Minutes of the Cluny, Midmar & Monymusk Community Council Meeting
Held at Midmar Hall, 9th Sept 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		✓ (partial attendance)
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	✓	-
	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
1	0

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	Meeting Agenda Item	Action
1	**Welcome and apologies** Meeting chaired by the CC Chairman Frank Murray. Apologies from Ward 13 Councillor Fatima Joji. Apologies from CC members Lesley Tierney and Judith Stokoe (Judy only able to attend agenda item 8 due to conflicting meeting). Zoom meeting active but no-one joined online.	**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 Mark Lappin.	**Info.**
4	**Financial Position and Community Council Expenditure** Treasurer updated group prior to meeting via email. Annual administration grant (£1089.41) has been received from Aberdeenshire Council. Current CC Bank Balance £2771.32. Discussion regarding Aberdeenshire Council plan to base annual grant on administrative expenses only. Comment from Mark and Sarah that best to spend more now to ensure larger grant next year. Alison Cumming (Garioch Area Committee Officer Aberdeenshire Council, in attendance) reminded group that CC finances received this year, and in all subsequent years, cannot be used for any discretionary grants – must be used only for administrative expenses like IT and Hall Fees and expectation going forward for these expenses to be clearly itemised and justified to allow informed discussion regarding future grant amounts. If CC want to make discretionary grants, they need to finance this via other routes (or use the remaining reserves held in the CC bank account).	**Info.**
5	**Matters arising from 29th July 2026 meeting/actions update** **Millbank Playing Field – Site Regeneration** Onsite meeting between key potential stakeholders and Cluny Estate held at Millbank on 9th August. Amongst others, representatives from Millbank Hall, Kemnay FC, Netball and the local bowling club were in attendance. Very positive meeting with strong desire to get this project up and running. Area being discussed enclosed within the yellow line shown below. Cluny Estate have given permission to proceed with next stage of project, including planning the setup of a committee. They have also facilitated that the group can meet with a specialist consultant in this subject, meeting to be held 14th Sept. Update on this to be given at next CC meeting.	**Info.**

	 **Aberdeenshire Council Local Development Plan 2029** **Public Information Site =** Here Aberdeenshire Council have informed local Community Councils of their initial assessment of proposed bid sites. Asked for informal CC feedback on these thoughts, to be submitted by 23rd Sept. After appraisal, these thoughts may be used by the planning department to revise the assessment prior to the public release/formal consultation period for the public and bodies like the CC, planned for the end of this year. CC members agreed to provide informal feedback prior to the Sept 23rd deadline. **Aberdeenshire Community Council Networking Event (26th Sept).** Ian Forbes informed group that Aberdeenshire Council have cancelled the event due to low attendance numbers, making the event not cost-effective. CC has instead been encouraged to use the quarterly Marr and Garioch Community Council Forums for networking.	**Info.** **Info.**
6	**Police Scotland Update** None received. New Police Inspector has been appointed for the Garioch Area, CC has updated them on current concerns. New inspector hopes to attend in person the CC meeting on 13th January 2027.	**Info.**
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/ **APP/2026/1243 - Erection of Replacement Dwellinghouse, Alterations to Workshop Roof and Alterations and Extension to Car Port Causeyton Cottage, Tillyfourie, Inverurie, AB51 7SA** No objection or further community council involvement required. **APP/2026/1295 - Formation of Bike Trails, Car Park, Toilet and Associated Works, Pitfichie Forest, Monymusk** See Section 8 below.	**Info.** **Info.**
8	**Update on Gravitate NE Pitfichie MTB CATS application and APP/2026/1295** Chair began by noting that since the last CC meeting on the 29th July, Gravitate NE (GNE) have formally submitted the CATS application and associated planning application for the project. Accordingly, there are tight deadlines that need to be met, with the CATS application deadline for comments being 18th Sept and the planning application comment deadline on 23rd Sept. Due to the tight deadlines, CC was approached by members of the local Monymusk Community to facilitate a public information meeting with representation from the developer and Forest & Land Scotland (FLS). This arranged at short notice and held Monday this week in Monymusk Hall (7th Sept). Both FLS and GNE gave short presentations on the project and their role therein, with a Q&A session after each. For both, questions were submitted by the public in written form and were asked anonymously to the relevant party by the CC Chair. Overall opinion is that the meeting was productive, with 53 attendees. Chair noted that as both comment deadline dates are before the next CC meeting on the 21st Oct, the CC position for both applications needs to be settled. Requested that each attending member discuss what position they hold for the applications – oppose, support or no-position. Judith Stokoe arrived into meeting and Chair gave quick overview of the above for her benefit. Chair began by noting that he has listened to and spoken to many proponents for and against the project and is conflicted. However, of opinion now that there are some critical questions that GNE have still to address and they should consider withdrawing the applications, address these questions satisfactorily, and then reapply. Accordingly, cannot support the applications as submitted. Sarah Flavell noted that of opinion that FLS are currently not managing the site well, with regard to MTB activity, and that the applications need to be supported as it would make management of the site more visible, reactive and accountable. Accordingly, supports both applications as submitted.	**Info.**

	Mark Lappin noted that getting kids outside and away from the likes of their phone has to be always encouraged, was impressed by number of young involved in trail maintenance for example. Noted that FLS's no1 priority is amenity, which this project fully represents. Supportive of project as long as there is full accountability, confident that issues highlighted by some in the community would be addressed. Accordingly, supports both applications as submitted. Graham Tarn-Dyson noted that he had spoken with local MTB riders and asked what does this project give to them that wasn't already available on the site. Noted that there was no clear answer suggesting that sufficient amenity is already available on site for MTB riders. Noted that, more conclusively, it has generated a lot of anxiety in a significant proportion of the local community (polarised opinion). Need a correct balance of amenity and community, something that would not be achieved if applications approved. Accordingly, opposes both applications as submitted. Ian Forbes noted that the forest and FLS are going nowhere – thus the urgency in pushing the project lies entirely with GNE. Noted that many of the representations received have identified material points not identified and addressed in the documentation presented by GNE to FLS and Aberdeenshire Council (and which alone will be used in their deliberation). Thus, of opinion that GNE should consider withdrawing the applications and resubmitting after addressing the raised concerns/knowledge gaps. Noted that had a full iterative consultation with the community been done as promised, prior to final submission, a lot of the raised issues would have been highlighted and hopefully addressed (and in turn minimising community anxiety). Accordingly, opposes both applications as submitted. Judith Stokoe noted that the scale of the project was of concern and could lead to overdevelopment of the Monymusk area, especially with no infrastructure improvement. Concept of involving kids laudable, but not happy about the uplift proposal. Concerned that the charging aspect would restrict usage of the site to a privileged section of the public. Questioned financial sustainability, especially as to where the large sums of money required would come from, as proposal suggests it is coming only from public bodies. Accordingly, opposes both applications as submitted. Robin Worsman noted that Pitfichie already had c.20km of existing MTB trails. Proposal suggests new trail on the steepest side of the hill, thus by nature aimed at experienced riders only. Concerned that submitted plans show a new trail less than 200m from a known raptor nest, poor consultation. Also has concerns over financial viability of site. Applications have ignored the protected water supply status of part of the site. Of opinion that aspects of road construction for the uplift service omitted in planning application, if included would make application a major development and thus subject to more intense public consultation, that of opinion needed due to the many material concerns identified in the submitted public representations. Accordingly, opposes both applications as submitted.	

	Chair noted that in conclusion, by a majority vote of 5 vs 2, the view of the Community Council is to oppose both applications as submitted. Secretary to formalise a statement for distribution and approval by CC members before submission before the comment deadlines.	
9	**Cluny/Sauchen/Millbank Issues** See section 5 for discussion on regeneration of the Millbank Site. Ian Forbes noted that he has received a couple of comments noting concern about the speed of tractors passing through Sauchen (and noisy usage up to 1am in the morning). Judith Stokoe also commented that similar speeding issues seen in Midmar area. Concern to be passed onto Police Scotland. Ian noted that broken and unsafe fencing in the play park has been reported to the CC due to inaction from Aberdeenshire Council (report made by resident two weeks ago to the parks department with no response back). Ian has raised this with the council and Cllr Iris Walker has also kindly intervened.  Ian noted local concern at how long the Castle Fraser-Dunecht road remained officially closed due to an unsafe tree, taking nearly six weeks to resolve (tree cleared earlier in the week). Local social media sites noting how many people ignored the closure notice after discovering that the road was not physically blocked off. Cllr Iris Walker updated group that the revised speed limit order for the Sauchen-Cluny Road was progressing and will hopefully be in place by the end of the 2026-2027 financial year.	**Info.** **Info.** **Info.** **Info.** **Info.**
10	**Midmar Issues** Judith Stokoe noted a request to investigate how a 20mph limit could be introduced at Comers as speeding issues are considered an issue there (limit is currently 60mph).	**Info.**

	Frank Murray noted that Midmar Hall and the Midmar Mens Shed had just received a visit from Princess Anne, Frank representing the Community Council. *Post CC Meeting (16th Sept 2026) Facebook Announcement of the visit given below* **Lord-Lieutenant of Aberdeenshire** 16 September at 18:10 · Her Royal Highness Princess Anne The Princess Royal visited Midmar Men's Shed and Community Hall, Midmar, where she was received by Deputy Lieutenant Rosey Walker. Her Royal Highness came to look at the original men's shed at Midmar and then the newly constructed men's shed, not quite finished, and met all concerned with funding, supporting and building as well as unveiling a plaque to mark Her visit. The building has amazing picture windows looking out to Bennachie. Then to the village hall which was celebrating 120 years of its existence, meeting the Fyffes who gave the land to the village for its perpetual benefit and meeting all the various groups who use the hall, as well as unveiling a commemorative plaque and cutting a cake. A wonderful visit! #midmar #mensshed #villagehall #communityhall #aberdeenshire See less 	**Info.**
11	**Monymusk Issues** Ian Forbes noted that Cllr Jeff Goodhall has sent an email to confirm that the potholes discussed at the last CC meeting in the St Andrews estate are planned to be repaired the week commencing 20th Sept. CC thank Cllr Goodhall for helping resolve this. Robin Worsman noted that there has been a partial road collapse on part of the Lord's Throat Road. Reported to Aberdeenshire Council for resolution.	**Info.** **Info.**

	Robin gave update on the speed gun project. Require two registered people to run it, and in Scotland data derived cannot be used to prosecute drivers (unlike England). Plan to train people shortly, five volunteers identified.	**Info.**
12	**Any Other Competent Business (AOCB)** Mark Lappin noted that there has recently been a number of local incidents where temporary roadworks have removed associated traffic lights over the weekend, but left the associated signs in place. Thus, drivers are getting habitualized into ignoring the importance of the signs, with potentially dangerous consequences in the future. Would like to see proper regulation of the works, that is, making sure the signs are lowered when the lights are removed.	**Info.**
	Next meeting date – 7:30pm, Wednesday October 21st 2026, Monymusk Hall	

Chairperson – **Date – 21st Oct 2026**