

Approved Minutes of the Cluny, Midmar & Monymusk Community Council Meeting
Held on 29th January 2025 at Midmar Hall

Position	Name	Contact	Attendees	Apologies
Midmar C.C.	Louis Backwell	lbackwell@icloud.com	✓	
Chairman/ Midmar C.C.	Frank Murray	07555-237903 frank.murray1@gmail.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 - Two Open Positions for Cluny Subdivision		Any members of the public interested in filling these positions should contact the Community Council Secretary		
Aberdeenshire	Councillors	Ward 13:		
	CLlr Ron McKail	01224-742095	-	✓
	CLlr Iris Walker	07876-475272	✓ (via Zoom)	-
	CLlr Craig Miller	07788 187521	-	-
	CLlr Fatima Joji	07787 955311	-	-
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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	Meeting	Who
1	Welcome and apologies Frank Murray chaired meeting. Apologies from Cllr McKail and CC members Judith Stokoe, Lesley Tiernay and Martin Worth.	Info.
2	Conflicts of interest None declared at this point.	Info.
3	Adoption of minutes of previous meeting Accepted as fair reflection of meeting. Proposer Sarah Flavell, seconded by Robin Worsman. Cllr Walker had to leave meeting at this point due to erratic Zoom connection.	Info.
4	Planning applications APP/2025/0037 and APP/2025/0038 - Demolition of two cottages (including one Category C listed) and erection of replacement dwellinghouse <i>Note – this discussion will be redone at the next meeting on the 12th March on the advice of Aberdeenshire Council. This is due to an unfortunate mis-interpretation of the rules at the time of this meeting such that that the discussion could be interpreted by members of the public as being compromised by the involvement of a party that has an interest in the application (close relatives providing representations).</i> Meeting attended by 5 members of public supportive of the application, total including applicants and their agent. All left at the end of this discussion. Ian asked the chair to confirm if his son lived close to the application site. Chair confirmed this and Ian noted that in that case a declared interest needed to be made. Chair agreed with this. Request by applicant agent to present to group accepted by chair. Applicant agent explained that structural report conducted shows continuing deterioration of the listed building since their last report in 2021. Stated view that economic repair not feasible. Chair commented that local canvassing conducted by him showed support for demolition; after personal survey of site with applicant also of opinion that building not fit for renovation. Also noted concern about anti-social behaviour at the site by non-residents. Concern raised as to why no steps appear to have been made to secure the listed building since purchase in 2020 to prevent further deterioration (for example windows left open as recorded in Google Streetview) and why there appears to be work done on curtilage of listed building without any apparent permission. Noted that Historic Environment Scotland and Built Heritage have objected to the applications on multiple grounds. Chair proposed vote in support of application. At time, 4 in support, 1 objection and 2 abstentions. One vote in support subsequently struck off due to conflict of interest.	

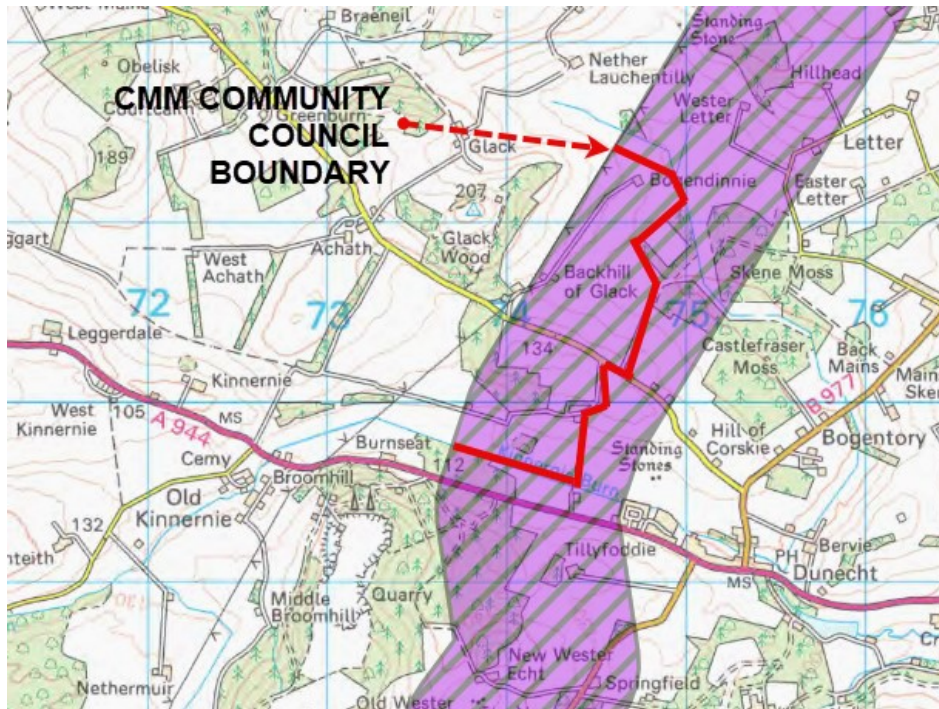
5	<p>Matters arising from 18th Dec 2024 meeting/actions update.</p> <p>Backhill/Castle Fraser dangerous camber Yet another report of a car going into the ditch at the start of January, exact details not available but was during time of icy weather. Ditch not under control of the council, but depth of this adjacent to road appears to be contributing to the subsidence of the road into it (leading to the adverse camber). Discussion as to whether or not CC could contribute to resolving the ditch issue via financial contribution. Group agreed not feasible on cost and liability grounds. Pressure to be maintained on Council and Landowner to come to an amicable resolution that removes this hazard.</p> <p>Community Speed Gun Robin gave quick summary of project for benefit of CC members not present at earlier meetings. It was confirmed that a group from the village is being set up to run this and there are no liability issues for the CC; local police are supportive of the initiative and may investigate further based on results provided by the group. Cost for speed gun reconfirmed as £750. Vote held to contribute £250 to this total from CC fund. Unanimous agreement to support the initiative, funds to be provided in due course with remaining balance coming from local sources.</p> <p><i>APP/2021/2340 - Infill of Land (Retrospective) - Land To West Of Kirkwood Homes Ltd Kirkwood Business Park Sauchen Aberdeenshire AB51 7LE (REFUSED APR 2023)</i> Letter of concern submitted to SEPA and Aberdeenshire Council as agreed at last meeting. SEPA have replied stating that they interpret it as an enforcement issue and accordingly responsibility lies entirely with Aberdeenshire Council. They confirmed that the amount of illegal infill to be removed was the total suggested to Aberdeenshire Council by Kirkwood Homes (the accuracy of which has not been independently verified which the CC considers totally unacceptable).</p>	<p>Info.</p> <p>Info.</p> <p>Info.</p>
6	<p>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.</p> <p>https://forestryandland.gov.scot/business-and-services/buy-land-or-buildings?highlight=donview</p> <p>Community desire to take over the site via a new community group and FLS aware of this and supportive. Robin updated group on progress. Bailies of Bennachie have formally withdrawn interest in taking over the site. Public support for taking over the site is strong, formation of a constituted group still ongoing (associated website also in progress of formation). Robin proposed that CC provide its support in principle to allow progression to the first stage (feasibility study), with no cost or commitment or liability. CC expressed unanimous support and looks forward to hearing further progress.</p>	<p>Info.</p>

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7	<p>Discussion on official boundaries for the Cluny, Midmar and Monymusk sub-divisions of the community council</p> <p>Ian discussed how current CC constitution divides the CC into three areas (Cluny, Midmar, Monymusk) which are referred to as parishes. In reality, the three areas do not align with parish boundaries, and after discussion with the Electoral Registration Office and Aberdeenshire Council, there is no formal definition anywhere of what geographically constitutes each area. The use of the three areas appears to be a historical legacy from the 1970's.</p> <p>Having no formal definition of each area is potentially problematic in event of a contested election as the current CC constitution limits each area to 4 councillors (plus one transferable if there is a shortfall in numbers in one of the other areas).</p> <p>Noted however that Aberdeenshire Council has confirmed that legally we are a correctly constituted group. This is because the CC votes and submits comments as a whole, the boundary of the CC being defined and controlled by Aberdeenshire Council.</p> <p>Group agreed that constitution wording needs to drop the term "parish" and use sub-division instead. Wording will have to be approved by Aberdeenshire Council.</p> <p>Group agreed that we retain the sub-divisions as it ensures balanced representation for the main population areas, which historically have demonstrated different population priorities.</p> <p>Proposed that the CC boundary is formally defined in constitution. Up to CC members to decide where the boundaries are, ideally based on fixed entities like roads or burns.</p> <p>Discussion to continue at next meeting.</p>	
8	<p>Police Scotland update</p> <p>No update provided to CC by Police Scotland.</p>	Info.
9	<p>Hill of Fare Windfarm Planning Application</p> <p>Louis Backwell updated the Hill of Fare situation.</p> <p>RES (developer of proposed site) have now formally stated that they want the project to go to a public inquiry.</p> <p>Application now in hands of the DPEA division of the Scottish Government who will decide how and when this public inquiry will be run. As of meeting no guidance has been issued by the DPEA.</p> <p>As a reminder, further information on the Hill of Fare proposal can be found in the following links</p> <ul style="list-style-type: none"> • Developer Website • Hill of Fare Windfarm Information Group • Nae Fare (Local Campaign Group) • Scottish Govt. Energy Consent Unit 	<p>Info.</p> <p>Info.</p>
10	<p>SSEN Kintore to Tealing Project</p> <p>Reported that SSEN are in process of sending refined pylon location maps to residents in affected areas. CC to try and source these to see exactly how much of the CC area is now affected.</p> <p>For clarity, diagram below shows the proposed corridor for the pylons</p>	Info.

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compared to the community council boundary (area to left of the red line) as per the latest map available to the CC.



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/>

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| <div>11</div> | <p>New Planning Requests/Planning related updates, to include, but not restricted to the following applications:</p> <p>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.</p> <p>APP/2024/1881 - Residential Housing Development and Associated Infrastructure, Site at Roadside of Corsindae, Hallwood Park, Midmar Aberdeenshire (adjacent to Midmar Hall)</p> <p>Noted that consultee deadline has been extended. Discussion at Garioch Area Committee expected in February.</p> <p>New Planning Applications</p> <p>APP/2024/2063 & 2064 - Part Conversion, Alterations and Extension of Steading to Form Dwellinghouse, Steading at Place of Tilliefoure, Monymusk, Aberdeenshire AB51 7JB</p> <p>No objection or further community council involvement required.</p> |
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12	<p>Financial Position & Community Council Expenditure</p> <p>In absence, Chair provided summary provided by Judith Stokoe.</p> <p>Funds in account stand at £4432.58 with outgoings anticipated as around £825 (including £200 ringfenced for Sauchen phonebox/noticeboard renovation) so actual funds are approximately £3500, not including the £250 agreed in item 5 for the speed gun.</p>	Info.
13	<p>Cluny/Sauchen Issues</p> <p>Ian commented continuing issues with waste services not emptying the bottle banks in Sauchen expeditiously leading to the public dumping the excess in the general vicinity. Also noted fence damage to the facility due to recent storms. Both issues officially logged with the council for resolution.</p> <div data-bbox="245 667 1166 1205" data-label="Image"> </div> <div data-bbox="245 1249 1174 1744" data-label="Image"> </div> <p>Comment made to CC regarding persistent power cut issues seen in local area around Ordhead. Discussion in group suggests that this is a local issue. Affected party will be contacted with advice in how to report issues and make formal complaint to SSEN. Noted that statutory limit on how many power cuts are allowed before compensation has to be paid (but this requires accurate logging of the issue by the affected party).</p>	<p>Info.</p>

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	<p>Multiple Interruptions (Regulation 10)</p> <p>If your electricity supply fails because of a problem on our distribution system and you are without power for three hours or more, on four or more different occasions in any 12-month period starting on 1 April, you are entitled to a £95 payment. Because our systems are currently unable to readily provide us with this information, you must make a valid claim for this payment by the end of June following the end of the year to which the claim applies. In order for your claim to be verified you will need to provide the address of the premises affected and the dates of the electricity supply failures. Incidents for which a payment has already been made cannot be included in your claim.</p>	
14	<p>Midmar Issues.</p> <p>Louis commented that the application (APP/2023/1651) to upgrade two winds turbines near Midmar has resumed. Concerns about the new evidence presented. Louis to draft new comment for CC approval before submission to Aberdeenshire Council planning.</p>	Info.
15	<p>Monymusk Issues</p> <p>Robin commented on continuing issues with the mobile phone signal availability in the Lords Throat area. Noted that planning permission indicated that the new mast built there would provide access to three networks, in reality mast only allows access to one. Aberdeenshire Council contacted to find out status on future availability of the other two networks.</p> <p>Robin noted that the Cornabo Wind Turbine application (APP/2024/0631) has just been approved, concerned that there is still lack of clarity as to how local residents can access the associated water testing results.</p>	Info. Info.
16	<p>Any Other Competent Business (AOCB)</p> <p>Discussion as to value of maintaining the Zoom connection in meeting. Ian commented that cost of providing service built into the CC maintenance grant provided by Aberdeenshire Council. Cllr Goodhall commented that virtual meetings used extensively in other CC groups and option invaluable to those unable to attend meetings physically. Group agreed to renew licence and continue best efforts to use at each meeting.</p> <p>Request made to CC for assistance in finding out what mental health resources are available for school-age children in the local area. Some suggestions made and Ian to forward guidance to concerned party.</p>	Info. Info.
17	<p>Next meeting date – 7:30pm, Wednesday March 12th 2025, Monymusk Hall</p>	

Chairperson –



Date -

12/03/2025