

Minutes of the Cluny, Midmar & Monymusk Community Council Meeting
Held at Millbank Hall, 29th July 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	✓	
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	✓ (Via Zoom)	-
	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

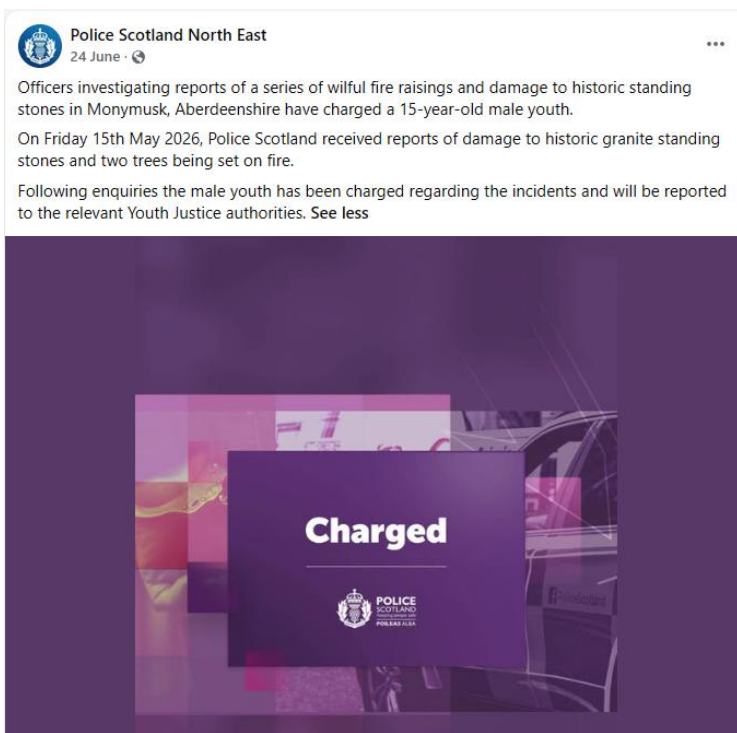
Facebook – <https://www.facebook.com/groups/738161263007490>

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

Members of Public	Invited Guests
4	0

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	Meeting Agenda Item	Action
1	Welcome and apologies Meeting chaired by the CC Chairman Frank Murray. Apologies from Ward 14 Councillor Jeff Goodhall. Zoom meeting active with Cllr Iris Walker attending via this.	Info.
2	Conflicts of interest None declared.	Info.
3	Adoption of minutes of previous meeting Accepted as fair reflection of meeting. Proposer Sarah Flavell, seconded by Judith Stokoe.	Info.
4	Financial Position and Community Council Expenditure Treasurer updated group. Current Balance £1904.31. Annual grant from Aberdeenshire Council likely to be paid in the Autumn (after submission of all required documentation).	Info.
5	Matters arising from 17th June 2026 meeting/actions update Update on the wilful fire-raising and vandalism in Monymusk on the 15th May 2026. As indicated by Police Scotland at the last CC meeting, a social media post was released detailing publicly the charging of a 15-yr old male youth for the vandalism/fire-raising. Monymusk Estate are keen to involve the local primary school in the renovation of the site in the coming months. Repair cannot start until at least three quotes are received for the repair work, only one received so far.	Info.



Millbank Playing Field – Site Upgrade

Onsite meeting between key potential stakeholders and Cluny Estate will take place at Millbank on 9th August, update to be given at next CC meeting. Amongst others, representatives from Millbank Hall, Kemnay FC and the local bowling club will be attending.

Some real enthusiasm to get this project up and running and the CC will help wherever possible.

Area being discussed enclosed within the yellow line shown below.



Info.

Sauchen – 3-day closure of only access road into the Kirkwood Cluny Meadows Estate

More detail has emerged from residents affected by the closure that reinforce the feeling that the situation was badly handled.

It transpires that residents were unable to get any of the emergency access routes opened as nobody knew (council, contractor, Kirkwood Homes) who had the keys for the bollards that block the routes normally. Thus, had there been a real emergency, vehicular access would only be achieved by physically demolishing/removing them – as one resident rightly noted, what ambulance carries the likes of a Hydraulic Cutter to achieve this, thus forcing the attendance of the fire brigade, an action likely to lose precious time.

Local residents continue to press for answers and assurance that this cannot happen again, CC to help as required.

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Sauchen – Meeting with Potential Housing Estate Developer 22nd July

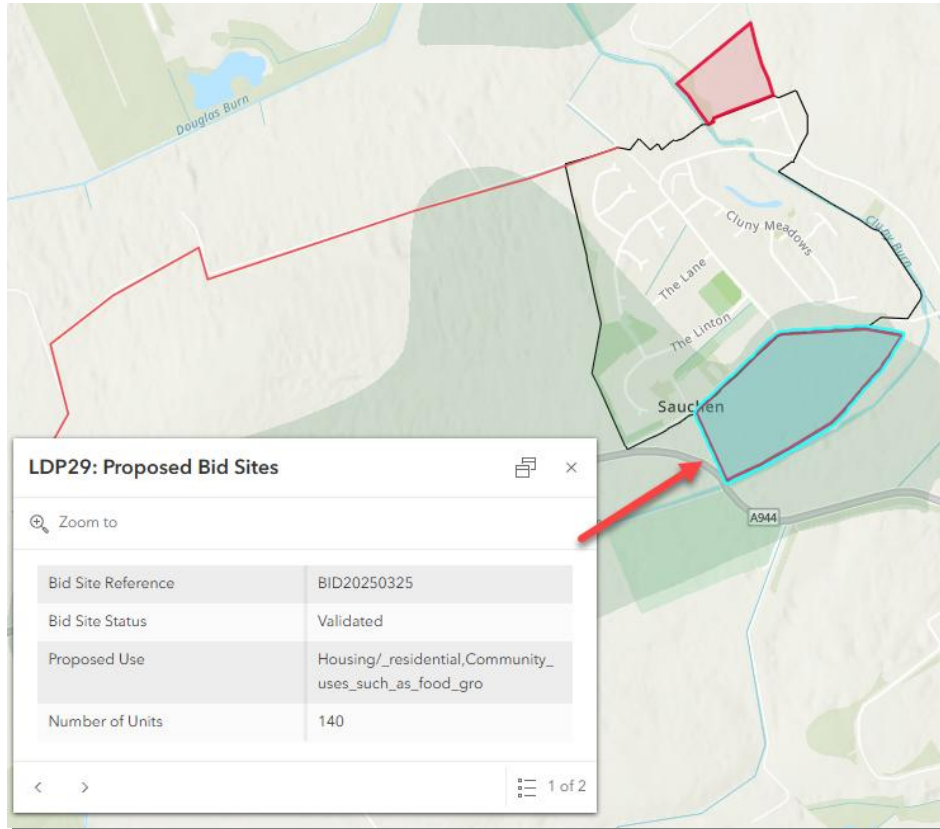
CC members had a brief onsite meeting with the owners of the southern most LDP bid proposal site in Sauchen (Hallam Land, 6.4Ha Field with up to 140 houses).

Aberdeenshire Council have still to indicate whether or not this is one of their “preferred” sites in the [ongoing 2029 LDP discussion](#). CC and the public will have a chance to make formal comments later in the year.

CC members shared with the developers’ thoughts on appropriateness of the

Info.

site and the challenges, including the proximity to the Cluny Burn and the poor flood resilience in the immediate area due to the infilling of a large section of the floodplain by Kirkwood Homes. Positively, there seems to be a commitment to include a community facility in the development, though details will not be clear until later in the LDP process.



2027 Meeting Dates

Ian Forbes confirmed to group the meeting dates/time and venues for the CC in 2027. These are given below.

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)
- AUGUST 11TH - MILLBANK HALL
- SEPTEMBER 22ND - MIDMAR HALL
- NOVEMBER 3RD - MONYMUSK HALL
- DECEMBER 8TH - MILLBANK HALL

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6 Police Scotland Update

None received, though new revamped police reports are due to be released to local CC's shortly.

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7	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/ No new planning applications since the last meeting.	Info.
8	Update on Gravitare NE Pitfichie MTB Proposal Chairman began by noting that the project is overwhelmingly dominating CC business with strong views being expressed to the CC from both sides of the argument. Chairman from Gravitare North East (Mike Wilkes) asked to be allowed to speak to group, chair allowing this. Mike commented that the CATS application and associated Planning Application has been submitted and will likely go public in the near future. CC members commented that there would likely to be a short window for public comment after that, potentially falling between scheduled CC meeting dates. Noted that CC had clarification from Aberdeenshire Council that it does not have to directly oppose or support project, third option of collating and relaying views of the community. Mike reiterated that GNE are a charity and are committed to support the local community as well as the MTB community. Requested that the CC consider on an equal basis all representations on the subject (oppose, support) – Chair commented that this was always going to be the case. Large collection of supporting documents has been submitted to Forestry and Land Scotland and will be made public on their website in due time, documentation including site operations plan. Offered to take CC members on a site tour of the Tarland MTB facility, Robin Worsman commenting that of view that Tarland not a comparable setup to what planned at Pitfichie. CC Chair (Frank Murray) noted that lot of planned construction work if proposal approved, asked will GNE confirm that all of the site will be open to all types of users after completion. Mike confirmed yes. Frank asked for clarification on who would manage/run events on the site – Mike clarified that GNE would be the operator. Ian Forbes asked how many employees there would be to help run the site. Mike commented that there would be none, it would be run by volunteers. Ian asked if GNE planned to organise and run a meeting in Monymusk after the CATS application/Planning Application become visible to the public. The meeting to help the local community to understand what is being planned and give chance to ask questions. Mike confirmed that this was planned. Member of public asked how GNE planned to manage the extra volume of traffic the development would create. Mike commented that a traffic study	Info.

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	has been done, and that as part of the planning application, Aberdeenshire Council's roads department will also study and advice. Initial indications are that GNE will need to build c.7 new laybys on the single-track road leading up to the proposed car park. Disagreement noted about projected volume of traffic, Mike commenting that ultimately only a limited number of uplift tickets will be sold per day, so managing volume. Member of public noted of opinion that lot of MTB riders have electric bikes and have no need for the uplift service. Mark Lappin noted that previous MTB events at the site have been controversial and disruptive for neighbouring residents, in addition to unauthorised trail construction taking place. Can CC be assured that such bad behaviour will be better managed if GNE take over running of the site and will the public see a proper mechanism for accountability. Member of public noted of opinion that if GNE became operator, they have potential to do a better job than FLS who are stretched for resources; GNE potentially more connected to success/custodianship of site. Mark reiterated that need a strong codified operations plan with complete transparency to the public. Robin noted that it should not be up to local residents to help police activities as has happened in past. Ian asked how would members of the public be able to complain if they were unhappy at the response from GNE as the operator, what appeals process would there be. To be confirmed but likely FLS as they would retain ownership of the site.	
9	Cluny/Sauchen/Millbank Issues No new issues, see section 5 for discussion on ongoing issues in the area.	Info.
10	Midmar Issues Lesley Tierney noted that, since discussing the school roll forecast at the 6th May CC meeting, there has been limited progress made with Aberdeenshire Council in determining how they are deriving the numbers. It is noted that consecutive school roll forecasts show wild variations in numbers, even though there has been no material change in local variables (e.g. number of houses available). Midmar School Parents Council is not allowed to raise a complaint into the lack of transparency from Aberdeenshire Council via the SPSO, so are looking into potentially doing so via one of the parents at the school. Cllr Iris Walker forwarded the name of someone that could be contacted in Aberdeenshire Council to discuss further the school number forecasting. Thanks to this an invitation will be made to invite them (via zoom) to attend a future cc meeting to discuss this further.	Info.
11	Monymusk Issues Although first reported to the council 18months ago (and repeatedly reported since then), a long series of potholes along the only access route into the St Andrews estate have still to be repaired. These can be seen on Google Streetview, link below. https://maps.app.goo.gl/4SaVT11QjMNDZaHy5	Info.

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	 Road deterioration now so bad that cars are having to use the opposite side of the road to avoid the worst of them. Residents to put more pressure on council to inspect and resolve issue in weeks ahead, CC to intervene if required. The CATS application for the Donview Centre continues to progress forward, though slowly. Continuing issues with the misuse by some individuals of the “Stay the Night” scheme at the Donview Centre Car Park, including the dumping onsite of human waste. Local residents to have meeting with Forestry and Land Scotland. https://forestryandland.gov.scot/visit/destinations/donview/visitor-information	Info. Info.
12	Any Other Competent Business (AOCB) Nothing raised.	Info.
	Next meeting date – 7:30pm, Wednesday September 9th 2026, Midmar Hall	

Chairperson –

Date – 9th Sept 2026

