Jonathan Sharp at a later date.
7	Speed readout sign	Smiddy Park	Agreed by IBGCC, discuss with AC	As Above.
8	Craiglash Junction sign	BoC	To address danger of turning out with tractor/trailer, and general danger	This is something Roads can look at - potentially linking in to wider signage project
9	Farm vehicle sign Craiglash junction	BoC	To address danger of turning out with tractor/trailer, and general danger	This is something Roads can look at - potentially linking in to wider signage project
10	Western 3/2/1 chevrons position	BoC	These appear to close to the Craiglash junction and corner	Issue here is speed limit - chevrons are correctly placed back from speed limit. For Chevrons to change - speed limit would need to be extended / changed - which could only be considered if wider road speed policy changes. Roads officers not convinced this would have an impact on speed up to Bride of Canny.
11	Foliage clearance for Craiglash junction	BoC	Recent clearance at Craiglash junction was carried out by Sluie	Done- Good
12	Speed camera/tickets	BoC	Ken Gow is contacting Police Scotland to understand the scope for this	Police issue
13	Crossing to bus stop	Beltie Cottages	Raised to address concerns crossing the road to the bus stop	It is unlikely that a crossing (across the road) will be possible.
14	Crossing at Hall / Workshop	BoC	Raised to address concerns crossing the road to the bus stop	It is unlikely that a crossing (across the road) will be possible.
15	Speed limit reduction from 40 -> 30 or 20	BoC to Smiddy Park	Further speed reduction in line, considering policy and policy updates	Could only be considered if the currently policy on speed limits changes.
16	Speed limit reduction from 60 -> 40	IRV entrance	Reconsider proposal, including new policy	Could only be considered if the currently policy on speed limits changes.
17	Foliage clearance	IRV entrance	To improved sight line to west exiting the village	Inspectors will assess this.
18	Traffic calming measures	BoC to Smiddy Park	By analogy to other routes in Angus, Perth and Stirling eg. A94 (Meigle, Burrelton, Balbeggie, Scone), A811 (Arnprior, Buchlyvie), A875 (Balfron, Killearn)	Roads officers do look at good practise across Scottish authorities. Its unlikely that this road would be prioritised for traffic calming measures though.
19	Accident history	Local Area	Both as recorded by Police Scotland and remembered by community including	Noted
20	Flooding due to drainage	Bridgend Cottages	Need to investigate drainage	Officers will look at this
21	Persistent potholes	Bridgend Cottages	Related to poor drainage?	Potholes repaired - drainage being investigated
22	Persistent potholes	Brathens eco-park	Related to uneven road surface	Potholes repaired - drainage being investigated
23	Flooding due to drainage	Beltie Cottages	Requires drains to be cleared?	Officers will look at this
25	Weak retaining wall	A93 / Glencommon junction	Weak retaining wall is a danger to large and heavy vehicles	Officers to look at this
26	Rogue National speed limit sign	Beltie Cottages	Installed in error as part of 20mph initiative at top of private road.	Will be taken down if it is 'rogue'

Dear Tim,

Many thanks to you and your colleagues for updating the IBGCC road safety list.

It's great to see a number of the items have the potential to progress.

It would be helpful to put some timescales to these, and to know how IBGCC will be included.

As you mentioned, perhaps a meeting with someone from the Roads Team would be the next logical step. If so could you please put me in touch with the best contact.

Many thanks,

Paul Herrington

ps. we've also made some good progress with Police Scotland who carried out an intensive speed enforcement week in the summer, with more to come.

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Actions

#	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

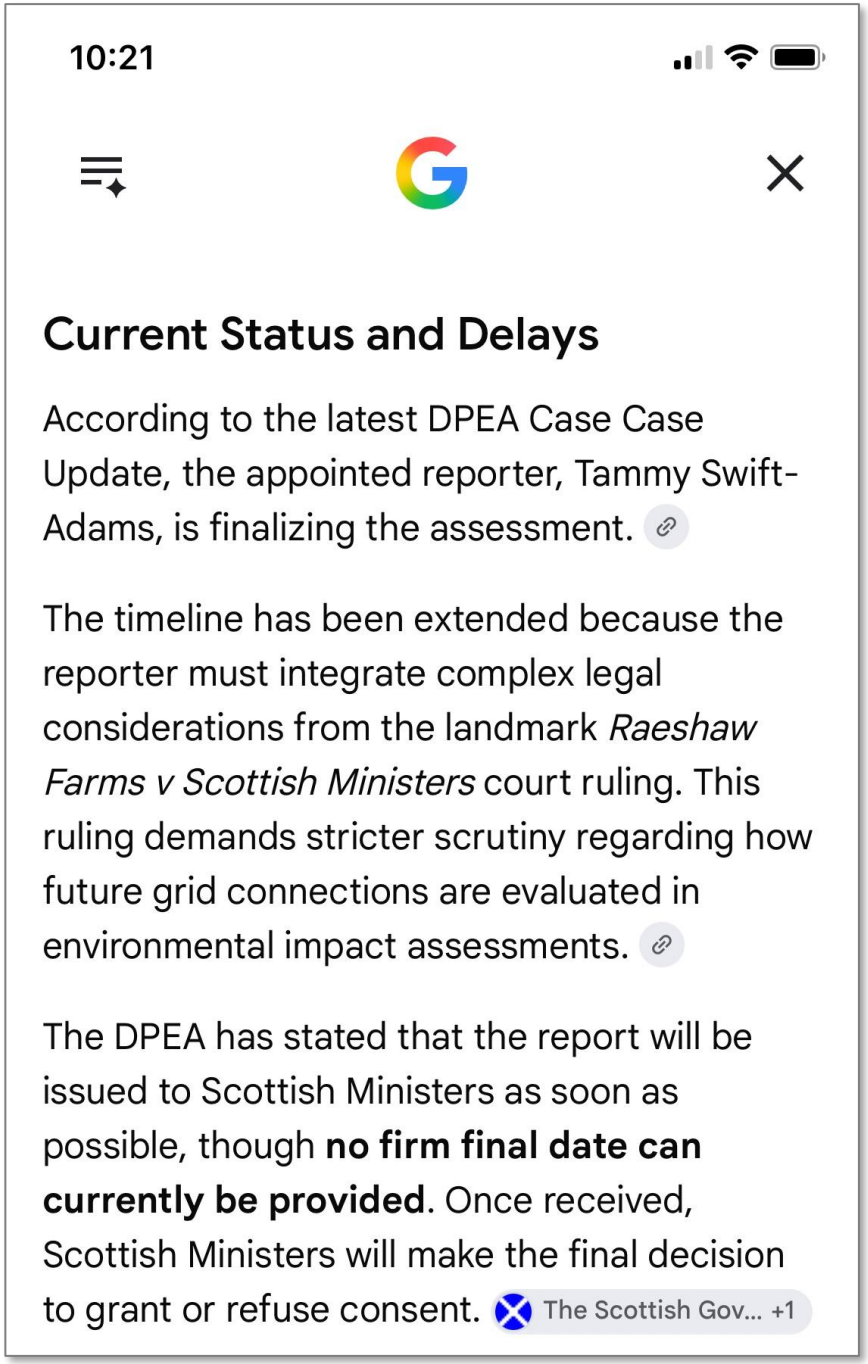
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Publicise deadline for next Mid-Hill funding round set for end October 2026?



BI-MONTHLY MEETING AGENDA

Inchmarlo, Brathens and Glassel Community Council
Wednesday 9nd September 2026, 19.30 – 21.00
To be held via Teams

Please arrive 5 minutes in advance to ensure a prompt start

1.	Welcome/Apologies - PH	19.30
2.	Treasurer's report – CB	19.35
3.	Councillor's report	
4.	Kirkwood planning applications - IBGC	
5.	Local Development Plan – proposed re	
6.	AC's Local Community Planning Group	
7.	Core paths – CL	
8.	Community Council Forums – PH	20.40
9.	Road Safety – PH	20.45
10.	Review of actions – PH	20.50
11.	Any other Business	20.55
12.	Date of next meeting	20.59
13.	Close	21.00

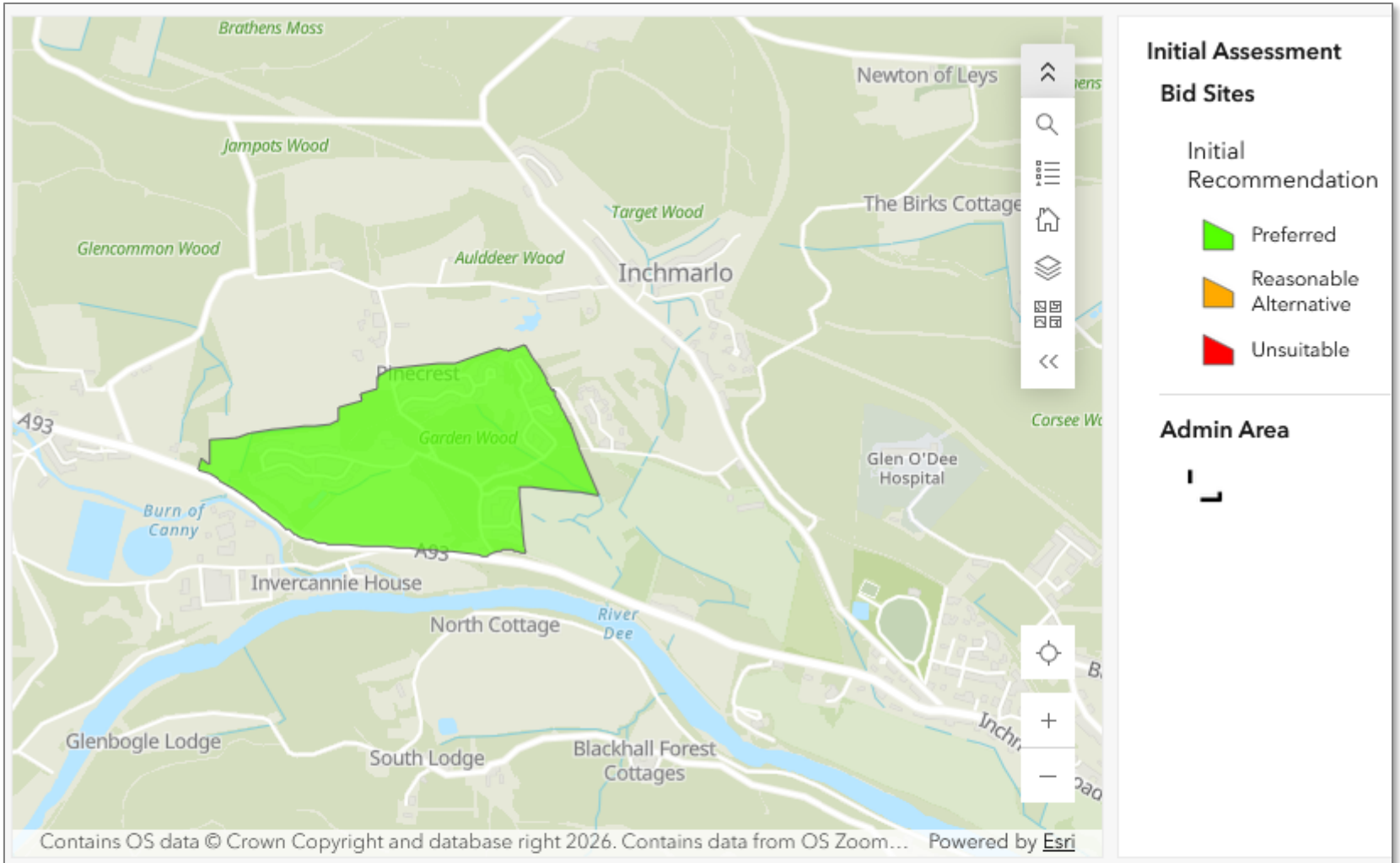
Event	Date	Location
Bi-monthly+AGM	03/06/26	Inchmarlo Hall hybrid
Bi-monthly	02/09/26	Teams
Bi-monthly	04/11/26	Inchmarlo Hall hybrid
Bi-monthly	06/01/27	Teams
Bi-monthly	03/03/27	Inchmarlo Hall hybrid
Bi-monthly	02/06/27	Inchmarlo Hall hybrid

BI-MONTHLY MEETING AGENDA

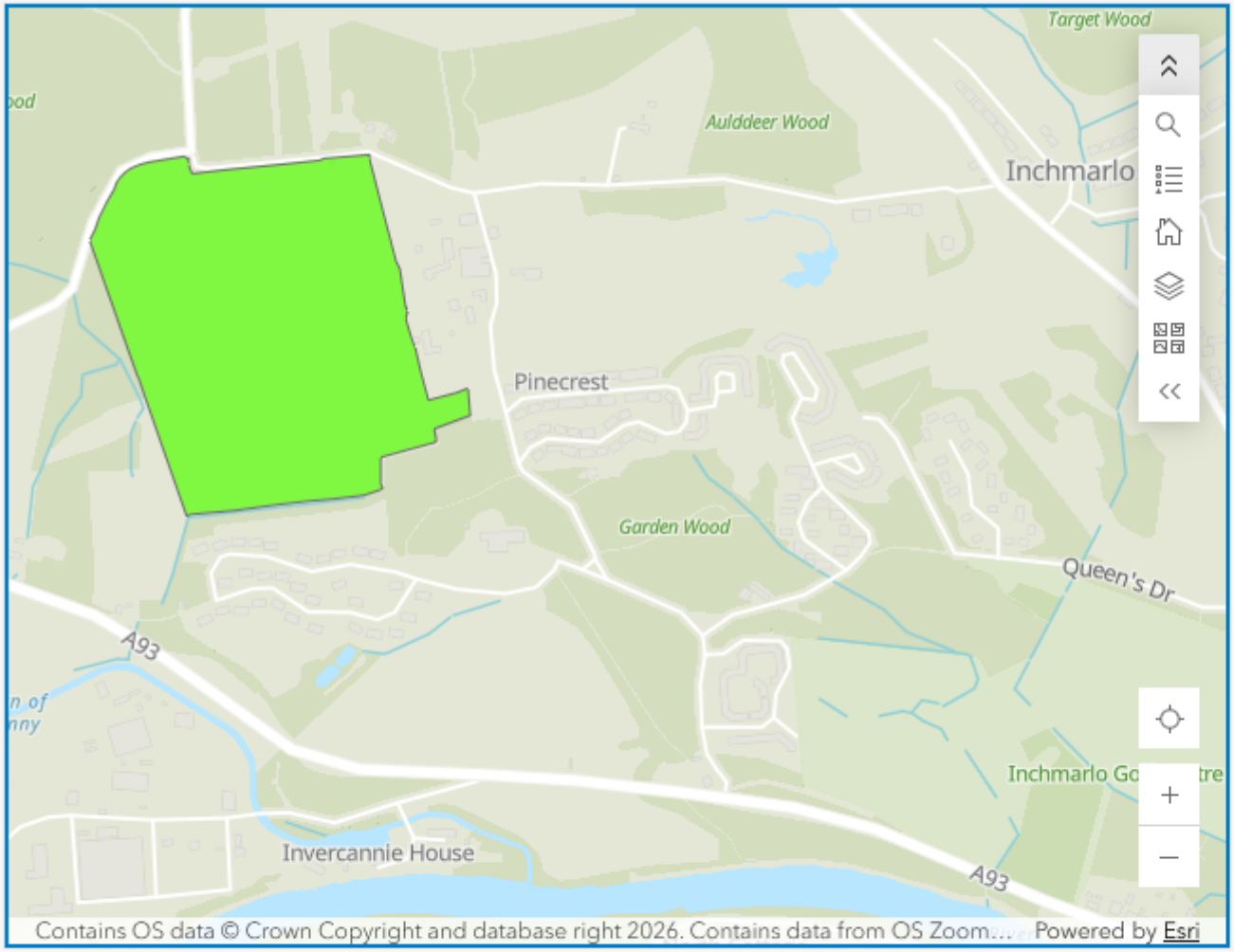
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1.	Welcome/Apologies - PH	19.30
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3.	Councillor's report	19.45
4.	Kirkwood planning applications - IBGCC summary for MAC act – CL	20.00
5.	Local Development Plan – proposed response to AC sites act - PH	20.15
6.	AC's Local Community Planning Group – PH	20.25
7.	Core paths – CL	20.35
8.	Community Council Forums – PH	20.40
9.	Road Safety – PH	20.45
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Bid Reference	Settlement	Development Type	Housing Units	Initial Recommendation	Summary Reasons for Recommendation
					settlement. Although it is not in close proximity to key services and facilities, there are existing core paths and bus stops nearby.
BID/2025/0100	Inchmarlo	Housing	48	Preferred	The site falls within an existing care community and has been previously allocated with partial delivery already taken place. The balance of housing units can be suitably accommodated within the overall site subject to appropriate scale, design and retention of landscaping.



Initial Assessment

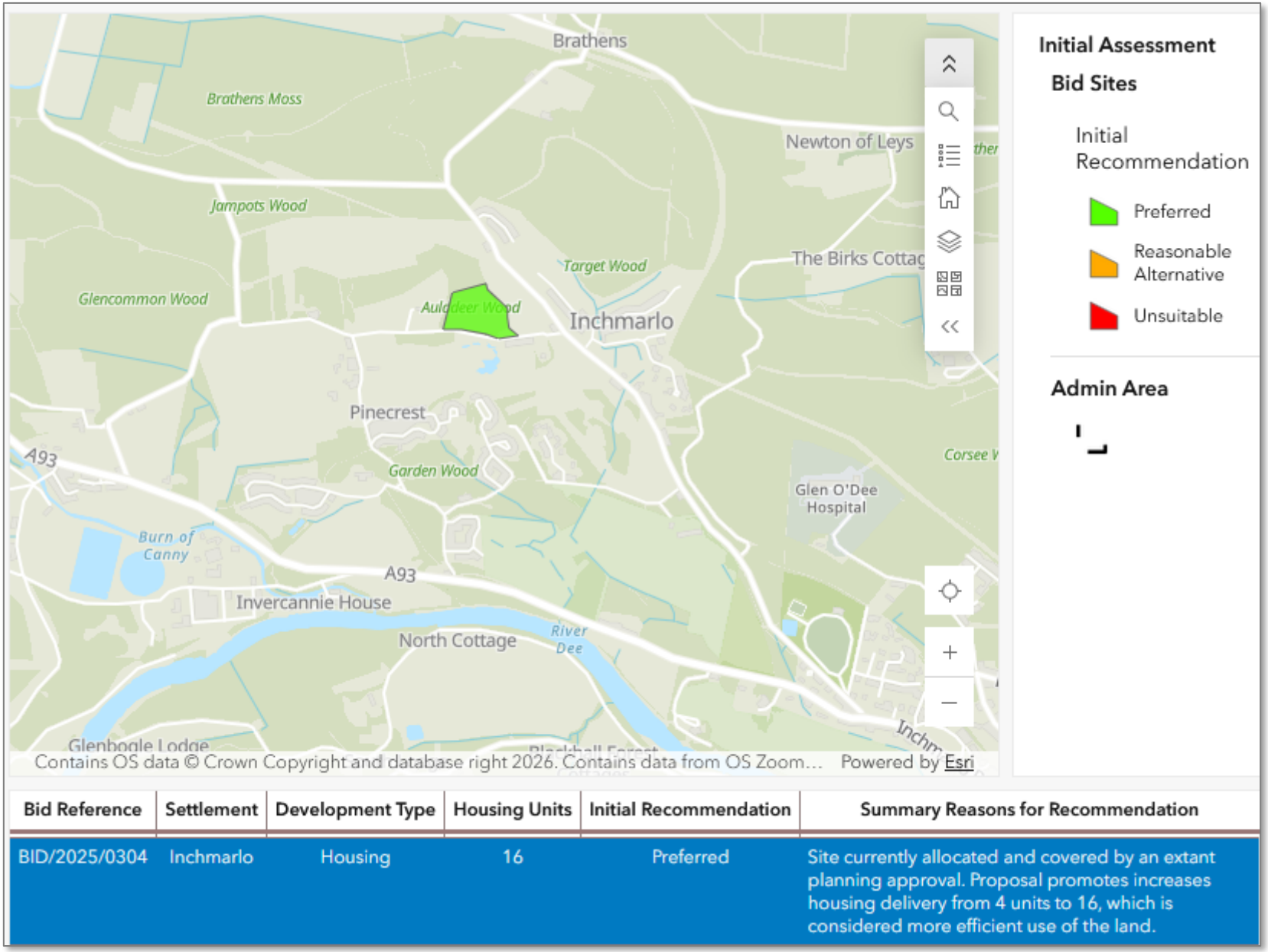
Bid Sites

Initial Recommendation

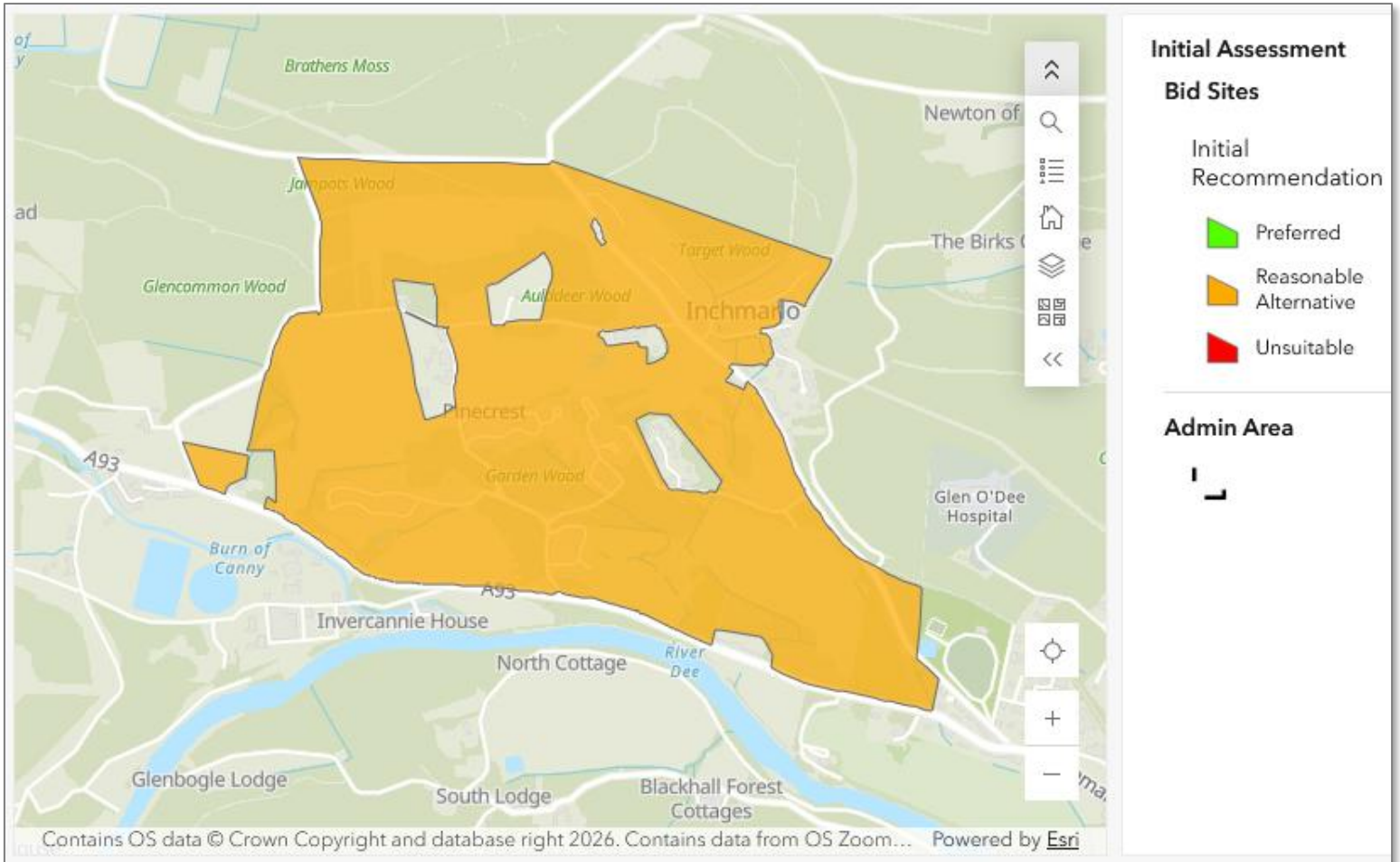
- Preferred
- Reasonable Alternative
- Unsuitable

Admin Area

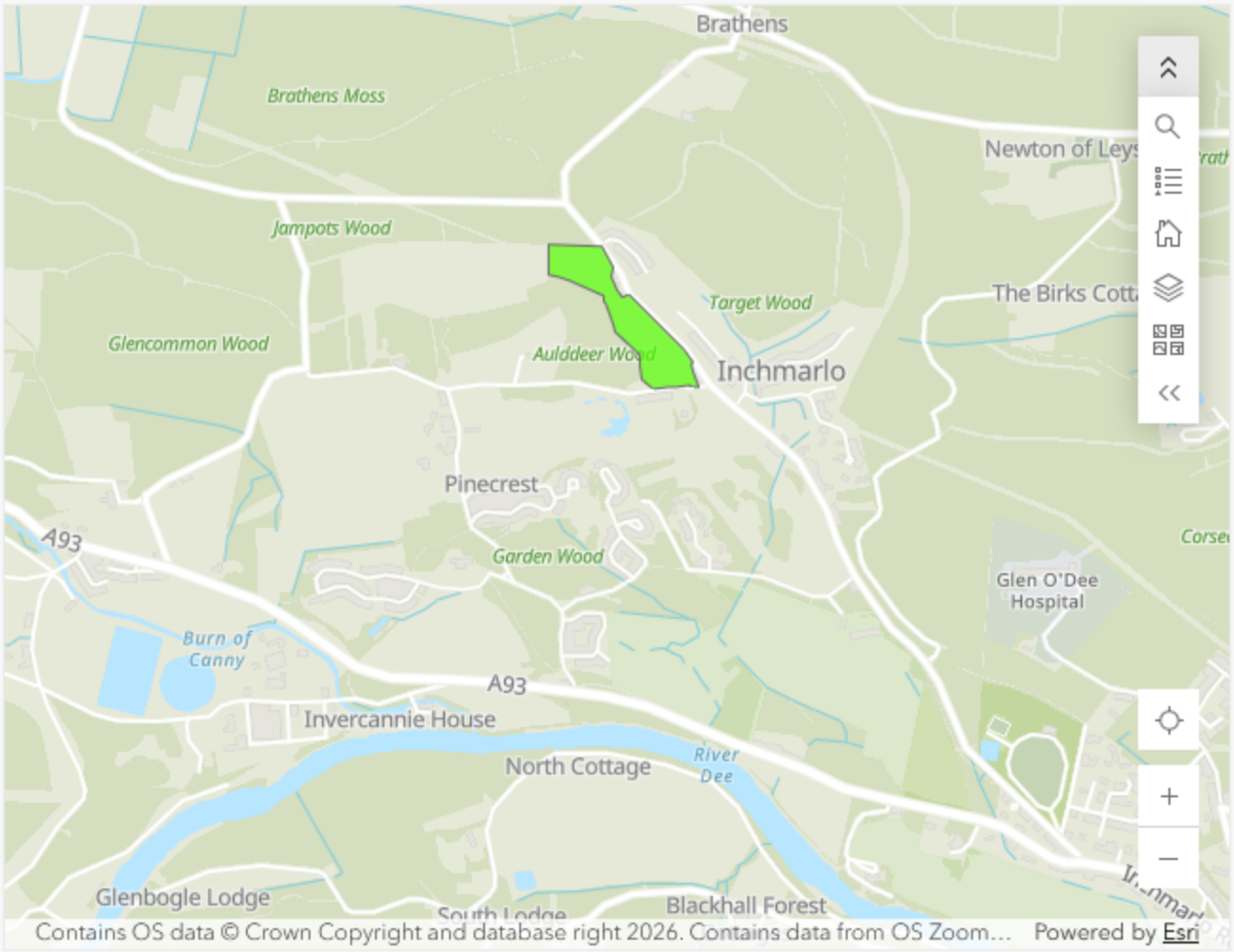
Bid Reference	Settlement	Development Type	Housing Units	Initial Recommendation	Summary Reasons for Recommendation
BID/2025/0103	Inchmarlo	Housing	120	Preferred	The site has defensible boundaries and promotes opportunity to expand the existing care community with path links and sustainable/active travel options available.



Bid Reference	Settlement	Development Type	Housing Units	Initial Recommendation	Summary Reasons for Recommendation
BID/2025/0304	Inchmarlo	Housing	16	Preferred	Site currently allocated and covered by an extant planning approval. Proposal promotes increases housing delivery from 4 units to 16, which is considered more efficient use of the land.



Bid Reference	Settlement	Development Type	Housing Units	Initial Recommendation	Summary Reasons for Recommendation
BID/2025/0329	Inchmarlo	Housing	393	Reasonable Alternative	Site is of large scale and includes protected sites, protected designation LNCS and Ancient Woodland in addition to areas of high habitat/species value. Site is at a distance from key services, amenities and is lacking in active travel linkages. Provision of improved linkages could partially mitigate car dependency. The site boundary could be revised to exclude the protected sites and designations. Parts of the site, subject to separate smaller parcels have been assessed on their own merits and found to be potentially acceptable subject to certain conditions/ circumstances.



Initial Assessment

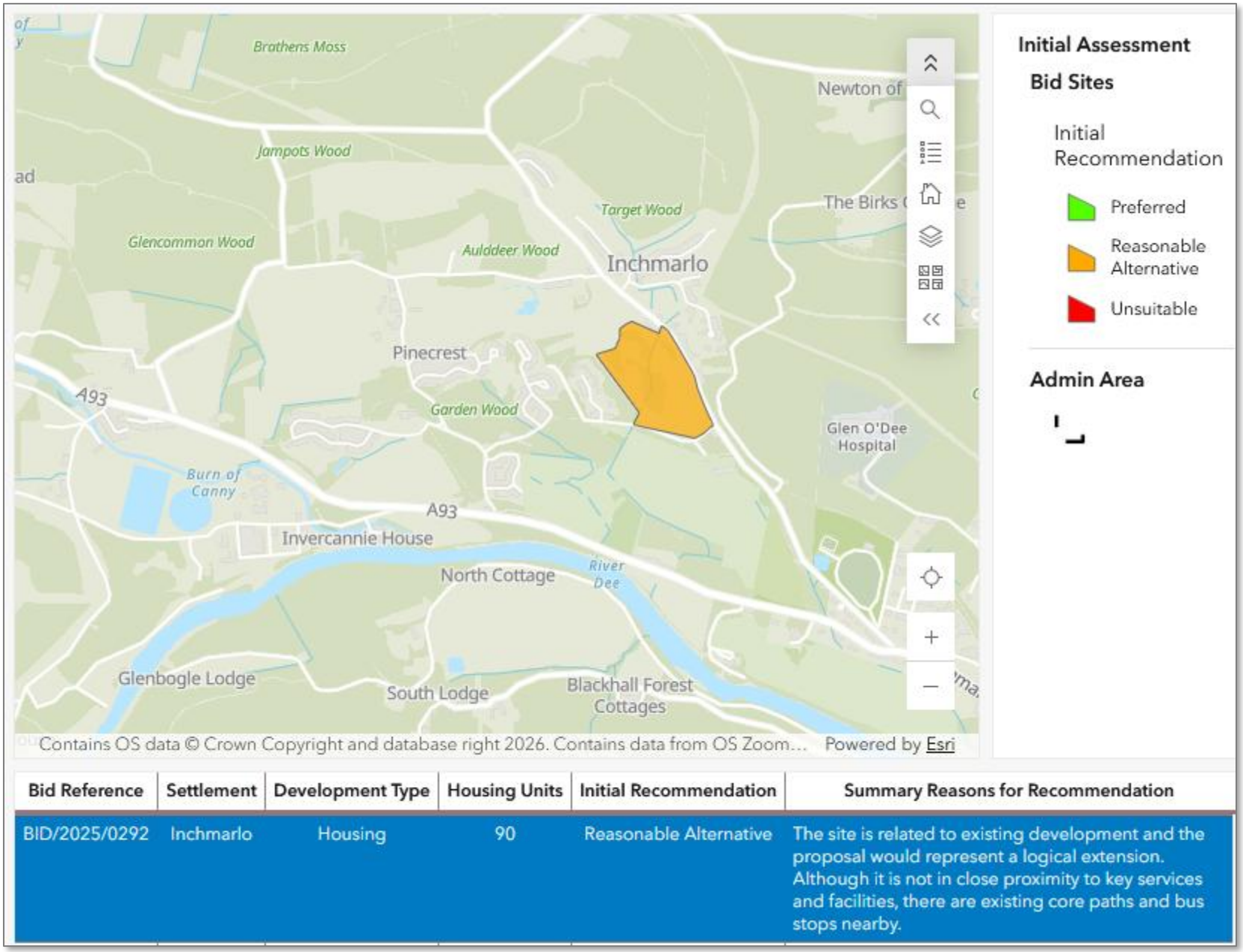
Bid Sites

Initial Recommendation

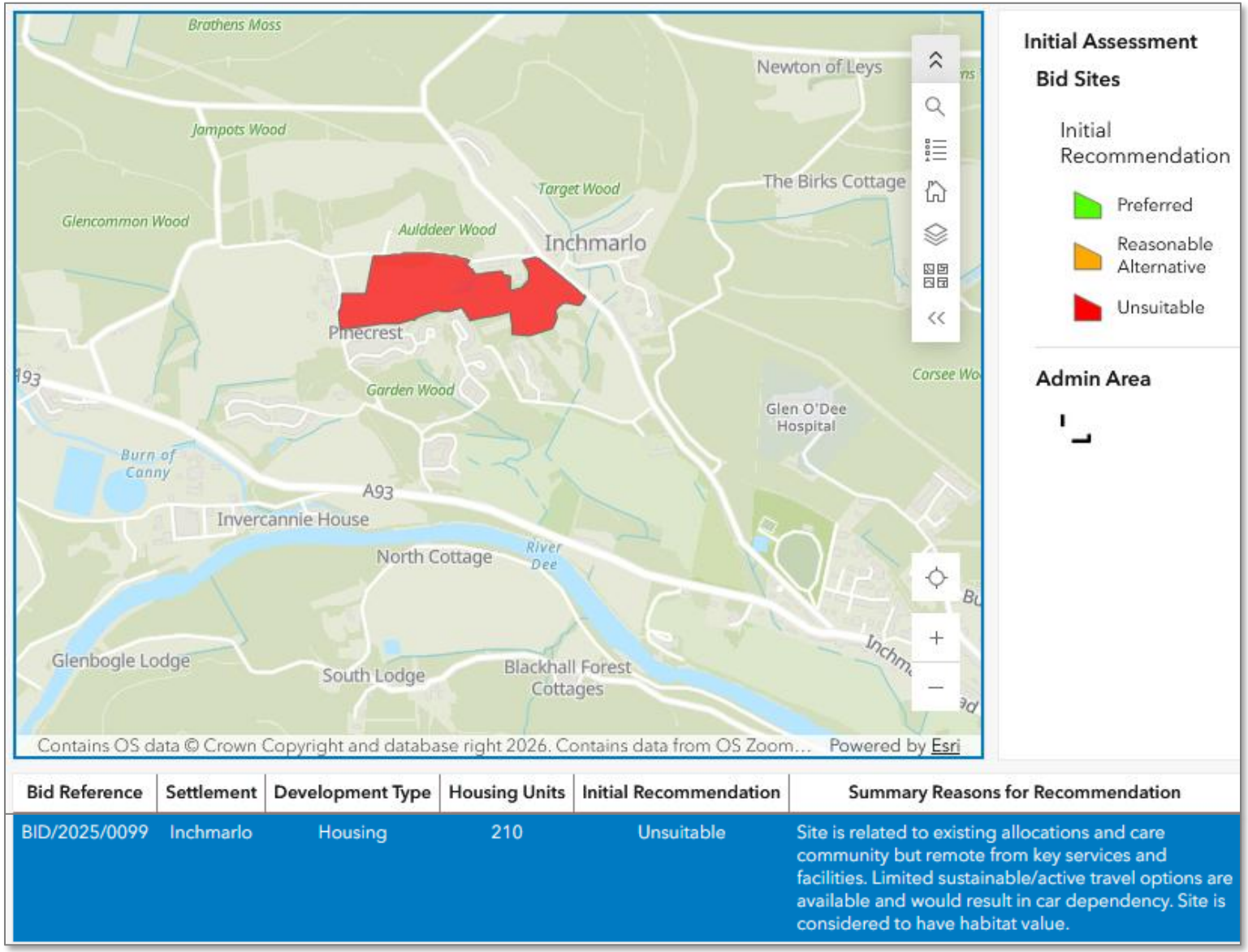
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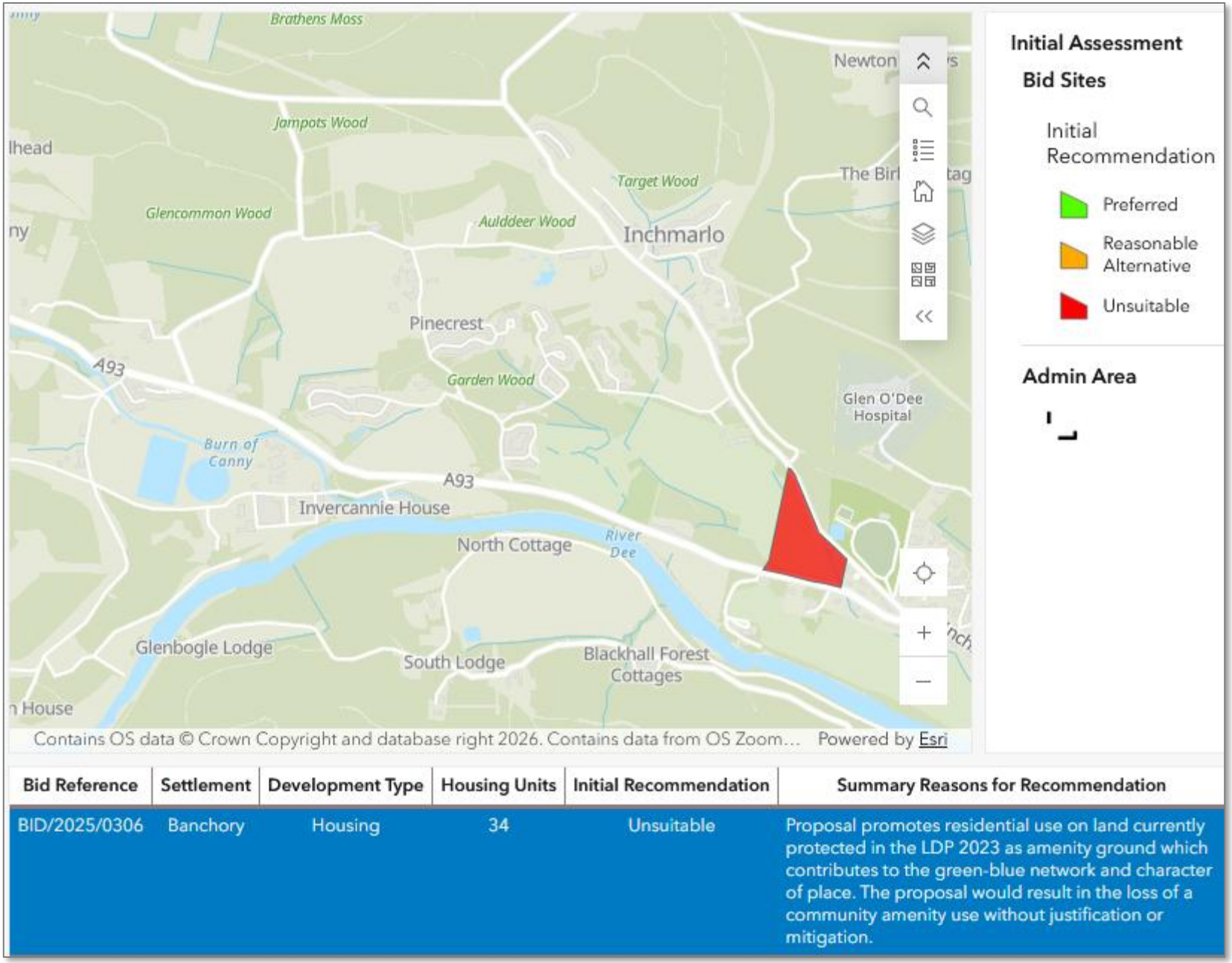
Bid Reference	Settlement	Development Type	Housing Units	Initial Recommendation	Summary Reasons for Recommendation
BID/2025/0308	Inchmarlo	Housing	53	Preferred	Site is related to existing allocations to east and proposal represents a logical extension to the settlement. Although it is not in close proximity to key services and facilities, there are existing core paths and bus stops nearby.



Bid Reference	Settlement	Development Type	Housing Units	Initial Recommendation	Summary Reasons for Recommendation
BID/2025/0292	Inchmarlo	Housing	90	Reasonable Alternative	The site is related to existing development and the proposal would represent a logical extension. Although it is not in close proximity to key services and facilities, there are existing core paths and bus stops nearby.



Bid Reference	Settlement	Development Type	Housing Units	Initial Recommendation	Summary Reasons for Recommendation
BID/2025/0099	Inchmarlo	Housing	210	Unsuitable	Site is related to existing allocations and care community but remote from key services and facilities. Limited sustainable/active travel options are available and would result in car dependency. Site is considered to have habitat value.



Bid Reference	Settlement	Development Type	Housing Units	Initial Recommendation	Summary Reasons for Recommendation
BID/2025/0306	Banchory	Housing	34	Unsuitable	Proposal promotes residential use on land currently protected in the LDP 2023 as amenity ground which contributes to the green-blue network and character of place. The proposal would result in the loss of a community amenity use without justification or mitigation.