

Minutes of the Cluny, Midmar & Monymusk Community Council Meeting
Held on 27th August 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	07729-561859 stokoej3@gmail.com	✓	
Midmar C.C.	Lesley Tierney	lesley.midmarcc@icloud.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, One Open Position for Midmar		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		
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
c.50 in total for Gravitare NE session, 1 for main meeting	1 – Shaun Falcus (Gravitare NE)

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Meeting	Action
<p>Presentation by Gravitare NE – Proposed Mountain Bike Park at Pitfichie Hill The normal business meeting was preceded by a 45-minute presentation and Q&A session by Mr Shaun Falcus of Gravitare NE (registered charity established to promote Mountain Bike activity in NE Scotland).</p> <p>Presentation very well attended with around 50 members of the public attending.</p> <p>Mr Falcus welcomed by all and then proceeded to give a 20-minute overview of the vision Gravitare NE have for establishing a Mountain Bike Park at Pitfichie Hill.</p> <p>Currently Pitfichie Hill is owned by Forestry and Land Scotland (FLS) and is already used for small Mountain Biking events and general recreational mountain biking. Also well used for other outdoor activities like hiking and horse riding.</p> <p>Vision of Gravitare NE is to develop at Pitfichie Hill a Mountain Bike Park with associated infrastructure (new car park, riders’ paddock, event village). Hope is that FLS may transfer ownership of the land.</p> <p>Emphasis that Gravitare NE are in the very early stages of the project and welcome all comments – comment form posted on local Monymusk Facebook site.</p> <p>https://docs.google.com/forms/d/e/1FAIpQLSf1hSD0hNKTiwA1_2Hwrj4k4d7mNjgRS96XDc06b9c0N8BNpw/viewform</p> <p>There followed a question-and-answer session, with strong views noted both for and against the project, as currently visioned.</p> <p>Noted that due to the scale of the development, should the project go ahead, planning permission would be required – that would give all individuals in the community the chance to make their opinions known.</p> <p>Community Council to hold further meeting with Gravitare NE in coming weeks once they have had time to collate survey results and had a chance to review the comments and opinions heard at this meeting.</p> <p>Chair thanked all and invited all attendees to the normal CC meeting. Short break to allow those not attending the normal meeting the chance to leave the room.</p>	

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<p>1</p>	<p>Welcome and apologies Meeting started 20:20. No members of the public attending in person took up the opportunity to stay on and attend the normal business meeting of the Community Council. Frank Murray chaired meeting. Apologies from Community Council (CC) members Lesley Tierney & Mark Lappin; Lesley attended via Zoom for item 13.</p>	<p>Info.</p>
<p>2</p>	<p>Conflicts of interest Robin Worsman declared an interest in Item 7 (providing technical/expert support for the HoFWIG group). Frank Murray declared an interest in item 7 (active member of HoFWIG group).</p>	<p>Info. Info.</p>
<p>3</p>	<p>Adoption of minutes of previous meeting Accepted as fair reflection of meeting. Proposer Sarah Flavell, seconded by Nick Ananin.</p>	<p>Info.</p>
<p>4</p>	<p>Matters arising from 16th July 2025 meeting/actions update</p> <p>Backhill/Castle Fraser dangerous camber No update from Aberdeenshire Council, still scoped for repair over the autumn/winter 2025. Ian Forbes noted to Cllr Walker that the existing speed limit order for that section of road looks to expire on the 1st Jan 2026.</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) CC will be represented at the Garioch Community Council Forum on the 3rd September where a formal complaint will be presented to the group regarding the incorrect legal advice given to the CC by Aberdeenshire Council regarding SPSO being available for appeals. The CC consider it unacceptable that, in scenarios like this, there is currently no legal recourse available to the CC to appeal decisions made by Aberdeenshire Council. This loophole in democratic accountability needs addressed, MSP's to be contacted in due course to request an amendment in the law.</p>	<p>Info. Info.</p>
<p>5</p>	<p>Financial Position and Community Council Expenditure Judith Stokoe updated group. Required documentation for the annual administration grant from Aberdeenshire Council has been submitted, now waiting on payment. £1500 has been paid out to the HofWIG group towards the legal fees for the KC appointed by HofWIG (and who has provided legal guidance to the CC). Ian Forbes noted that we need to get a copy of the invoice for our records. Current balance is £2223.46</p>	<p>Info.</p>

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6	<p>Storm Floris – Impact and Community Resilience Issues</p> <p>Noted that this was a particularly powerful storm for the time of year, occurring at a time when trees are in full leaf.</p> <p>Many reports of trees and debris down on roads but CC heartened to hear that in most cases, these were cleared up within hours by local volunteers.</p> <p>Power was lost in many areas, but restored relatively quickly (within a day or two).</p> <p>Noted that SSEN very conservative in their reporting in reconnection times with poor communication to users when reconnection has occurred.</p> <p>Latter important where the resident has a backup generator and has disconnected from the main system to use it – report of one resident running a generator for days after the power was reconnected as they were unaware of that mains reconnection.</p> <p>CC glad to report that the backup generators for the local mobile phone masts kicked in correctly and there was no reported loss of mobile phone coverage.</p> <p>Damage noted to the broadband fibre overhead wires in the Lords Throat area, Openreach slow to repair with very poor communication.</p>	Info.
7	<p>Hill of Fare Windfarm Planning Application</p> <p>Frank Murray updated group.</p> <p>Frank noted that all attention is now on the two-week public inquiry for the Hill of Fare Windfarm application which starts next week in 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"> • Developer Website • Hill of Fare Windfarm Information Group • Nae Fare (Local Campaign Group) • Scottish Govt. Energy Consent Unit • Hill of Fare Windfarm (Local Campaign Group Facebook Site) 	Info. Info.
8	<p>Sale of the Donview Centre, Lords Throat, Monymusk by Forest and Land Scotland (FLS)</p> <p>There is community desire to take over the site via a new community group and FLS aware of this and supportive.</p> <p>Robin and Nick updated group on progress.</p> <p>Working group making slower than hoped for progress, some difficulty in communication with the Scottish Land Fund which is also delaying things.</p> <p>Irrespective, FLS still content with the progress made to date.</p>	Info.
9	<p>Police Scotland Update</p> <p>No update provided to the CC by Police Scotland.</p> <p>Issue with lack of recent police reports an item on agenda for the forthcoming Garioch Community Council Forum.</p>	Info.
10	<p>SSEN Kintore to Tealing Project</p> <p>SSEN have published the latest proposed pylon location maps.</p> <p>https://www.ssen-transmission.co.uk/projects/project-map/kintore-tealing-</p>	Info.

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[400kv-ohl-connection/](#)

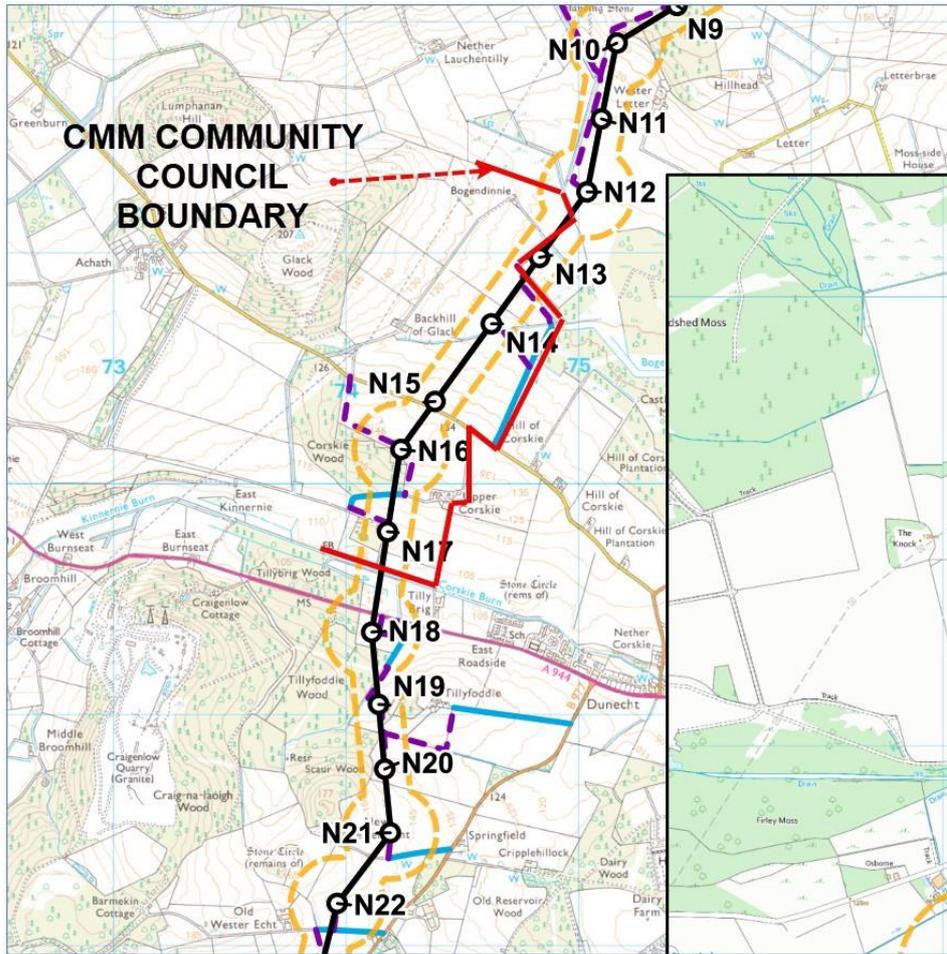
This latest map suggests that 4 pylons are proposed in the CC area, just cutting into the easternmost part.

Ian Forbes noted that SSEN were reported to be imminently submitting the section 37 planning application.

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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- 11 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

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	<p>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/</p> <p>APP/2025/1260, Erection of Agricultural Building, Land At Muirhead Near Upper Sauchen North West To Newmill Access Road Ordhead Sauchen AB51 7RB No objection or further community council involvement required.</p> <p>APP/2025/1352 - Erection of Agricultural Building - Lyne Of Linton Sauchen AB51 7LR No objection or further community council involvement required.</p> <p>APP/2025/1317 - Installation of Interpretation Board - Land At Cluny Churchyard Cluny Sauchen Inverurie No objection or further community council involvement required.</p> <p>APP/2025/1123, Erection of Agricultural Building, Land At North Bandodle Steading, Midmar, Aberdeenshire AB51 7NN No objection or further community council involvement required.</p>	<p>Info.</p> <p>Info.</p> <p>Info.</p> <p>Info.</p>
<p>12</p>	<p>Cluny/Sauchen Issues</p> <p>Ian Forbes informed group that Kirkwood Homes have formally confirmed to the CC that they do not own the land on which the Sauchen Recycling Centre is located.</p> <p>Thus, it appears that the land is currently in the hands of the receivers for Stewart Milne, the last known owners of the land.</p> <p>Cllr Walker commented that should no buyers come forward for the land, its ownership would pass to the Crown.</p> <p>Kirkwood Homes commented that the boundary of the site may be in shared ownership with Phase 1 of Cluny Meadows, thus maintenance responsibilities for the fence may lie with the factor for that phase. One of the local residents living in Phase 1 has accordingly contacted them asking for confirmation of legal responsibility, and if there is any, has asked them to get the broken fences repaired.</p> <p>General maintenance of the recycling site looks like being a community responsibility for the foreseeable – Aberdeenshire Council will not get involved.</p> <p>Even with the unclear ownership, Aberdeenshire Council content that the public (and themselves) can continue using the site.</p>	<p>Info.</p>

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Ian informed group that a formal request has been submitted to the council to review the speed limits between Sauchen and Cluny Primary – there is still serious concern in the community regarding this issue. Due for discussion at the Garioch Area Committee sometime later this year.

Info.

Relocation of the Cluny War Memorial is now complete; group delighted with this, and all involved are congratulated. A rededication ceremony will take place sometime in October, details to follow. CC to promote once things are clearer.

Info.



13 Midmar Issues.

Frank Murray informed group that the ongoing drought conditions is now having a serious effect on some households' dependant on private water supplies. Has formally asked Aberdeenshire Council for guidance on what they

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	<p>can do but still waiting on a response nearly two weeks later. Cllr Walker commented that Paul Macari had recently sent out guidance, will forward on to the CC. In short, there is no legal requirement for the council to help out but they are making arrangements to help those most affected. Noted that members of public can get water from local council depots. Buying water from private contractors is proving expensive for those affected at apparently around £150 per 1000l.</p> <p>Lesley Tierney and Pamela Morrison (Chair Midmar School Parents Council) joined online via Zoom to discuss the changes ongoing at Midmar School. Roll for the new school year is 24, due to this the council has decided to make the school have a single class setup (the cutoff is 25 pupils) – school also now sharing a headteacher with Cluny Primary. There has been little engagement with the parents by Aberdeenshire Council with no consultation as to how the new arrangements will work – though the pupils themselves were given some details. Complaints made to Aberdeenshire Council by the Midmar School Parents Council have been rebuffed. Again, Aberdeenshire have given misleading information about the SPSO as they informed the parents council they could appeal to the SPSO – when they did so, they were informed by the SPSO that they are legally unable to intervene. This SPSO issue will be raised at the Community Council Forum along with the Kirkwood Homes illegal infilling issue (item 4). View of parents is that they have been badly let down by the council, noted that Cllr Joji has been helping the group try and get some answers. CC to keep a close eye on how things progress.</p>	<p style="text-align: center;">Info.</p>
<p>14</p>	<p>Monymusk Issues</p> <p>Robin Worsman commented that the Gravitare NE proposals have roused strong opinions in the village since its announcement on the local Facebook site – noted that comments on the project are now blocked on this. Robin noted concerns that there are still no publicly available results for the Cornabo Wind Turbine water sampling. Robin also noted that road markings in the area are in poor condition with some areas now almost completely worn away, increasing risk of accidents at likes of junctions (especially for drivers from outwith the area and unfamiliar with the road network). CC sadly notes that Monymusk Post Office will formally close on the 10th October due to lack of financial viability. On a positive note, the Thrift Shop will remain open and will take over the post office space after the latter's associated equipment is removed.</p>	<p style="text-align: center;">Info. Info. Info. Info.</p>
<p>15</p>	<p>Any Other Competent Business (AOCB) None.</p>	<p style="text-align: center;">Info.</p>
<p>16</p>	<p>Next meeting date – 7:30pm, Wednesday October 8th 2025, Midmar Hall</p>	

Chairperson –



Date - 8th Oct. 2025