

Minutes of the Cluny, Midmar & Monymusk Community Council Meeting
Held at Monymusk Hall, 11th February 2026

Position	Name	Contact	Attendees	Apologies
Chairman/ Midmar C.C.	Frank Murray	07555-237903 frank.murray1@googlemail.com	✓	
Treasurer/ Midmar C.C.	Judith Stokoe	07729-561859 stokoej3@gmail.com		✓
Midmar C.C.	Lesley Tierney	lesley.midmarcc@icloud.com	✓	
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	✓	
Open Positions		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		
Cluny Subdivision = 3				
Midmar Subdivision = 1				
Monymusk Subdivision = 1				
Aberdeenshire	Councillors	Ward 13:		
	CLlr Ron McKail	01224-742095	-	✓
	CLlr Iris Walker	07876-475272	✓	-
	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	-	-

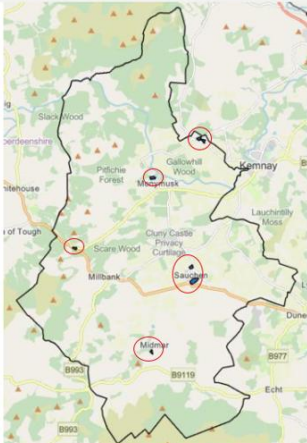
C.C. = Community Council

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

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

Members of Public	Invited Guests (For LDP Presentation)
c.8	2 – Ivan Brown, Alanna Fordyce (Aberdeenshire Council)

Minutes of the Cluny, Midmar & Monymusk Community Council Meeting
Held at Monymusk Hall, 11th February 2026

Meeting Agenda Item	Action																																				
<p>Presentation by Aberdeenshire Council on the Local Development Plan (LDP) 2029 and associated Call for Ideas</p> <p>The normal business meeting was preceded by a 60 minutes presentation and Q&A session with representatives from Aberdeenshire Council involved with the creation of the new Local Development Plan.</p> <p>Zoom Meeting active but nobody joined online.</p> <p>Two representatives from Aberdeenshire Council, two elected councillors (Cllrs Walker and Goodhall) and c.8 members of the public in attendance (mainly from Monymusk and Midmar).</p> <p>Key details from the presentation given by Aberdeenshire Council</p> <ul style="list-style-type: none"> • The new LDP plan will differ from previous ones by lasting for 10years compared to 5 yrs previously • Plan is to have the new LDP run from 2029 to 2039 • The first stage of the LDP process, the “Call for Sites”, has concluded with the following developer bids submitted in the CMMCC area <div data-bbox="245 891 1187 1451" style="border: 1px solid black; padding: 10px;"> <p style="text-align: center;">Cluny, Midmar and Monymusk Community Council</p> <p style="text-align: center;">Marr</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="background-color: #004a7c; color: white;">Total Number of BIDs</th> </tr> <tr> <td colspan="4" style="text-align: center;">6</td> </tr> <tr> <th style="background-color: #004a7c; color: white;">BID Number</th> <th style="background-color: #004a7c; color: white;">Land Use</th> <th style="background-color: #004a7c; color: white;">Approximate Size</th> <th style="background-color: #004a7c; color: white;">Approximate Number of Houses</th> </tr> </thead> <tbody> <tr> <td>BID20250211</td> <td>Housing</td> <td>1.4 Ha</td> <td>12</td> </tr> <tr> <td>BID20250247</td> <td>Mixed</td> <td>3.85 Ha</td> <td>20</td> </tr> <tr> <td>BID20250279</td> <td>Mixed</td> <td>2.7 Ha</td> <td>36</td> </tr> <tr> <td>BID20250325</td> <td>Mixed</td> <td>6.4 Ha</td> <td>140</td> </tr> <tr> <td>BID20250378</td> <td>Mixed</td> <td>1.63 Ha</td> <td>10</td> </tr> <tr> <td>BID20250385</td> <td>Mixed</td> <td>2.4 Ha</td> <td>25</td> </tr> </tbody> </table>  </div> <ul style="list-style-type: none"> • Bids are still being assessed by officers, one of the key considerations being that bids align with community aspirations. • Any existing Local Place Plans will be used in the assessment process, but not essential and communities will not be penalised for not having them (overall not many LPP’s in existence in Aberdeenshire). • General public have until the 16th March 2026 to share their thoughts on what should be in the LDP for their local area as part of the “Call for Ideas”. Council does not want specific representation on the proposed bids at this stage (opportunity for that is later this year). More interested in hearing community desires/aspirations/general concerns (e.g. lack of school capacity limiting growth potential). • Series of walk-in community engagement sessions on the “Call for Ideas” to be held prior to deadline, nearest one Alford. CC to advertise these. • The evidence report submitted by Aberdeenshire Council has been rejected by the Scottish Governments Planning and Environmental 	Total Number of BIDs				6				BID Number	Land Use	Approximate Size	Approximate Number of Houses	BID20250211	Housing	1.4 Ha	12	BID20250247	Mixed	3.85 Ha	20	BID20250279	Mixed	2.7 Ha	36	BID20250325	Mixed	6.4 Ha	140	BID20250378	Mixed	1.63 Ha	10	BID20250385	Mixed	2.4 Ha	25	
Total Number of BIDs																																					
6																																					
BID Number	Land Use	Approximate Size	Approximate Number of Houses																																		
BID20250211	Housing	1.4 Ha	12																																		
BID20250247	Mixed	3.85 Ha	20																																		
BID20250279	Mixed	2.7 Ha	36																																		
BID20250325	Mixed	6.4 Ha	140																																		
BID20250378	Mixed	1.63 Ha	10																																		
BID20250385	Mixed	2.4 Ha	25																																		

Minutes of the Cluny, Midmar & Monymusk Community Council Meeting
Held at Monymusk Hall, 11th February 2026

Appeals Division on grounds of lack of detail -

<https://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=126739>

- Resubmission is being worked on and the overall LDP deadline is not anticipated to be significantly delayed by this.
- *For Reference - An Evidence Report in the [Local Development Plan \(LDP\) process](#) is a foundational document assessing the current state of a local area, summarizing data on infrastructure, housing needs, and environmental constraints to inform future planning policy. As the first formal stage of LDP preparation, it gathers evidence, identifies key issues, and undergoes a "gate check" by Scottish Ministers to ensure the subsequent plan is robust, evidence-led, and reduces debate.*
- Officer assessment of submitted bids will include using criteria given in the evidence report.
- Assessment of submitted bids will lead to three outcomes – Preferred, Reasonable Alternative and Unsuccessful.
- The CC will be contacted for feedback on the Preferred bids, most likely in summer 2026. Proposed bids need to be demonstrably deliverable.

Following the presentation there was a lengthy Q&A session, key details being

- Cllr Goodhall asked officers how could a LDP plan be modified after it was "up and running" during its 2029-2039 lifespan. In short, there needs to be a strong reason for doing so and it would be a process that would have to be driven by elected councillors (not officer led). The 10yr LDP plan is new so some of the precise details have still to be confirmed.
- Question raised about the issue in the CMMCC area of developments being approved but then not actually built (Midmar and Millbank). How are these moribund developments handled in the LDP process? Officers commented that if the developments have documentation in place that indicates that they have had a "lawful start" then there is little that the council can do to actually force the developer to fully develop the site. Further point raised that such developers should be identified and penalised in the new LDP plan, with preference given to those developers that sincerely want to develop the sites. Comment that this is not possible.
- With reference to the "Call for Ideas", question raised as to whether or not the council gives greater weight to comments submitted by constituted groups like the CC vs individual submissions from the general public. Comment that all submissions are considered equally in the LDP deliberation, including the bid assessment process.
- Comment from Sir Archibald Grant that the development bids in Monymusk and Garlogie are on Monymusk Estate land, and would have preferred that Aberdeenshire Council had published online more details on the proposals (as submitted to them by the estate in the "Call for Sites"). Of opinion that the lack of detail online has unnecessarily worried some people. Paper copies of the proposals distributed to interested parties at the meeting.



Minutes of the Cluny, Midmar & Monymusk Community Council Meeting
Held at Monymusk Hall, 11th February 2026

	Normal Business Meeting Meeting Agenda Item	Action
1	<p>Welcome and apologies Meeting started 20:37. Majority of members of the public left after the end of the LDP presentation. Frank Murray chaired meeting. Apologies from Ward 13 Councillors Fatima Joji and Ron McKail. Apologies from Community Council Councillors Judith Stokoe, Robin Worsman and Sarah Flavell. Zoom meeting active but no-one joined online. Request made, and permission granted, to Mr Hawson (Monymusk) to discuss his plans to conduct a survey of local residents regarding the Gravitare NE Pitfichie Hill proposal. For clarity, this discussion is included in section 4 below.</p>	Info.
2	<p>Conflicts of interest None declared.</p>	Info.
3	<p>Adoption of minutes of previous meeting Accepted as fair reflection of meeting. Proposer Mark Lappin, seconded by Lesley Tierney.</p>	Info.
4	<p>Matters arising from 7th Jan 2026 meeting/actions update</p> <p>Gravitare NE (GNE) – Pitfichie Hill – Potential Mountain Bike Park Member of the public (Mr Hawson) asked to speak to the CC group about the Pitfichie proposal and the planned public meeting by GNE on the 28th February (advertised on Facebook). Permission given by the chair. Mr Hawson commented that there are number of residents concerned by the proposal and asked if there were any potential concerns about that grouping conducting a separate survey of residents at the same time as the 28th Feb public meeting by GNE. Chair commented that the CC had still to be formally told by GNE about this public meeting, and also noted that Forest Land Scotland (FLS) have also not engaged the CC. Noted by Mark Lappin that there is no actual obligation for GNE to tell us about the meeting as we're still very much in a pre-planning application stage. Noted that the GNE project requires FLS to lease GNE the site via the Community Asset Transfer Scheme (CATS). Documentation seen shows that when FLS assess the value of a project in CATS, only a 10% weighting is given in the overall marking for evidence of Community Approval/Disapproval – group noted that this seems very low and questionable. Noted that those for and against the project have been contacting FLS directly. All CC members of opinion that the CC will not help in hosting or organising the 28th Feb GNE session. CC will enquire about having a presence at the meeting in case any members of the public wished to speak to a CC member about the proposal – if granted, will be kept separate from the GNE presentation.</p>	


Minutes of the Cluny, Midmar & Monymusk Community Council Meeting
Held at Monymusk Hall, 11th February 2026

	<p>Group commented that the CC is neutral in the process at this stage. Chair noted that members of the public are free to conduct whatever surveys they like – but the CC will not help in doing so at this stage. Comment that it would be more logical to have a survey on residents' thoughts on the project after the GNE meeting as there is no public information showing what their latest proposals are.</p>	
5	<p>Financial Position and Community Council Expenditure Treasurer unable to attend meeting but a full update of finances provided by email to all CC members prior to meeting. Since last meeting, £155.88 paid out to renew the Zoom Video Conferencing subscription. Current Balance £2599.95.</p> <p>Ian Forbes noted that Zurich Insurance have sent in the annual renewal notice for the Community Council Insurance. Premium same as last year at £97.20; possession of active insurance is a requirement before Aberdeenshire Council will release their annual administration grant to the CC. Vote taken to approve renewal of the insurance, all CC members in attendance voting in favour.</p>	Info.
6	<p>Hill of Fare (HoF) Windfarm Proposal Frank gave an update on the HoF Windfarm Proposal. Noted that the original target date for the reporter to present their report to Scottish Ministers (Jan 20th 2026) was missed. The DPEA website (https://dpea.scotland.gov.uk/CaseDetails.aspx?ID=125889) states that the reporter now intends to submit the report by the end of Feb 2026, though opinion is that an end of Apr 2026 deadline is more likely. The report will be sent direct to ministers and will not be available to the public until later in the year (most likely summer 2026).</p>	Info.
7	<p>Police Scotland Update None received. Noted by Mark that there have been a number of abandoned cars in the area recently – Mark to chase up Police Scotland regarding lack of recent update reports. Noted by member of the public in attendance (Sir Archibald Grant) that there has been an increase in criminal activity reported on the local farming WhatsApp group, with evidence pointing to the criminals travelling long distances.</p>	Info. Info.
8	<p>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.</p> <p>REMINDER - Planning Applications Interactive Map To help improve visibility of planning applications in the Cluny, Midmar and Monymusk Community Council area our website has a map that shows, and</p>	

Minutes of the Cluny, Midmar & Monymusk Community Council Meeting
Held at Monymusk Hall, 11th February 2026

	<p>links to, all of the current live applications. This is available on the front page of our website - https://cmmcommunitycouncil.org/</p> <p>No planning applications submitted in the area since the last CC meeting.</p>	<p>Info.</p>
<p>9</p>	<p>Cluny/Sauchen Issues Noted that flooding of the road and pavement near to the bridge, as mentioned in the last meeting, has still to be resolved.</p>  <p>The illegal infilling of the floodplain by Kirkwood Homes opposite their HQ building (contested in APP/2021/2340 and culminating in no meaningful restoration of the original floodplain capacity) has led to part of the A944-Cluny Road to be effectively single track for the last two months. Due to infill raising the field level above the road level, water draining from the higher field next to the road (NE side) is now pooling in the road itself – there being no other drainage option. Issue has been raised with Aberdeenshire Council as current situation is not tenable in the long term due to the road safety risk (especially at night).</p> 	<p>Info.</p> <p>Info.</p>

Minutes of the Cluny, Midmar & Monymusk Community Council Meeting
Held at Monymusk Hall, 11th February 2026

		
<p>10</p>	<p>Midmar Issues. Noted that, like in all other areas, the recent bad weather has led to many dangerous potholes forming. These have been reported to the council (https://fix.aberdeenshire.gov.uk/) and now await actioning.</p>	<p>Info.</p>
<p>11</p>	<p>Monymusk Issues Sir Archibald Grant raised the issue of how Monymusk Estate was instrumental in keeping a lot of the local roads clear of snow at the start of the year. Appears that contracted farmers only asked to clear bus routes – this not tolerable for vulnerable residents who don't live on bus routes but need access to help at all times. Monymusk Estate cleared the other roads at a cost of c.£5k with no ability to claim this back from the council. Wants better clarity as to how Aberdeenshire Council awards winter maintenance contracts as its unclear what the process is, with no clear information online.</p>	<p>Info.</p>
<p>12</p>	<p>Any Other Competent Business (AOCB) Member of the public had discussion with group about potentially joining the Community Council (initially as a co-opted member). Group warmly welcomed the idea and Chair asked them to send an email to the secretary if they finally decide to go ahead, so that the co-option nomination can be voted on at the next CC meeting.</p>	<p>Info.</p>
<p>Next meeting date – 7:30pm, Wednesday Mar 25th 2026, Millbank Hall</p>		

Chairperson –



Date – 25th March 2026