

Minutes of the Cluny, Midmar & Monymusk Community Council Meeting  
Held at Millbank Hall, 25<sup>th</sup> March 2026

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 Tierney	<a href="mailto:lesley.midmarcc@icloud.com">lesley.midmarcc@icloud.com</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>Open Positions</b>  Cluny Subdivision = 3 Midmar Subdivision = 1		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
5	0

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	<b>Meeting Agenda Item</b>	<b>Action</b>
<b>1</b>	<p><b>Welcome and apologies</b> Meeting chaired by the CC Chairman Frank Murray. Apologies from Ward 13 Councillors Iris Walker and Ron McKail. Apology from Mr Graham Tarn-Dyson for not being able to attend his co-option vote due to work commitments. Zoom meeting active but no-one joined online; Zoom shutdown thereafter for rest of the evening.</p>	<b>Info.</b>
<b>2</b>	<p><b>Co-option election of Mr Graham Tarn-Dyson as a member of the Monymusk Subdivision of Cluny, Midmar and Monymusk Community Council</b> Vote held by CC members present at the meeting on the co-option election of Mr Graham Tarn-Dyson as a member of the Monymusk Subdivision of the Community Council (CC). Unanimous vote in favour of the co-option; Chair and CC members warmly welcome him to the group. As per the constitution Mr Tarn-Dyson will, after six months in position, become a full member of the CC – in the meantime, he will have full voting rights.</p>	<b>Info.</b>
<b>3</b>	<p><b>Conflicts of interest</b> None declared.</p>	<b>Info.</b>
<b>4</b>	<p><b>Adoption of minutes of previous meeting</b> Accepted as fair reflection of meeting. Proposer Mark Lappin, seconded by Sarah Flavell.</p>	<b>Info.</b>
<b>5</b>	<p><b>Matters arising from 11<sup>th</sup> Feb 2026 meeting/actions update</b></p> <p><b>Police Scotland – Update Reports</b> Mark Lappin updated group. Noted that comments he has received since the last meeting now superseded by the letter of 23<sup>rd</sup> March sent by Police Scotland to all Community Councils in the area. In short, in that letter Police Scotland have stated that they hope to have face to face attendance at CC meetings every 6 months, with a written report being supplied quarterly.</p>	<b>Info.</b>
<b>6</b>	<p><b>Financial Position and Community Council Expenditure</b> Treasurer unable to attend meeting but a full update of finances provided by email to all CC members prior to meeting. Current Balance £2114.31 Ian Forbes reminded group that, from the new Financial Year (FY) starting in April, the funding received from Aberdeenshire Council will be based on the administrative expenses incurred by the CC in the previous FY. Thus, ability to fund any projects restricted to the limited reserves currently in the bank.</p>	<b>Info.</b>  <b>Info.</b>
<b>7</b>	<p><b>Hill of Fare (HoF) Windfarm Proposal</b> Frank gave an update on the HoF Windfarm Proposal. Noted that the original target date for the reporter to present their report to</p>	<b>Info.</b>

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	<p>Scottish Ministers (Jan 20<sup>th</sup> 2026) was missed. Report now unlikely to be decided upon by the current government due to the Scottish Parliament going into purdah on the 26<sup>th</sup> March. Public visibility of the report not planned until decision made by ministers. Discussion in group as to whether or not a Freedom of Information request could be made to gain visibility of the report in the period between its submission to ministers and its current planned publication date (announcement of decision). Frank noted that a recent legal case may have implications for the project (delay decision). Centres on whether or not the powerline connection from the proposed wind farm to the grid should be considered as part of the planning application. At moment, the environmental impacts of the connection of the proposed wind farm are not considered in the application. Active legal discussion on this between all concerned parties and the CC will be updated at the next meeting.</p> <p>Latest developments on the project can be found here on the DPEA website... <a href="https://dpea.scotland.gov.uk/CaseDetails.aspx?ID=125889">https://dpea.scotland.gov.uk/CaseDetails.aspx?ID=125889</a></p>	
<p><b>8</b></p>	<p><b>Gravitate NE Pitfichie MTB Proposal</b> Frank Murray started discussion by noting that since the last CC meeting there have been three further meetings which members of the CC have been invited to attend.</p> <ul style="list-style-type: none"> <li>• 28<sup>th</sup> Feb 2026 – GNE Info Session in Bar Area of Monymusk Hall (those in opposition presenting in the main hall)</li> <li>• 12<sup>th</sup> March 2026 – GNE Follow up info session in Monymusk Hall (no opposition in attendance)</li> <li>• 19<sup>th</sup> March 2026 – Private meeting with objectors of the Pitfichie Proposal in Monymusk Hall</li> </ul> <p>Frank commented that he has attended all these meetings and has been impressed by the overall friendly attitude of those attending the meetings. Impression is that it's a discussion about the proposal itself rather than being focussed on the people involved. Frank also strongly emphasised that at this stage the Community Council has a duty to maintain neutrality and be seen to remain neutral. Noted though that the project is contentious and some Facebook postings (and comments therein) on the local Monymusk Facebook site have been quite direct on the subject. Gravitate NE are still in the early stages of the CATS process. CC members still unclear what place the CC has in the overall CATS process, group to ask Forestry and Land Scotland (FLS) for a meeting to clarify the situation as, to date, the CC has had no formal approaches from them on the subject. Some FLS proposal assessment documentation shown to the CC seems to suggest that only a low weighting is given to local views (including that of the CC) – again, needs clarification at the FLS meeting. Over the course of the recent meetings, the CC has been shown two different surveys of local residents.</p>	<p><b>Info.</b></p>

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One done by Gravitare NE, the other by those in opposition to the proposal. Differing results seen in these, the GNE one shows a mix of local support and concerns, the other shows a majority against. Neither survey has been conducted by a neutral entity. Concerns raised by those in opposition that the GNE survey is flawed due to its reliance on using the internet/Facebook (so limiting potential audience).

Frank gave permission to Mr Mike Wilkes from Gravitare NE to talk to the group.

Mr Wilkes thanked the CC for the time and commitment given by the members in attending the various meetings.

Wished to formally note in the CC minutes GNE concerns about the survey sent out by those in opposition. Under impression that this was handed out to residents in advance of the first public GNE meeting on the 28<sup>th</sup> Feb, so people potentially filling out a form without having seen what the proposal was actually about.

Unhappy about the wording in this survey, with view that it is inaccurate, unbalanced and prejudiced in its wording.

Comments made to GNE at the first meeting (28<sup>th</sup> Feb) that some attendees felt intimidated by the presence of the opposition group in the adjoining hall, the second session (12<sup>th</sup> Mar) run to accommodate those with those concerns. Both meetings have been beneficial in highlighting areas of most concern, including

- Drainage
- Water Supplies
- Multi-user access
- Access Routes
- Traffic in village and immediate area

GNE will work to address these concerns, Monymusk Estate have suggested a different location for the car park on their own land.

Also commented that there is a misunderstanding as to the overall size of the proposal, "this is not planned to be another Glentress" (*for reference to readers - <https://forestryandland.gov.scot/visit/forest-parks/tweed-valley-forest-park/glentress>*).

To help understanding of what is being proposed, offered CC members, and any interested residents, the opportunity to have a tour of the Tarland MTB Facility. Commented that Tarland built for all cycling abilities, Pitfichie aimed at more experienced cyclists due to its steeper tracks.

Frank noted that CC will not take up this offer to maintain neutrality, noted that offer to local Monymusk residents should be maintained.

Mr Wilkes discussed that the Scottish Enduro Series have a MTB event planned at Pitfichie on the 8<sup>th</sup>-10<sup>th</sup> May. Asked for CC help in conducting a traffic survey of local roads at this time. Frank noted that to maintain CC neutrality this traffic count needs to be conducted by GNE. Noted in group that there is lack of any detailed road traffic measurements in the area. Noted that Aberdeenshire Council were conducting some localised temporary annual traffic counts in the area (road tube counters) and perhaps they should be approached to see if there is any useable data. Also noted that the Run Garioch event is planned for the 10<sup>th</sup> May and this may impact traffic volumes in the area due to the road closures associated with it.

Robin Worsman raised issue of potential effect of proposal on private water

Minutes of the Cluny, Midmar & Monymusk Community Council Meeting  
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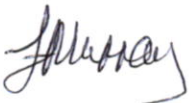
	supplies in the area. Mike commented that the proposed toilets will be designed to produce no effluent and will not require any water. The proposed car park will have a hardcore/dirt surface (no tarmac).	
9	<p><b>Update on the Feb 24th Holyrood Renewables Round Table Meeting</b> Frank updated group on his attendance at the 24<sup>th</sup> Feb Meeting of CC's and Scottish Government representatives at Holyrood regarding the pace and scale of renewable project developments across Scotland. Over 70 Community Council members present from all areas of Scotland with meeting well documented in the media, e.g. the BBC (link below)</p> <p><a href="https://www.bbc.co.uk/news/articles/c0e59rq5r9o">https://www.bbc.co.uk/news/articles/c0e59rq5r9o</a></p> <p>Overall feeling from CC's in attendance that not enough focus being given by Scottish Ministers to the concerns being raised by CC's on this subject, default position being pro-development.</p>	Info.
10	<p><b>Police Scotland Update</b> None received.</p>	Info.
11	<p><b>New Planning Requests/Planning related updates, to include, but not restricted to the following applications:</b> 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 links to, all of the current live applications. This is available on the front page of our website - <a href="https://cmmcommunitycouncil.org/">https://cmmcommunitycouncil.org/</a></p> <p><b>APP/2026/0280 - Erection of Recreational Hut, Land at Muirhead, Ordhead, Inverurie AB51 7RB</b> No objection or further community council involvement required.</p> <p><b>APP/2026/0225 - Demolition of Dwellinghouse and Erection of Dwellinghouse and Garage, Tombeg, Monymusk, Aberdeenshire</b> No objection or further community council involvement required.</p> <p><b>APP/2025/1866 - Formation of Manege (Retrospective), Land South Of 4 Moor Of Balvack, Monymusk, Inverurie AB51 7SQ</b> No objection or further community council involvement required.</p> <p><b>APP/2026/0344 - Erection of Agricultural Building, Ferguson Cottage, Sauchen, Aberdeenshire AB51 7QQ</b> No objection or further community council involvement required.</p> <p><b>APP/2026/0372 - Erection of Agricultural Building, Rowanbush, Tillyfourie, Aberdeenshire AB51 7SA</b></p>	<p>Info.</p> <p>Info.</p> <p>Info.</p> <p>Info.</p> <p>Info.</p>

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	<p>No objection or further community council involvement required.</p> <p><b>APP/2026/0449 - Retrospective S37 Consent for Overhead Line, The Forkins, Midmar AB51 7NR</b> No objection or further community council involvement required.</p> <p><b>APP/2026/0348 - Erection of 2 Wind Turbines (Hub Height 50 metres) Total Height 76.5 metres) and Associated Infrastructure, Auchorrie Farm, Midmar, Aberdeenshire AB51 7NL</b> This application replaces the now withdrawn APP/2023/1651 application for 2 replacement turbines at the same location (and which the Community Council objected to). Main difference with this new application is a lower hub height (50m vs 55m) and lower total height (76.5m vs 81m). Noted in meeting that this new application has been very poorly communicated to affected parties. The Community Council received no notification that the previous application had been withdrawn and replaced, the new application only being picked up via a manual search of the planning application site (as done periodically). In addition, residents living next to the proposed site, in attendance at the meeting, noted that they had received no notification of the new application and only learnt of it via contact from CC members. Also noted that the press advert notification for the application was only published by Aberdeenshire Council in the Ellon Times – all in attendance thought this completely unacceptable, and that the planning department should be using papers that would actually be read by local residents affected by the application (e.g. the Press and Journal). Affected residents in attendance discussed their concerns about this new proposal, objections to be submitted shortly after consultation with an expert they have had to hire to provide technical guidance. Noted that the application appears to ignore the cumulative effect of the nearby (proposed) Hill of Fare Windfarm. The material planning concerns raised in the previous application still appear valid; thus, CC members agreed unanimously to submit an objection to the application. Secretary to draw up this objection statement, to then be sent out to CC members for approval before submission.</p>	<p><b>Info.</b></p> <p><b>Info.</b></p>
<p><b>12</b></p>	<p><b>Cluny/Sauchen Issues</b> Concerns have been raised to the secretary that since the introduction of the 20mph speed limit, anecdotally there appears to be more speeding on the 60mph zoned sections of the roads in the area (drivers “making up lost time”). Concerns to be sent to Police Scotland, though all recognise that enforcement is a challenge at moment due to their limited resources.</p> <p>Cllr Iris Walker provided by email an update on the Backhill adverse camber work (Cluny-Kemnay road). <i>“The remaining work on Woodend Ditch will hopefully take place early May with surface dressing of this section included in the programme of works also”.</i></p>	<p><b>Info.</b></p> <p><b>Info.</b></p>

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<b>13</b>	<p><b>Midmar Issues.</b> None noted bar the new contentious wind turbine proposal at Auchorrie (Section 11 above).</p>	<b>Info.</b>
<b>14</b>	<p><b>Monymusk Issues</b> Cllr Iris Walker provided by email an update regarding the concerns raised at the last meeting by Sir Archie Grant about how winter maintenance contracts are awarded and run. This is given below in full.</p> <p><i>"There was a query last meeting about how farmers can get on to the contract list for snow clearing. They should email <a href="mailto:Roads@aberdeenshire.gov.uk">Roads@aberdeenshire.gov.uk</a> to register interest. I asked about making the process more transparent. The service is looking to publish the routes covered by paid contractors/farmers, although not individual names."</i></p> <p>Robin Worsman commented that the Gravitare NE proposal is proving highly contentious with concerns being raised by some that the CC is not representing all residents. The Chair and other CC members refuted this view, noting that the CC has demonstrably been impartial and transparent in all dealings with both sides of the argument.</p>	<b>Info.</b>          <b>Info.</b>
<b>15</b>	<p><b>Any Other Competent Business (AOCB)</b> None</p>	<b>Info.</b>
<b>Next meeting date – 7:30pm, Wednesday May 6<sup>th</sup> 2026, Midmar Hall</b>		

Chairperson – 

Date - 06.05.2026