

Minutes of the Cluny, Midmar & Monymusk Community Council Meeting  
Held on 25<sup>th</sup> June 2025 at Monymusk Hall

Position	Name	Contact	Attendees	Apologies
Chairman/ Midmar C.C.	Frank Murray	07555-237903 <a href="mailto:frank.murray1@googlemail.com">frank.murray1@googlemail.com</a>	✓	
Treasurer/ Midmar C.C.	Judith Stokoe	07729-561859 <a href="mailto:stokoej3@gmail.com">stokoej3@gmail.com</a>	✓	
Midmar C.C.	Lesley Tiernay	<a href="mailto:lesley.midmarcc@icloud.com">lesley.midmarcc@icloud.com</a>		✓
Monymusk C.C.	Nick Ananin	<a href="mailto:Nick.MonymuskCC@foresters.org">Nick.MonymuskCC@foresters.org</a>	✓	
Monymusk C.C.	Sarah Flavell	<a href="mailto:gariochadvise@outlook.com">gariochadvise@outlook.com</a>	✓	
Monymusk C.C.	Mark Lappin	<a href="mailto:Lappin.complete@gmail.com">Lappin.complete@gmail.com</a>	✓	
Monymusk C.C.	Robin Worsman	<a href="mailto:worsmanrobin@gmail.com">worsmanrobin@gmail.com</a>	✓	
Secretary/ Cluny C.C.	Ian Forbes	<a href="mailto:secretarycmmcc@gmail.com">secretarycmmcc@gmail.com</a>	✓	
<b>Note - Three Open Positions for Cluny Subdivision, One Open Position for Midmar</b>		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 one of the other subdivisions if required		
<b>Aberdeenshire</b>	<b>Councillors</b>	<b>Ward 13:</b>		
	Cllr Ron McKail	01224-742095	-	-
	Cllr Iris Walker	07876-475272	✓	-
	Cllr Craig Miller	07788 187521	-	-
	Cllr Fatima Joji	07787 955311	-	✓
<b>Aberdeenshire</b>	<b>Councillors</b>	<b>Ward 14:</b>		
	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
-	-

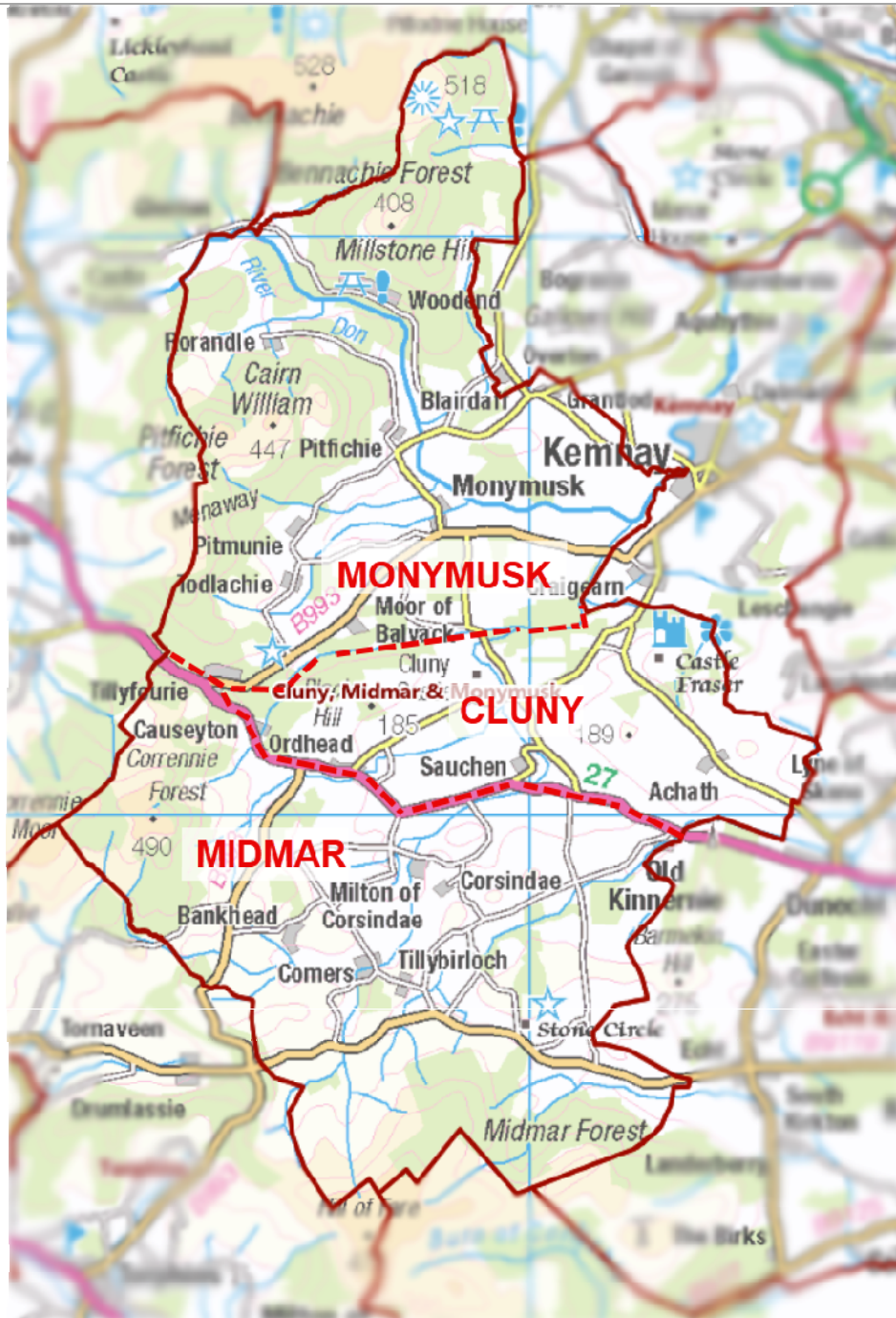
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	<b>AGM Meeting Minutes – Meeting started at 7:30pm</b>	<b>Action</b>
<b>1</b>	<b>Welcome and apologies</b> Frank Murray chaired meeting. Zoom meeting operational but no-one joined online. Apologies from CC member Lesley Tiernay and Cllr Fatima Joji.	<b>Info.</b>
<b>2</b>	<b>Election of Office Bearers</b> The election of office bearers declared as follows – all positions were uncontested with unanimous votes for all candidates.  <b>Chairman – Frank Murray</b>  <b>Deputy Chair - Vacant</b> No volunteers came forward. Position not essential for running of the community council though desirable.  <b>Secretary – Ian Forbes</b>  <b>Treasurer – Judith Stokoe</b>  No co-options required.	<b>Info.</b>
<b>3</b>	<b>Chairman report for year with thanks</b> It has been a very busy year and all members are thanked for their efforts. I will keep the report short but will add that it is more obvious than ever that areas without an operational and active community council fair less well than those that do.	<b>Info.</b>
<b>4</b>	<b>Financial report</b> Judith Stokoe provided a statement of account for the community council for the financial year ended 31st May 2025. This has been audited and approved by an independent body. After review, all in attendance approved of the contents.	<b>Info.</b>
<b>5</b>	<b>Meeting Frequency and dates confirmation</b> Members agreed that the current six-week timing for the meetings is sufficient for this area and to retain the 19:30 start time. Discussion as to whether or not Millbank Hall should be added to the meeting locations. Millbank Hall have confirmed that they have disabled access but no internet access. Mobile signal in area has improved recently with 5G now available in the hall – group agreed to use Zoom at meetings in the hall via a mobile phone hotspot. All agreed that the hall should be added into the meeting rota from next year. Carrying forward from the confirmed dates for 2025, the proposed dates for 2025 are as follows (six-week schedule). Ian Forbes to confirm hall availability with formal confirmation of dates at the next meeting.	<b>Info.</b>

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	<p><b>2026 MEETING DATES</b></p> <ul style="list-style-type: none"> <li>• JANUARY 7<sup>TH</sup> - MIDMAR HALL</li> <li>• FEBRUARY 11<sup>TH</sup> - MONYMUSK HALL</li> <li>• MARCH 25<sup>TH</sup> - MILLBANK HALL</li> <li>• MAY 6<sup>TH</sup> - MIDMAR HALL</li> <li>• JUNE 17<sup>TH</sup> - MONYMUSK HALL (INCLUDING AGM)</li> <li>• JULY 29<sup>TH</sup> - MILLBANK HALL</li> <li>• SEPTEMBER 9<sup>TH</sup> - MIDMAR HALL</li> <li>• OCTOBER 21<sup>ST</sup> - MONYMUSK HALL</li> <li>• DECEMBER 2<sup>ND</sup> - MILLBANK HALL</li> </ul>	
6	<p><b>Vote to confirm amendment to section 3.6 of Constitution</b></p> <p>Aberdeenshire Council have approved the text and proposed amendment to our constitution (amendment is to clarify and define precisely what geographically defines the three Community Council subdivisions).</p> <p>Vote held to confirm the proposal, with unanimous approval.</p> <p>Ian Forbes to amend section 3.6 of the constitution to the following (including use of map), updating the website accordingly.</p> <p><b>3.6</b>      <i>The allocation of Community Councillors between the subdivisions within the Community Area shall be as follows:</i></p> <p><i>Cluny – 4 Community Councillors</i>  <i>Midmar - 4 Community Councillors</i>  <i>Monymusk – 4 Community Councillors</i></p> <p><i>The geographical boundaries of each of these subdivisions being shown in the map below and detailed herewith as..</i></p> <p><i>Monymusk = Area contained within the Aberdeenshire Council Marr Area Committee Area and represented by Aberdeenshire Council Councillors in Ward 14, the Ton Burn for the most part marking the southern boundary.</i></p> <p><i>Cluny = Area contained between the Ton Burn to the north and the A944 to the south. Residents represented by Aberdeenshire Council Councillors in Ward 13.</i></p> <p><i>Midmar = Area to the south of the A944, residents represented by Aberdeenshire Council Councillors in Ward 13.</i></p> <p><i>One person per subdivision should be allowed to represent another subdivision within the community council area, provided they are resident in one of the three subdivisions, once the initial 3 councillors per subdivision are in place.</i></p>	<p><b>Info.</b></p>

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	<b>Normal Business Meeting - Start 19:48</b>	<b>Action</b>
<b>1</b>	<b>Welcome and apologies</b> Frank Murray chaired meeting. Apologies from CC member Lesley Tiernay and Cllr Fatima Joji.	<b>Info.</b>
<b>2</b>	<b>Conflicts of interest</b> Robin Worsman declared an interest in Item 7 (providing technical/expert support for the HoFWIG group).	<b>Info.</b>
<b>3</b>	<b>Adoption of minutes of previous meeting</b> Accepted as fair reflection of meeting. Proposer Mark Lappin, seconded by Robin Worsman.	<b>Info.</b>
<b>4</b>	<b>Matters arising from 23<sup>rd</sup> April 2025 meeting/actions update</b>  <b>Backhill/Castle Fraser dangerous camber</b> Cllr Iris Walker informed group that the site has been investigated in detail and a work program drawn up. The hope is for the repairs to be done end of this year/early next year, but this is of course weather dependant. Frank Murray and Ian Forbes to provide Iris confirmation of the ownership of the land to the north and south of the road.  <b>APP/2021/2340 - Infill of Land (Retrospective) - Land To West Of Kirkwood Homes Ltd Kirkwood Business Park Sauchen Aberdeenshire AB51 7LE (REFUSED APR 2023)</b> As agreed at the last meeting, a submission was made by the community council to the SPSO. Ian Forbes informed group that it now transpires that Aberdeenshire Council provided the community council incorrect guidance and information as the SPSO is legally prevented from dealing with submissions made by community councils. The SPSO tried to provide a workaround by suggesting that an individual in the community apply to them, and then that individual could then request that the CC act on their behalf. However, further investigation has uncovered an apparent loophole in the law. To intervene the SPSO requires an individual that has suffered demonstrable consequential loss – and they can only intervene within 12 months of the issue being complained about (in this case the restoration work that was completed at end Sept/Early Oct 2024). In terms of the individual, the floodplain owner could request an investigation – but in this case the infilled floodplain is owned by Kirkwood Homes. In terms of consequential impact to an individual downstream (thus allowing an investigation), there has to be evidence of an issue (i.e. flooding of property) – but that has not happened yet as there has been no major flood events since the end of the restoration work. Hence the apparent loophole – intervention is needed as soon as the council has rejected all concerns, as by the time the flooding has taken place its more than likely that the one-year intervention period has lapsed.	<b>Info.</b>  <b>Frank &amp; Ian</b>    <b>Info.</b>

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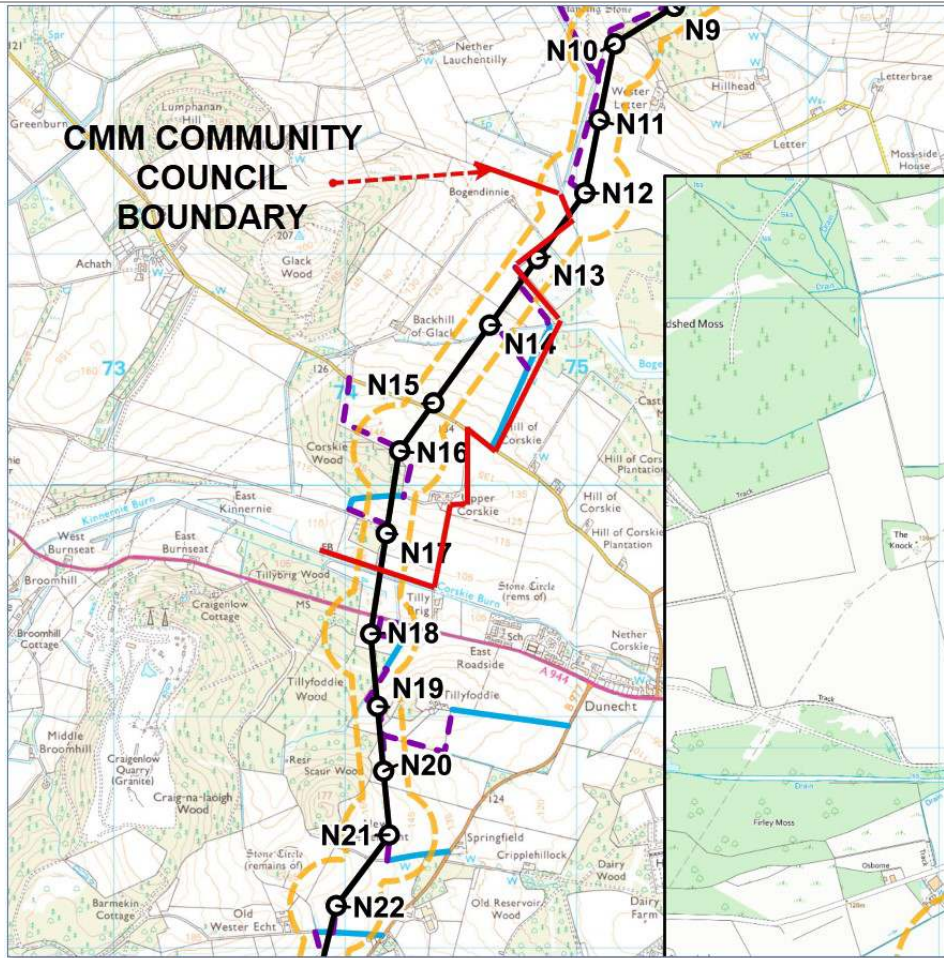
	<p>Group agreed that this issue should be raised to the local MSP's to seek an amendment to the law in situations like this. Ian Forbes suggested that prior to this submission a survey is done amongst all CC's in the Aberdeenshire Council area to see if they have encountered a similar issue. All agreed to this. Robin Worsman also proposed contacting Aberdeenshire Council to point out their misleading SPSO guidance and to highlight why they got the infill calculations wrong.</p> <p>All agreed to this.</p> <p><b>Community Speed Gun (Monymusk)</b> Robin informed group on progress. Robin confirmed that a group from the village has been formed to run this and hope to start shortly. Group will be very interested to hear the results in due course, especially in light of the move to 20mph in most residential areas.</p>	<p><b>Ian</b></p> <p><b>Robin</b></p> <p><b>Info.</b></p>
<b>5</b>	<p><b>Sale of the Donview Centre, Lords Throat, Monymusk by Forest and Land Scotland (FLS)</b> There is community desire to take over the site via a new community group and FLS aware of this and supportive. Robin updated group on progress. New community group still in formation, 30+ members of public have expressed interest so far. Meeting with FLS next week, to include discussion on what precisely is included in the sale. Confirmed that FLS still content with the progress made to date. Cllr Goodhall commented that group needs to keep a close eye on timelines as examples of groups losing out by not meeting them.</p>	<b>Info.</b>
<b>6</b>	<p><b>Police Scotland Update</b> No update provided to the CC by Police Scotland. Group thanked Cllr Walker for providing us details of our new contact person.</p>	<b>Info.</b>
<b>7</b>	<p><b>Hill of Fare Windfarm Planning Application</b> Frank Murray updated group. There have been three HofWIG townhall meetings. Good attendance overall with best attendance at Midmar (area considered to be most affected going forward). Noted potential for 1000's of vehicle movements and long-term blasting, most noticeable for residents in the Midmar area. Frank noted that John Campbell K.C. has been appointed to work with objectors to the windfarm application (6 CC's and the HofWIG group). Frank proposed that the CC donate £1500 for his fees, other CC's groups having already donated (including £1000 from Banchory CC, £500 Echt, £1000 Drumoak). In those cases, the donations have gone direct to HofWIG as the KC preferred to invoice his CC time via HofWIG to save admin cost. Ian Forbes noted that the funds currently held by the CC appear to reflect the surplus built up over a number of years from the admin grant provided by Aberdeenshire Council. Recalled advice received in the past that funds like this cannot be used to directly fund other groups – as would appear to the public here if paid direct to HofWIG. Suggested to group that we need clarity from Aberdeenshire Council that we can use the funds in this particular</p>	<b>Info.</b>

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	<p>scenario, and if so, clarity as to how they should be paid to prevent any challenges from members of the public/organisations. Group agreed to contact Aberdeenshire Council regarding the funding proposal, item to be discussed again at the next meeting (16<sup>th</sup> July).</p> <p>The public inquiry for the Hill of Fare Windfarm application is due to take place in the first 2 weeks of September (1st-13th), with the likely venue (TBC) being Banchory Town Hall.</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"> <li>• <a href="#">Developer Website</a></li> <li>• <a href="#">Hill of Fare Windfarm Information Group</a></li> <li>• <a href="#">Nae Fare (Local Campaign Group)</a></li> <li>• <a href="#">Scottish Govt. Energy Consent Unit</a></li> <li>• <a href="#">Hill of Fare Windfarm (Local Campaign Group Facebook Site)</a></li> </ul>	<p><b>Info.</b></p> <p><b>Info.</b></p>
8	<p><b>SSEN Kintore to Tealing Project</b> SSEN have published the latest proposed pylon location maps.</p> <p><a href="https://www.ssen-transmission.co.uk/projects/project-map/kintore-tealing-400kv-ohl-connection/">https://www.ssen-transmission.co.uk/projects/project-map/kintore-tealing-400kv-ohl-connection/</a></p> <p>This latest map suggests that 4 pylons are proposed in the CC area, just cutting into the easternmost part. Ian Forbes noted that the pylon heights in the CC area are given in the latest proposal (document dated 29<sup>th</sup> May 2025). The shortest one (Pylon N14) is proposed to be 64.889m (bottom of base to top of tower), the highest (Pylon N16) being 73.3m. As a comparison, Glasgow City Chambers have a maximum height of 73m, Marshall Tower at Marischal College is c.80m.</p> <p>Local campaign group now has a Facebook site active - <a href="https://www.facebook.com/groups/3525527471024401">https://www.facebook.com/groups/3525527471024401</a> SSEN have this website detailing the project - <a href="https://www.ssen-transmission.co.uk/projects/project-map/kintore-tealing-400kv-ohl-connection/">https://www.ssen-transmission.co.uk/projects/project-map/kintore-tealing-400kv-ohl-connection/</a></p>	<p><b>Info.</b></p> <p><b>Info.</b></p> <p><b>Info.</b></p>



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- 9 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.

**REMINDER - Planning Applications Interactive Map**

To help improve visibility of planning applications in the Cluny, Midmar and Monymusk Community Council area one of your councillors has put together a Google Maps overlay which shows, and links to, all of the current live applications.

This is available on the front page of our website -

<https://cmmcommunitycouncil.org/>

**APP/2025/0990 - Change of Use from Former Church to Ancillary Accommodation to Kirkside, Blairdaff Parish Church, Blairdaff, Inverurie, AB51 5LS**

No objection or further community council involvement required.

**Info.**

**APP/2025/0989 - Internal Alterations to Remove Pews and Pulpit, Blairdaff Parish Church, Blairdaff, Inverurie, AB51 5LS**

No objection or further community council involvement required.

**Info.**



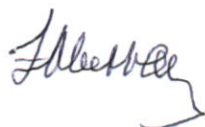
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	<p><b>APP/2025/0955 - Erection of Agricultural Polytunnel, Land To South West Of Muirhead Cottage, Ordhead, Sauchen, AB51 7RB</b> No objection or further community council involvement required.</p> <p><b>APP/2025/0937 - Formation of Private Way, Land To South West Of Muirhead Cottage, Ordhead, Sauchen, AB51 7RB</b> No objection or further community council involvement required.</p> <p><b>APP/2025/0768 - Alterations and Extension to Dwellinghouse, Inglewood Sauchen, AB51 7LQ</b> No objection or further community council involvement required.</p> <p><b>APP/2025/0682 - Alterations and Extension to Dwellinghouse, Gatehouse Of Kebbaty, Sauchen, Aberdeenshire, AB51 7QL</b> No objection or further community council involvement required.</p> <p><b>APP/2025/0589 - Re-Instatement of Derelict Building to Dwellinghouse, Alterations and Extension, Erection of Garage and Change of Use of Land to Domestic Garden Ground, Tombeg, Monymusk</b> No objection or further community council involvement required.</p>	<p>Info.</p> <p>Info.</p> <p>Info.</p> <p>Info.</p> <p>Info.</p>
10	<p><b>Financial Position and Community Council Expenditure</b> Judy updated group. Funds in account at 31<sup>st</sup> May 2025 stood at £3183.03. Expected outgoings over coming year around £770. Annual administration grant from Aberdeenshire Council expected to be around £1000.</p> <p>Ian Forbes noted that in the agenda for the 24<sup>th</sup> June meeting for the Garioch Area Committee there is a discussion about aligning the grant provided by the council to a value more in line with the annual administration costs for each CC (that is, a desire to have no surplus funds accumulating). This is impactful to the CC as its that surplus that is currently the only source of CC discretionary funding.</p>	<p>Info.</p> <p>Info.</p>
11	<p><b>Cluny/Sauchen Issues</b> At the request of a Sauchen resident, Ian Forbes asked Cllrs Walker and Goodhall if the proposal for switching street lights off after 1am is still going ahead, and if so, when. Cllr Walker confirmed that the move has been approved but the details on when it will start have still to be finalised.</p> <p>Cllr Iris Walker confirmed that the roads department will consider separately requests to alter speed limits not covered by the current 20mph implementation plan. Contact details kindly provided for the Garioch Area by Iris, Ian Forbes to send on a formal request to Aberdeenshire Council to reconsider the speed limits along the Sauchen/Cluny School route.</p> <p>Ian commented that initial enthusiasm and offers of help in the renovation of the Telephone Box and Notice Board have not been followed through.</p>	<p>Info.</p> <p>Info.</p> <p>Info.</p>

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12	<b>Midmar Issues.</b> Noted that from next term, Midmar School will drop to a single class due to dropping school roll (though with more than one teacher). Going forward, Midmar School will share the headteacher from Cluny Primary (Mrs Gilmour).  Noted that the proposed forestry work around the Midmar area is required (including removal of wind damaged stock) but residents could do with more clarity regarding the timing and longevity of the proposed works.	Info.  Info.
13	<b>Monymusk Issues</b> None.	Info.
14	<b>Any Other Competent Business (AOCB)</b> None.	Info.
17	Next meeting date – 7:30pm, Wednesday July 16th 2025, Midmar Hall	

Chairperson –



Date - 16.07.2025