

Minutes of the Cluny, Midmar & Monymusk Community Council Meeting
Held at Monymusk Hall, 17th June 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.	Graham Tarn-Dyson	gtd.monymusk.cc@gmail.com	✓	
Monymusk C.C.	Robin Worsman	worsmanrobin@gmail.com	✓ (Via Zoom)	
Secretary/ Cluny C.C.	Ian Forbes	secretarycmmcc@gmail.com	✓	
Open Positions 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		
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
c.6	2 - Sgt Christensen (Police Scotland), Cath Parker (HES)

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	AGM Meeting Minutes – Meeting started at 7:30pm	Action
1.	Welcome and Apologies Frank Murray chaired meeting. Zoom Meeting operational, Robin Worsman in attendance via this. Apologies from Ward 13 Councillors, Cllrs Walker, Joji and McKail. Apology from CC councillor Lesley Tierney.	Info.
2.	Adoption of minutes of last AGM Accepted as fair reflection of meeting. Proposer Mark Lappin, seconded by Sarah Flavell.	Info.
3.	Chair Report for year with thanks Frank highlighted ten main points for the year 1. Thanks are given to all CC members for their dedication and work over the past year. 2. Need to emphasise that the Community Council is here for all residents. 3. CC had their first meeting in Millbank Hall, this will now be a regular venue for meetings going forward. 4. Established that the 33 house development in Millbank, that now has planning permission in perpetuity, is on hold until it becomes financially viable to build. Also at Millbank, there have been recent discussion as to how the existing playing field/bowling green area can be updated for the benefit of the local community. This discussion is ongoing but success depends on more volunteers coming forward. 5. Attended a Community Council roundtable discussion at Holyrood earlier this year, with attendees from as far away as Shetland and Orkney – all of whom paid their own way. In total, attendees representing c.700000 people. Disappointing to see that, even with this level of community commitment, Scottish Government representation was minimal (Gillian Martin attending for only c.30mins) with the overriding sense after the meeting that the government priority is to push through with controversial projects wherever possible, even at significant cost to local communities. 6. The Gravitare NE project at Pitfichie was first raised to the attention of the CC over the past year and is proving to be controversial with strong opinions from both sides of the argument. 7. Saddened to see the recent wilful fire-raising and vandalism of the standing stones in Monymusk. An update on this will be given later in the meeting. 8. CC warnings over many years about the badly designed Kirkwood Estate in Sauchen came to a head last month with the closure of the only access road to the estate by Scottish Water for 2.5 days, so preventing all vehicular access to 91 houses. The response from Aberdeenshire Council was woeful and effectively residents were left to find a solution. 9. The next LDP is now being prepared and so far we have heard of developers wishing to build 243 houses in the CC area, the vast majority being in Sauchen (165 houses). The CC will watch things closely and make all effort to prevent a repeat of the many issues seen	Info.

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	in the Kirkwood Estate in Sauchen. 10. Attended the SEN public enquiry on their proposed Kintore-Tealing line. The pylons associated with these are much taller than the public are used to, and there has been a lot of opposition in the areas most affected by the proposal. In this CC, the proposed pylon line runs across the very far east of the area near Dunecht. It would appear that if the line is approved, it will already be at capacity when complete. Thus, SEN are already looking at a further two similar pylon lines – most likely to be proposed to run along the route of this Kintore-Tealing proposal.	
4.	Financial Report including the annual accounts Judith Stokoe provided a statement of account for the community council for the financial year ended 31st May 2026. This has been audited and approved by an independent body. After review, all in attendance approved of the contents.	Info.
5.	Election of Office Bearers The election of office bearers declared as follows – all positions were uncontested with unanimous votes for all candidates. Chair – Frank Murray (Proposer Sarah Flavell, Seconder Judith Stokoe) Vice-Chair – Robin Worsman (Proposer Sarah, 2nd proposer Graham Tarn-Dyson) Secretary – Ian Forbes (Proposer Mark Lappin, 2nd proposer Sarah) Treasurer – Judith Stokoe (1st proposer, Robin Worsman, 2nd proposer Sarah)	Info.
6.	Meeting Frequency and dates confirmation Group agreed to retain the current six-week timing for meetings and to retain the 19:30 start time. Group agreed to retain the current meeting rota of Midmar-Monymusk-Millbank Halls. Group agreed to retain current meeting format where possible (hybrid, in person and via Zoom). Carrying forward from the confirmed dates for 2026, the proposed dates for 2027 are as follows (six-week schedule). Ian Forbes to confirm hall availability, with formal confirmation of dates at the next CC meeting. 2027 MEETING DATES • JANUARY 13TH - MIDMAR HALL • FEBRUARY 24TH - MONYMUSK HALL • APRIL 7TH - MILLBANK HALL • MAY 19TH - MIDMAR HALL • JUNE 30TH - MONYMUSK HALL (INCLUDING AGM)	Info.

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	• AUGUST 11TH - MILLBANK HALL • SEPTEMBER 22ND - MIDMAR HALL • NOVEMBER 3RD - MONY MUSK HALL • DECEMBER 15TH - MILLBANK HALL	
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	Normal Business Meeting Agenda Item	Action
1	Welcome and Apologies Meeting chaired by the CC Chairman Frank Murray. Apologies from Ward 13 Councillors Cllrs Walker, Joji and McKail. Apology from CC councillor Lesley Tierney. Zoom Meeting operational, Robin Worsman in attendance via this.	Info.
2	Conflicts of interest None declared.	Info.
3	Adoption of minutes of previous meeting Accepted as fair reflection of meeting. Proposer Judith Stokoe, seconded by Sarah Flavell.	Info.
4	Police Scotland Update No general summary report received since last meeting. Update on the wilful fire-raising and vandalism in Monymusk on the 15th May 2026. Chair thanked Sgt Christensen (Police Scotland) and Cath Parker (HES - Historic Environment Scotland) for attending the meeting to give all in attendance an up-to-date report on developments leading on from the wilful fire-raising and vandalism that took place in Monymusk the evening of 15 th May 2026. This saw paint and fire damage to the standing stones and ancient woodland located immediately to the NW of the village (photos below). what3words location - ///centrally.pets.aliénated https://w3w.co/centrally.pets.aliénated HES site reference - https://portal.historicenvironment.scot/apex/f?p=1505:300:::::VIEWTYPE,VIEWREF:designation,SM12008 Attempted fire-raising was also done to woodland near Monymusk House.	

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Sgt Christensen reported to group that, following extensive local enquiries, a 15yr old boy (living from outwith the area), and identified as the ringleader, was charged for these offences two days ago and will be reported to the relevant Youth Justice Authorities.

This will be reported to the public via the usual social media channels in the coming days.

Other children noted in the group that caused the damage have been identified and their parents have received police visits.

Robin Worsman noted that it's important that the consequences of this illegal activity is made very clear to all, to prevent any reoccurrence.

Sgt Christensen then excused himself and left the meeting.

Cath Parker from HES gave an update on the repair to the standing stones.

The stones are legally protected but are in the ownership of Monymusk Estate. A Heritage Impact report is being prepared, and once that is complete, we'll be in a better position to understand how to best repair the stones. HES have a dedicated fund that can be accessed by landowners to help defray the cost of reinstatement.

Sir Archie Grant from Monymusk Estate commented that he would like to involve the local primary school in the reinstatement work, where possible, and has commissioned a report to detail the level of damage and cost involved.

A member of the public in attendance asked Cath why the cost of the repair could not be billed to the parents of those responsible. Comment that police do not have the power to demand that.

Chair thanked Cath again for her attendance.

5 Update on Gravitare NE Pitfichie MTB Proposal

Chair started by noting that the development proposal is generating an ever-increasing amount of work for the CC.

Noted that since last meeting, there have been a large number of complaints received from some residents living close to the start/end of the Pitfichie trails.

A lot of this leading on from an MTB event held by Dialled in Downhill (DiD) at Pitfichie on the 23rd/24th May 2026.

This has included allegations of trespassing over private ground, urination in

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	public, damage to property, antisocial behaviour and potential disturbance to legally protected Goshawks. These allegations have been raised directly by the residents to both local and national Forestry and Land Scotland (FLS) managements. The CC has also sent an email asking for clarification on how the event was managed by FLS. Chair noted that the allegations are serious and do nothing to help the case for any new development. Comment by CC members, after detailed discussion, that the existing approval and monitoring system for events seems to be failing to meaningfully control and manage the irresponsible behaviour of a handful of people, so spoiling it for all. Also seems to not take into account other impactful issues for local residents like ground water security. Mike Wilkes (Chair, Gravitare NE in attendance at meeting) commented that he is disappointed at hearing of the alleged misbehaviour at the DiD event but emphasised that Gravitare NE were not involved in the setting up and running of this. Suggested that their new proposal included items that would help address some of the complaints (e.g. on-site toilets). Of view that all critical feedback is valuable as helps to refine their proposal. Regarding the wildlife disturbance, Chair noted this has serious legal ramifications and asked why events are held during the nesting season, would it not be wiser to hold these types of events later in the year. Local resident living adjacent to last event commented to attendees that the issue is not just the “official” events. The issue is broader thanks to usage of the site even late in the evening after dark, with the associated light and noise disturbance. Noted that of opinion based on research/comments that the window for no disturbance for the Goshawks is End March-End Sept.	Info. Info. Info. Info. Info.
6	Millbank Playing Field – Update on exploratory discussions to upgrade the current site Chair commented that exploratory discussions are continuing and there has been some good positive feedback to date. What is noted from comments received is there is a lack of all-weather (astro) availability in the area in the winter, so definite demand. Also noted potential to update the tennis court to allow usage for the likes of Netball. Challenge lies in getting enough committed interest in taking the project further. Going forward, plan is to hold an onsite meeting at Millbank with all potential stakeholders in August (most likely before schools go back).	Info. Info. Info.
7	Matters arising from 6th May 2026 meeting/actions update Aberdeenshire Community Council Networking Event (26th Sept). Ian has confirmed the CC attendance at this. Robin and Graham confirmed they held a meeting on 14th May with Mike Wilkes of GNE, meeting at Pitfichie before walking around the bottom area used by the recent MTB events. Meeting mainly discussed how to improve communication between GNE and the local community/CC members. Mark and Robin confirmed they held a meeting with Doug Bleasdale of the	Info. Info. Info.

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	Aberdeenshire Trail Association (ATA) on the 16 th May to see how the ATA are operating at Pitfichie in regard to the MTB trails.	
8	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 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 - https://cmmcommunitycouncil.org/ APP/2026/0762 - Erection of Domestic Garage, Gatehouse Of Kebbaty, Sauchen, Aberdeenshire AB51 7QL No objection or further community council involvement required. APP/2026/0731 APP/2026/0945 - Demolition of 2 Dwellinghouses and Erection of Dwellinghouse (Change of House Type to Planning Permission APP/2025/0037) Millbank Cottage Millbank Sauchen Aberdeenshire AB51 7RX Dissenting opinion amongst group. Noted that this house type change application has come almost immediately after the demolition of the listed building. The approval of that demolition included a plan in the application, by the applicant, to retain a visualisation of the now demolished building in the design of the new property. This new application removes that visualisation entirely. To some of the CC members this puts into question the sincerity of the original application. All agreed that all parties involved should and could have done better to preserve the heritage of this site. Chair instructed that individual councillors are free to make their own application comments but considers the official CC position closed.	Info. Info.
9	Financial Position and Community Council Expenditure Treasurer updated group. Current Balance unchanged from last meeting at £1997.31	Info.
10	Cluny/Sauchen/Millbank Issues Ian Forbes noted that the planned 5-day closure by Scottish Water of the only access road to 91 houses in the new Kirkwood Homes estate in Sauchen in Mid-May was actually completed in 2.5 days. In that closure time, affected residents and other services (e.g. delivery vans) were unable to access the estate. With that expediency, the suspicion is that there was increased public cost, and it only came about after a lot of local complaints and senior political intervention.	Info.

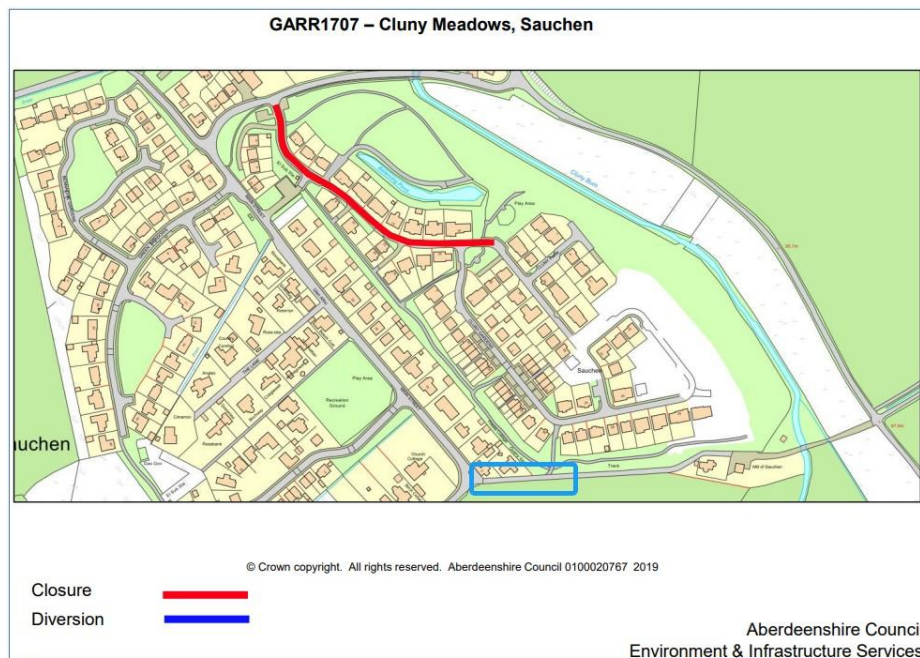
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Overall residents thought the situation was badly handled by all involved. The dismissive attitude of Aberdeenshire Council did not help matters, especially with comments like this

“Any questions regarding access during the closure of the reasonings behind this particular road closure are to be directed to Scottish Water as they will have more information on the specific reasoning for this road being closed and the planned access/traffic diversion during their work.”

The CC find that response completely inadequate as the road is owned by the council and thus ultimately liable for access and associated public safety issues.

As such, the issue has been raised in the recent Garioch Community Council Forum and the CC awaits official feedback from Aberdeenshire Council. Local residents are also independently pursuing the issue to prevent a reoccurrence in the future.



Ian noted that consultants acting on behalf of the landowner of one of the proposed development sites in Sauchen have asked to meet the CC. Group agreed to meet them in the future, ideally after finding out whether or not the site has been given “preferred” status by Aberdeenshire Council planners in their upcoming report.

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11 Midmar Issues.

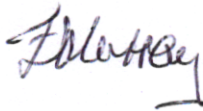
Chair noted that the HoF Wind Farm proposal is still under consideration. Noted that for the Auchorrie Farm proposal (APP/2026/0348) the planning framework actively encourages the repowering of existing turbines, so any removal of these is unlikely.

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12	Monymusk Issues Robin noted that road closures are happening in area at very short notice/no notice at all with no apparent competent safety assessments. Recent example is work on a Fibrebox in Monymusk at entrance to one of the main residential roads, where the box is so high that it blocks the view of oncoming traffic. Robin and Monymusk Estate to investigate. Donview Centre CATS application continues to proceed forward. FLS issues outwith Pitfichie noted. Lack of communication of closure of Donview car park earlier in the month – Kemnay CC was notified but not this CC. More reported issues with the Stay the Night scheme at Donview, lack of policing of the scheme by FLS evident and leading to ongoing resident complaints. Mark Lappin highlighted continuing issues with the waste collection in the area. So far this year, had seven missed collections, the blue bin service being the least reliable. Noted that even when picked up, bins are often left with little regard to safety, for example bins being left in middle of the driveway such that you have to stop your car on the main road to clear it to access the property. Letter of complaint already submitted to Aberdeenshire Council/Local MP.	Info. Info. Info.
13	Any Other Competent Business (AOCB) None	Info.
	Next meeting date – 7:30pm, Wednesday July 29 th 2026, Millbank Hall	

Chairperson –



Date - 29th JULY 2026