

Minutes of the Cluny, Midmar & Monymusk Community Council Meeting
Held on 12th March 2025 at Monymusk Hall

Position	Name	Contact	Attendees	Apologies
Chairman/ Midmar C.C.	Frank Murray	07555-237903 frank.murray1@googlemail.com	✓	
Treasurer/ Midmar C.C.	Judith Stokoe	01330-833719 stokoej3@gmail.com	✓	
Midmar C.C.	Lesley Tiernay	lesley.midmarcc@icloud.com		✓
Midmar C.C.	Martin Worth	martinworthcmmcc@gmail.com		✓
Monymusk C.C.	Nick Ananin	Nick.MonymuskCC@foresters.org	✓	
Monymusk C.C.	Sarah Flavell	gariochadvise@outlook.com	✓	
Monymusk C.C.	Mark Lappin	Lappin.complete@gmail.com	✓	
Monymusk C.C.	Robin Worsman	worsmanrobin@gmail.com	✓	
Secretary/ Cluny C.C.	Ian Forbes	secretarycmmcc@gmail.com	✓	
Note - Three Open Positions for Cluny Subdivision		Any members of the public interested in filling these positions should contact the Community Council Secretary; note the CC constitution allows one of these positions to be filled by a resident in Midmar or Monymusk if desired		
Aberdeenshire	Councillors	Ward 13:		
	CLlr Ron McKail	01224-742095	-	-
	CLlr Iris Walker	07876-475272	✓	-
	CLlr Craig Miller	07788 187521	-	-
	CLlr Fatima Joji	07787 955311	✓ (via Zoom)	-
Aberdeenshire	Councillors	Ward 14:		
	CLlr Gwyneth Petrie	07891-296064	-	-
	CLlr Lauren Knight	07787 824950	-	-
	CLlr Jeff Goodhall	07788 144320	✓	-
	CLlr Robbie Withey	07388-956147	-	-

C.C. = Community Council

Facebook – <https://www.facebook.com/groups/738161263007490>

Web Site – <https://cmmcommunitycouncil.org/>

Members of Public	Invited Guests
5	-

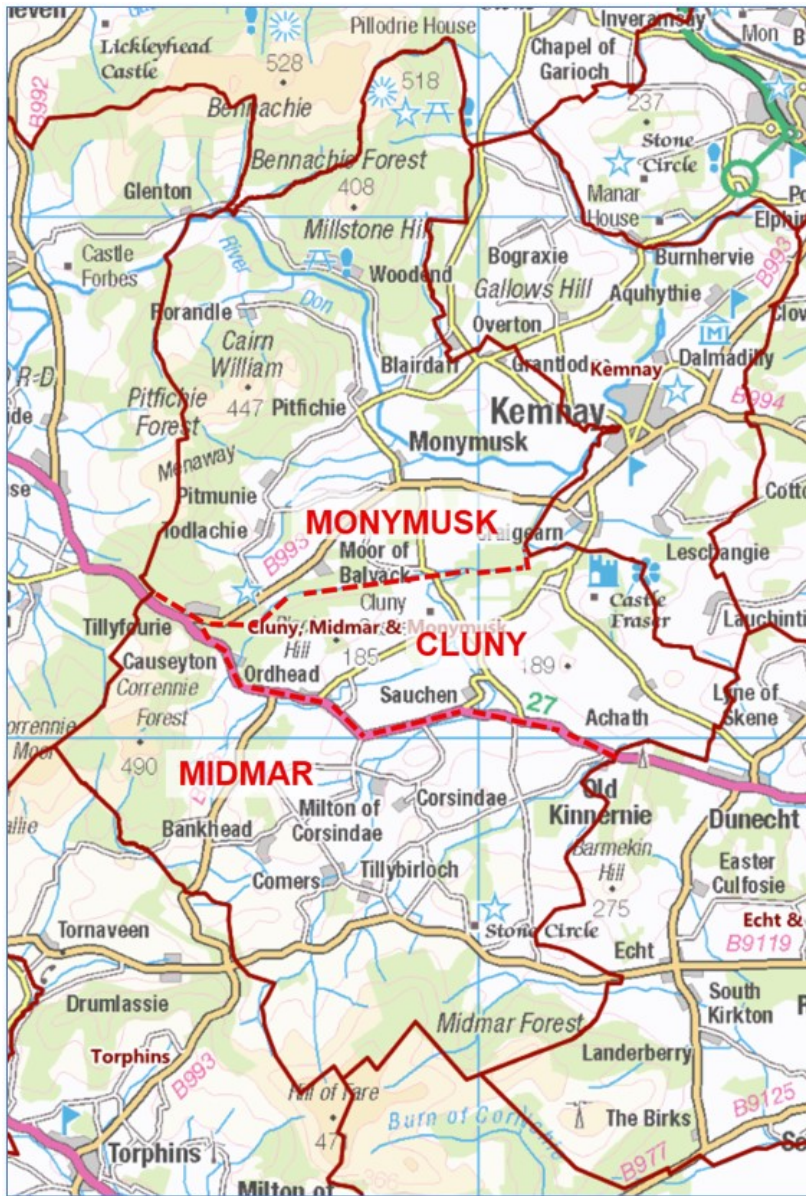
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	<p>conducted shows continuing deterioration of the listed building since their last report in 2021. Stated view that economic repair not feasible. Member of public in attendance also noted concern about anti-social behaviour at the site by non-residents.</p> <p>Chair asked group if any questions.</p> <p>Agent asked to confirm if any attempts have been made to stabilise the building since being bought in 2020. Confirmed that nothing has been done to the building.</p> <p>Noted that since last meeting more objections and more public comments in support received for the application.</p> <p>Chair asks councillors in attendance if its permissible to have a vote on the application in private – confirmed that it is. Chair asks guests if they could leave the meeting for the vote.</p> <p>Chair proposed a motion for a vote in support of application, agreed by group. Group voted but no majority was achieved for or against the application (3 in favour, 3 against).</p> <p>Those who voted to reject the application did so on the basis that fair application of policy of listed buildings exists to save endangered Scottish Heritage. Fair application of existing policy requires it apply to all.</p> <p>Those who voted to support the application did so on the basis that, regardless of past procedure, demolition remains the only practical option.</p> <p>All in agreement that the current situation is a result of the failure of the statutory bodies to act in the past as legally required – that is, to protect local heritage buildings and ensure compliance of maintenance and protection.</p>	
7	<p>Matters arising from 18th Dec 2024 meeting/actions update.</p> <p>Backhill/Castle Fraser dangerous camber No change from last meeting, Cllr Walker will keep pressing the roads department for updates. Permanent resolution will definitely have to involve a mutually acceptable solution for the landowner and Aberdeenshire Council.</p> <p>Community Speed Gun Robin confirmed that a group from the village is being set up to run this and thanked the group again for contributing £250 towards the project (remaining balance coming from local sources). Group will be very interested to hear the results in due course.</p> <p>APP/2021/2340 - Infill of Land (Retrospective) - Land To West Of Kirkwood Homes Ltd Kirkwood Business Park Sauchen Aberdeenshire AB51 7LE (REFUSED APR 2023) Group agreed to follow the guidance given in the letter from Aberdeenshire Council and escalate the complaint to the Scottish Public Services Ombudsman. Robin and Ian to take on task and submit before deadline in early May.</p> <p>Discussion on official boundaries for the Cluny, Midmar and Monymusk subdivision of the community council Due to limited time, discussion deferred until next meeting as subject not urgent; tentative boundaries are as follows (aligning directly where possible with existing Aberdeenshire Council boundaries).</p>	<p>Info.</p> <p>Info.</p> <p>Info.</p> <p>Info.</p>

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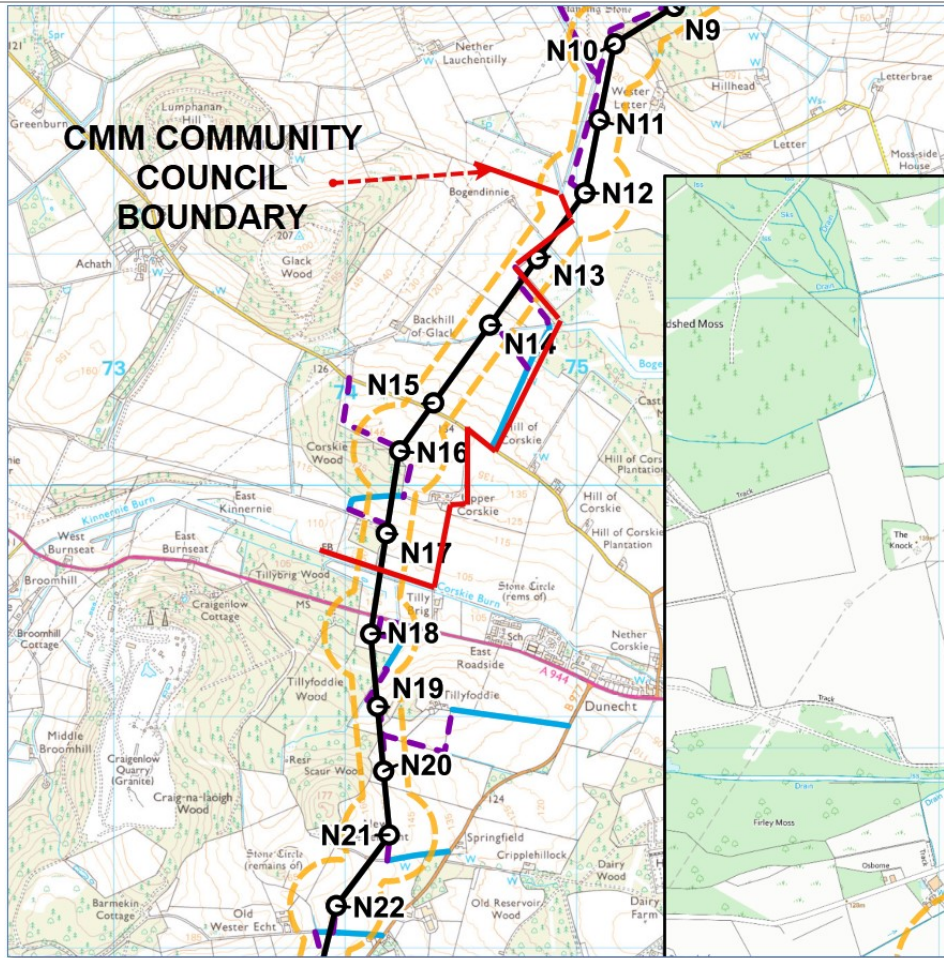
- 8 Sale of the Donview Centre, Lords Throat, Monymusk by Forest and Land Scotland (FLS)**
Notification of potential sale of the centre to the local community has been posted on this site.
- <https://forestryandland.gov.scot/business-and-services/buy-land-or-buildings?highlight=donview>
- Community desire to take over the site via a new community group and FLS aware of this and supportive.
Robin updated group on progress.
Public support for taking over the site is still strong, formation of a constituted group ongoing (associated website also in progress of formation).
Following updates on progress, agreement was given by the CC to progress to a feasibility study.

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	CC expressed unanimous continuing support and looks forward to hearing further progress.	
9	Police Scotland update No update provided to CC by Police Scotland.	Info.
10	Hill of Fare Windfarm Planning Application RES (developer of proposed site) have formally stated that they want the project to go to a public inquiry. Application now in hands of the DPEA division of the Scottish Government who will decide how and when this public inquiry will be run. Public Inquiry expected to be run in early autumn and the CC intends to be involved. As a reminder, further information on the Hill of Fare proposal can be found in the following links <ul style="list-style-type: none"> • Developer Website • Hill of Fare Windfarm Information Group • Nae Fare (Local Campaign Group) • Scottish Govt. Energy Consent Unit 	Info. Info.
11	SSEN Kintore to Tealing Project SSEN have published the latest proposed pylon location maps. https://www.ssen-transmission.co.uk/projects/project-map/kintore-tealing-400kv-ohl-connection/ This latest map suggests that 4 pylons are proposed in the CC area, just cutting into the easternmost part. Local campaign group now has a Facebook site active - https://www.facebook.com/groups/3525527471024401 SSEN have this website detailing the project - https://www.ssen-transmission.co.uk/projects/project-map/kintore-tealing-400kv-ohl-connection/	Info.

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New Planning Requests/Planning related updates, to include, but not restricted to the following applications:

NOTE - In all cases Community Council limit attention to proposals which raise issues of genuine community interest/breach planning guidelines or potential breaches in process.

APP/2025/0174 - Demolition of Derelict Bothy and Erection of Dwellinghouse, Site at Auchmore, Midmar, Inverurie AB51 7NL
No objection or further community council involvement required.

Info.

APP/2025/0263 - Erection of Security Fencing, Thomson of Sauchen, Kirkside, Sauchen AB51 7LQ
No objection or further community council involvement required.

Info.

APP/2025/0245 - Alterations and Extensions to Existing Dwelling and Partial Demolition of Bothy, Rowanbush, Tillyfourie, AB51 7SA
No objection or further community council involvement required.

Info.

APP/2025/0201 - Alterations and Extension to Dwellinghouse, Mains of Coullie, Blairdaff, Inverurie AB51 5LS
No objection or further community council involvement required.

Info.

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13	<p>Cluny/Sauchen Issues</p> <p>Following up on Ian's comments from last meeting regarding issues with the emptying of the bottle banks in Sauchen, Cllr Walker confirmed that the intermittent service has been due to a combination of staff absences and machinery breakdowns. Residents are asked to take home any bottles they cannot deposit inside the bins – leaving them next to the bins is slowing collection times overall, thus also impacting the level of service given.</p> <p>Ian noted that he had received an email from Aberdeenshire Council Waste Services stating that the repair of the fence in the recycling centre was the responsibility of Kirkwood Homes. Ian asked Cllr Walker to confirm that this is the case as in the past the CC was told that the land was in the ownership of Stewart Milne (now in insolvency). Confirmation of ownership will also open up a possible path to resolving the lack of maintenance of the landscaping in that area.</p> <p>Ian commented that he will ask for local volunteers via Facebook to help renovate the Telephone Box and Notice Board.</p> <p>See section 16 for comment on speed limit consultation and the Cluny School Path.</p>	<p>Info.</p> <p>Info.</p> <p>Info.</p> <p>Info.</p>
14	<p>Midmar Issues.</p> <p>CC has submitted a new comment noting concerns about some of the latest evidence presented in support of the application to upgrade two wind turbines near Midmar (APP/2023/1651). Please see planning portal for details.</p> <p>Noted that planning permission in principle has been given for the proposed housing development next to Midmar Hall (APP/2024/1881) at the Garioch Area Committee meeting on the 25th Feb. The CC maintains concerns about this proposal, in particular any potential impact it could have on the activities at Midmar Hall.</p>	<p>Info.</p> <p>Info.</p>
15	<p>Monymusk Issues</p> <p>Robin noted that discussion continues regarding the issues with the mobile phone signal availability in the Lords Throat area (only one network available with variable reception versus the three networks proposed in the approved planning permission). Comments received so far suggest that there are no plans to increase network availability via this mast. The CC does not consider this acceptable especially when the new mast was supposed to improve community communication resilience.</p>	<p>Info.</p>
16	<p>Any Other Competent Business (AOCB)</p> <p>Ian noted that the 18th March meeting of the Garioch Area Committee has a section discussing the introduction of new 20mph zones across all of Aberdeenshire. Ian noted that in the indicative maps therein, there seems to be a mistake with the area round Cluny school whereby they are cancelling the existing speed restrictions (40/20mph zone) but they don't actually show what the new speed limits will be (bar a temporary 20mph zone). Ian also noted the confusing proposed speed limits in Sauchen whereby cars entering the village</p>	<p>Info.</p>

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	<p>from the A944 (Alford side) go from 60mph, to 30mph then 20mph in a very short distance.</p> <p>Cllr Walker commented that the discussion and vote at the meeting is to get formal approval from the councillors to start the consultation for the introduction of the new 20mph zones (this being a Scottish Government initiative). Once approved there will be an opportunity for the public to comment on the proposals, including recommendations to remove anomalies like that noted in Sauchen. Cllr Walker also noticed the mistake at Cluny and has already alerted the roads department – they will update the map accordingly with their proposal in the weeks ahead.</p>	
17	Next meeting date – 7:30pm, Wednesday April 23rd 2025, Midmar Hall	

Chairperson –



Date -

23/4/25