

BI-MONTHLY MEETING AGENDA

Inchmarlo, Brathens and Glassel Community Council
Wednesday 4th March 2026, 19.45 – 21.15
To be held in Inchmarlo Hall + via Teams

Please arrive 5 minutes in advance to ensure a prompt start

1. Welcome/Apologies	19.45
2. Treasurer's report <u>inf</u> – CB	19.50
3. Councillor's report <u>inf</u>	19.55
4. Social media update <u>inf</u> – LH	20.05
5. Deeside sustainable development charter <u>act</u> – PH	20.10
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15. Close	21.15

Roles/responsibilities

Activity	04-Mar	Comment
Chairperson	PH	
Correspondence Secretary	RP -> AD	
Meetings Secretary	SB -> PH,CL	
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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Treasurer's reports for meeting 0743-26

- 1 Bank Balance £1.330.77 normal overhead costs, nothing outstanding to report
 - 2 Investment account has now made £154,45 in interest
 - 3 Glassel Hall for Drainage work, electrical Work, and for a Defibrillator at a total of £8003.76 was paid out on the 3rd of February.
- Awaiting further information from Inchmarlo Hall regarding the dirty water pump.

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<https://www.facebook.com/profile.php?id=61587074825534>

<https://www.ibgcc.org/next-meeting>

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LDP Call for Ideas - Context

Ideas extracted from LPP plus:

Call for Ideas – Your Settlement

1. Refining the Settlement Vision

Review your current Vision in the 2023 LDP to ensure it reflects the community's aspirations and priorities.

BANFF

Vision

There are community aspirations for new small scale affordable housing in the area. There is also a desire for greater business development, in particular high earning work opportunities such as those created by the digital industry, and to have business-ready units made available locally. There is an aspiration for a link road between the A97 and A98 as a potential bypass for Banff to the west of the settlement, however the main transport-related concerns for the local community are around Banff Bridge over the River Deveron which is considered no longer fit for purpose. In relation to this, it is desired that options to encompass the possibilities for a pedestrian bridge are explored.

2. Protecting Valued Community Spaces

Support the parks, paths, and play areas that make your community unique, or you can suggest new ones you believe should be safeguarded in the LDP.

Settlement Features

Protected Land

P1	To protect the setting of Banff as a significant contribution to the character of the place, to safeguard the former railway line forming part of the green-blue network, and to prevent coalescence between Banff and Inverboynadie.
P2	To protect the area of open space at Banff Castle as a significant contribution to the character of the place.

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)
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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.



LDP Call for Ideas - Context

Covered by Charter:

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.

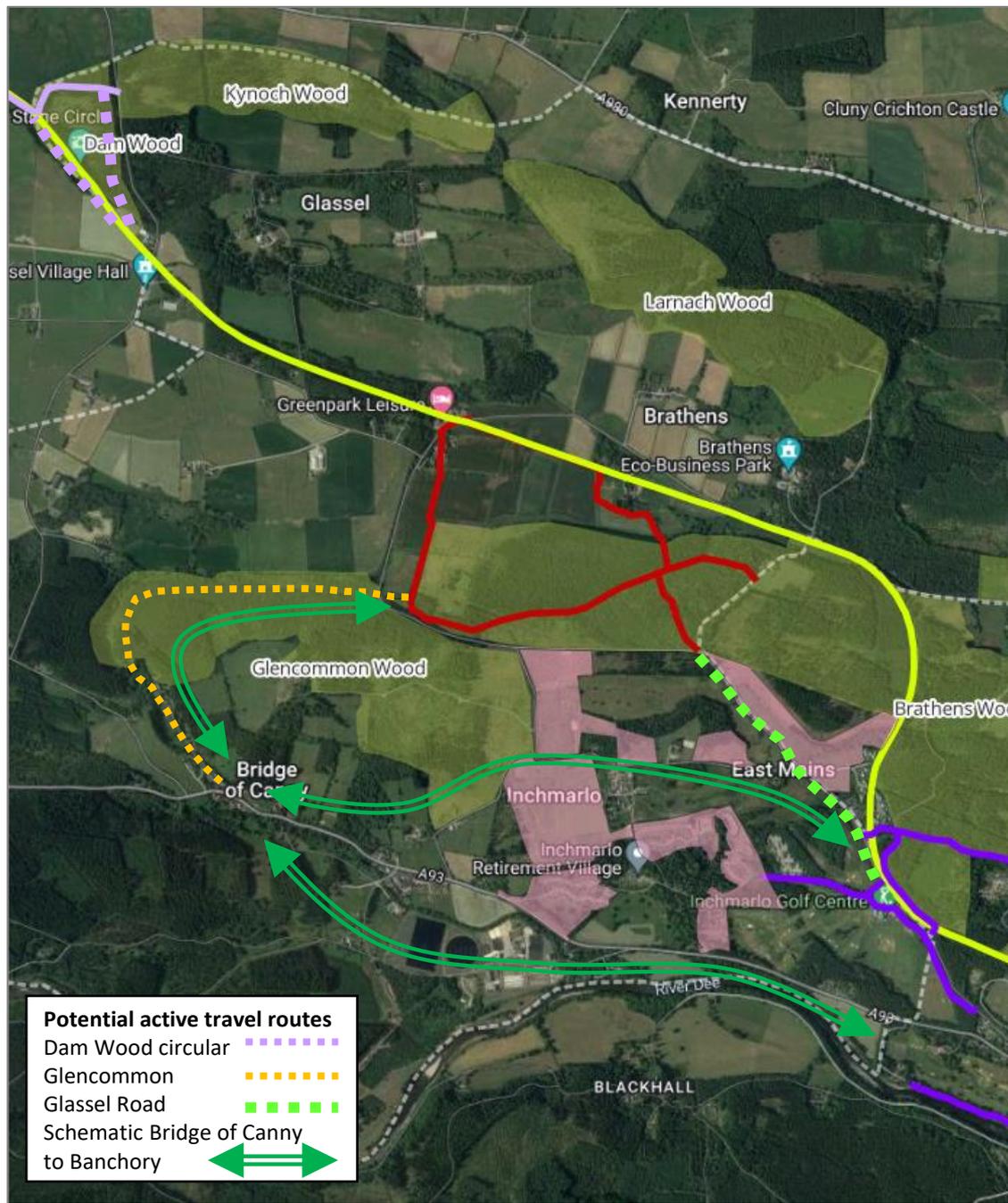
Shaping policies tailored to places, including:

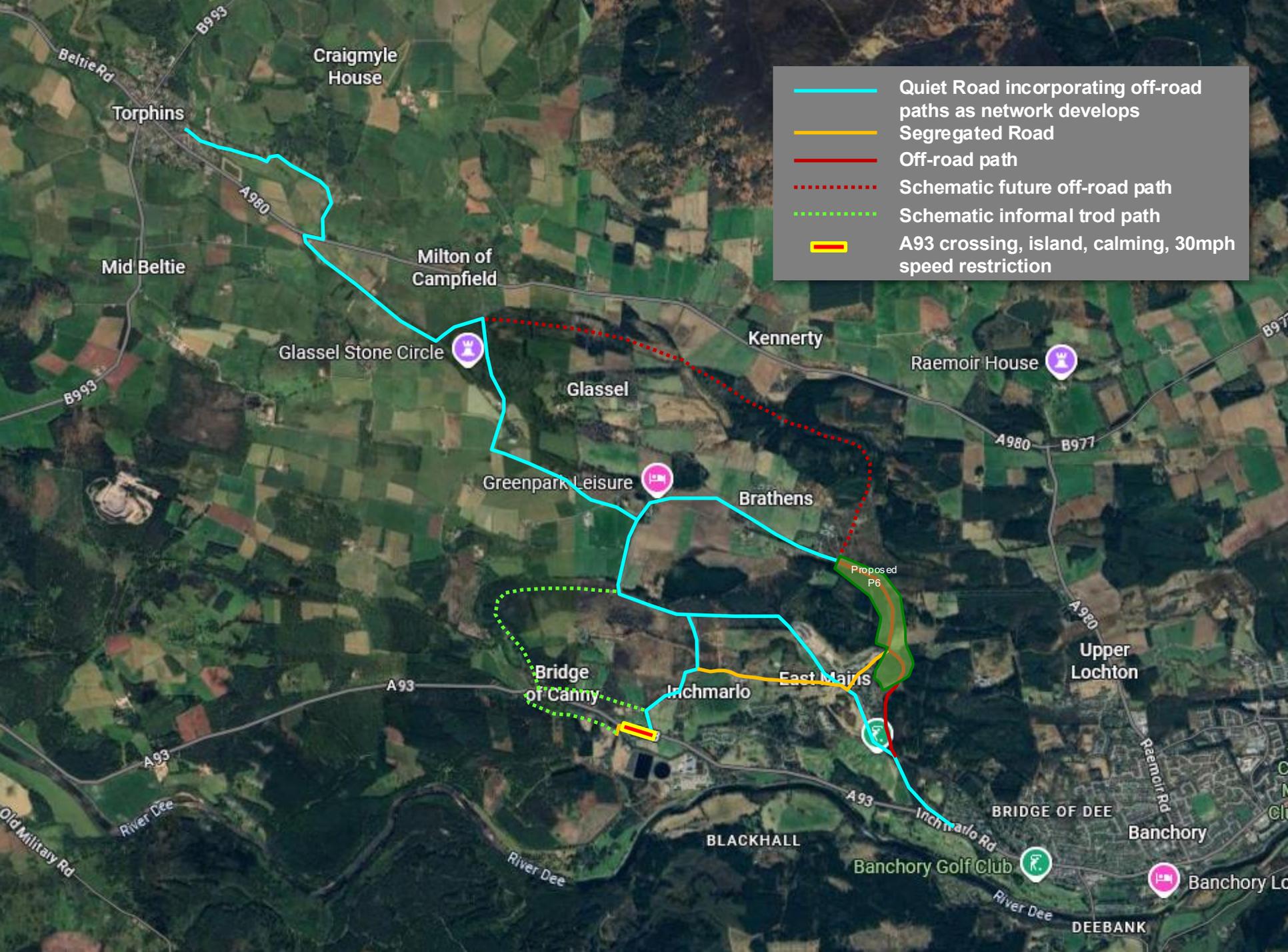
- Defining the preferred appearance and layout of future development.
- Outlining the types of contributions developers should make to support the local community.
- Designing policies that reflect local character, style, and materials.
- Local variations may be appropriate in rural development or renewable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



Aberdeenshire Local Development Plan 2029 - Call for Ideas and Sites

[Click here](#)





- Quiet Road incorporating off-road paths as network develops
- Segregated Road
- Off-road path
- ... Schematic future off-road path
- ... Schematic informal trod path
- ▭ A93 crossing, island, calming, 30mph speed restriction

Craigmyle House

Torphins

Mid Beltie

Milton of Campfield

Glassel Stone Circle

Glassel

Kennerty

Raemoir House

Greenpark Leisure

Brathens

Proposed P6

Bridge of Canny

Inchmarlo

East Majris

Upper Lochton

A93

A93

A93

BRIDGE OF DEE

BLACKHALL

Banchory Golf Club

Banchory

DEEBANK

Banchory Lo

Old Military Rd

River Dee

River Dee

River Dee

River Dee

Beltie Rd

B993

A980

B993

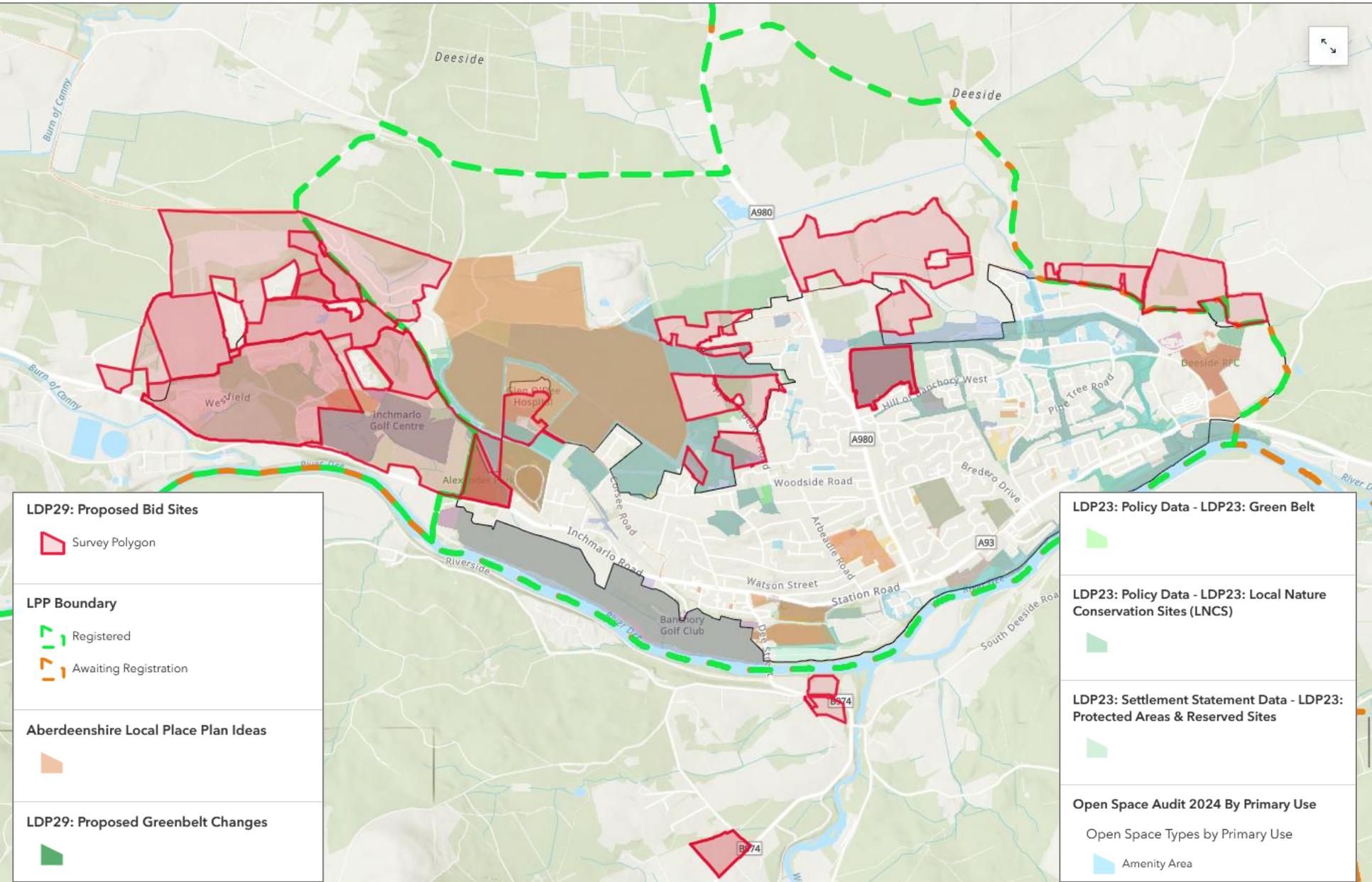
A980

B977

A980

Raemoir Rd

B977



LDP29: Proposed Bid Sites

- Survey Polygon

LPP Boundary

- Registered
- Awaiting Registration

Aberdeenshire Local Place Plan Ideas

-

LDP29: Proposed Greenbelt Changes

-

LDP23: Policy Data - LDP23: Green Belt

-

LDP23: Policy Data - LDP23: Local Nature Conservation Sites (LNCS)

-

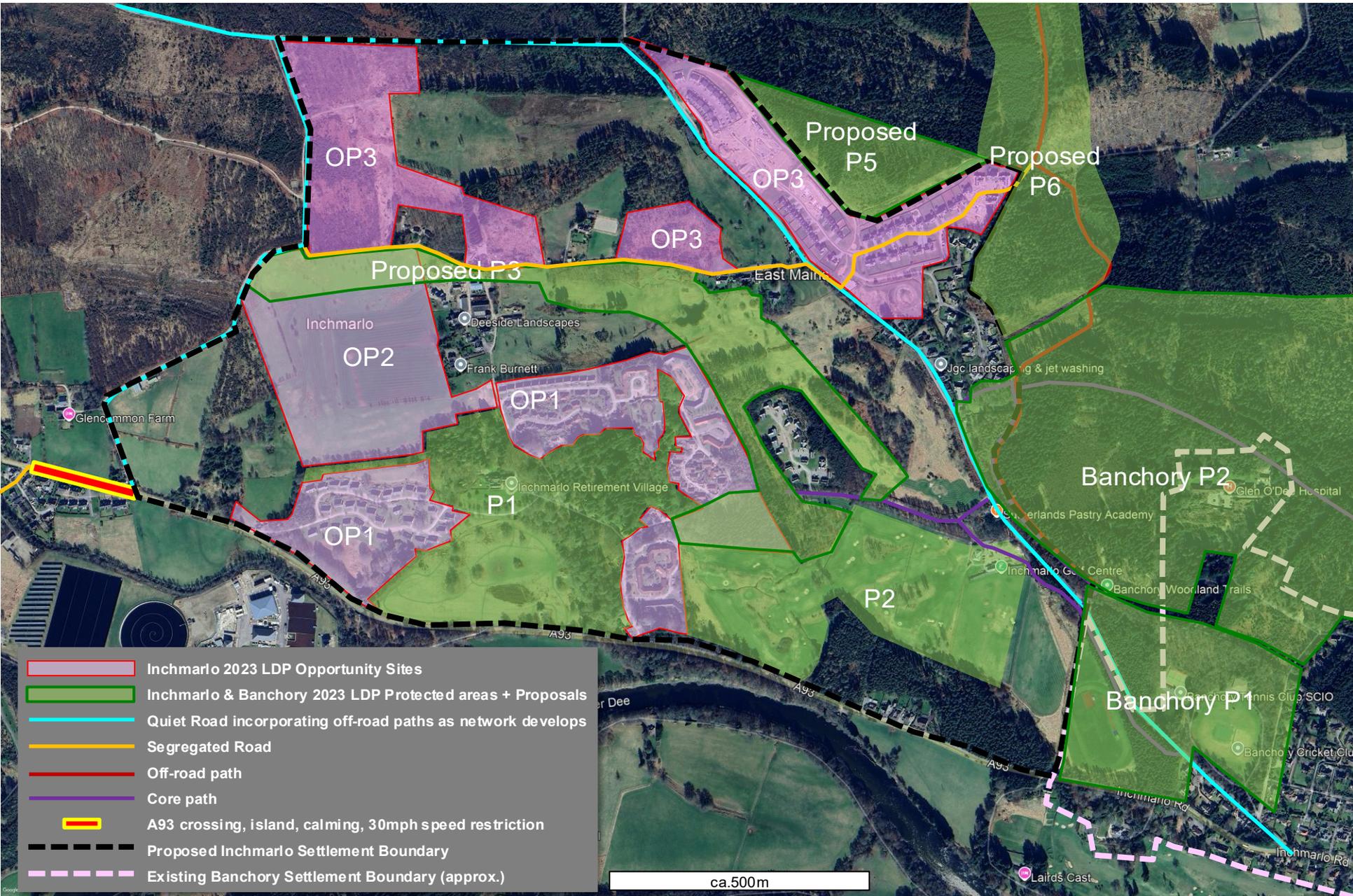
LDP23: Settlement Statement Data - LDP23: Protected Areas & Reserved Sites

-

Open Space Audit 2024 By Primary Use

Open Space Types by Primary Use

- Amenity Area



LDP Call for Ideas – Next Steps

- Agree the following documents?
 - [UPDATED4 - simplified - Deeside Sustainable Development Charter.docx](#)
 - [IBGCC Call for Ideas word version DRAFT.docx](#)
 - [IBGCC draft Inchmarlo Settlement Statement.docx](#)
- No further development without provision of services??
- Meeting with Leys Estate (David Smart) on 10th to discuss their Masterplan developed as part of consortium
 - Share approved materials??
- PH start submitting Ideas unaffected by development on 5th ie tomorrow
- DEADLINE 16th March
- Write a review of progress for 2023 OP Sites??

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Mid hill windfarm funding

Mid Hill, IBGCC Community Fund Status

03/03/2026

- Fund Balance brought forward as at February with RPI included providing additional funds of £13,410.51
- Overall Fund balance at 03/03/26 available for allocation held by Mid Hill £ £17,259.87
- Note we have invested £10,000 so we have £7,259.87 available for projects.

- Publicise next round

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#	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	?
39	Social media: CL to provide email address for LH. PH to work with LH	LH	7/1/2026	y
40	Road safety Cllr Ross asked PH to forward correspondence on this issue, and she will raise it with Tim Stephen at Aberdeenshire Council.	PH	7/1/2026	y
41	Road safety: Cllr Ross has volunteered to pursue the matter on our behalf	AR	7/1/2026	?
42	Send Fred Olsen a copy of the newsletter letting them know of all the good community work that is being done by the Bothy.	CB	7/1/2026	?

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

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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