



## Minutes of the Meeting in at St Drostan's Hall, Insch

on Monday 26 January 2026

**1. Present:** – Sheena Lonchay (Chair and Insch), Diana Muriel (Rayne), Wally Rhodes (Treasurer and Leslie), Lynda Bain (Secretary and Chapel of Garioch), Duncan Thow (Chapel of Garioch and Balquhain), Janette Taylor (Insch), Mark Worsley (Chapel of Garioch), Gill Walker (Rayne), Alan Simpson (Leslie), Frank Musgrave (Oyne), Kevin Shand (Culsalmond and Colpy), Rab Riggs (Insch), Gordon Hood (Insch), Gill Bishop (Whiteford and Logie Durno).

Councillor Moray Grant.

**Members of the public** – James Massie (Culsalmond and Colpy), Anna Reid (Premnay), Isobel Moir (Insch), Anne Agnew (Insch).

Declarations of interest in 2 items – JT (Item 11 Logie House license) and FM (Item 4 Plot in Oyne).

### 2. Matters arising and approval of minutes of 24 November 2025.

Minutes approved. 2<sup>nd</sup> defibrillator at Insch deferred for more information. There is insufficient funding in BCC to adopt a 2<sup>nd</sup> defibrillator. The one at the fire station came with funding which is ring fenced.

**3. BCC Business a. Finance** – balance £2,751.85 which includes ringfenced £724.52 for the maintenance of the defibrillator at the fire station. Forecast for end of financial year £2621.35. Forecast income for 2026/27 from AC grant £1269.00 and SSE wayleave £268.00. Estimated annual expenditure £875.00. **b. Resilience - 1 Resilience insurance - BCC insurance** covers only BCC council members. *JT to contact other CCs regarding their risk assessments. More guidance is needed from Aberdeenshire Council on insurance.* **2 Grit bins and Sandbags** – there are 3 containers for sandbags in Insch and 1 cannot be opened. *JT to find out more about this as sandbags are running low and there may be sandbags in it.* Communities have asked for more sandbags and for grit bins to be retained/replaced. The council is phasing out provision of sandbags and is removing a large number of grit bins. A petition has been started although this may be too late for the budget. More volunteers are required in Insch. **3 Snow wardens** - £5m liability insurance required plus training and equipment. Therefore it is not practical. Query over how it would be coordinated. **4 Support from farmers** *MG to find out more about costs and allocation of work between paid contractors and farmers and unpaid volunteers. JT to put article in next newsletter with data on numbers and charges so that people have an idea of what it costs a farmer/contractor to clear roads/tow cars. LB to put forward for CC Forum next agenda.* Transparency is needed. Farmers have livestock to care for as well as clearing roads. **5 AC Debrief** *JT to respond.* Aberdeenshire Council look after vulnerable people and SEN have a vulnerable people register. AC has been clear that people should be able to look after themselves for 72 hours. **c. Newsletter** - JT has applied for funding (2 years). Next newsletter due 20 March. **d. Social media** – has been busy updating the community about the weather warnings. JT did an excellent job. JT will alter structure by posting then asking for comments. Those not on social media miss out on the useful posts and updates. **e. NESCC Forum** – draft

statement on major renewable energy infrastructure developments agreed. Statement omits mention of community benefits. Community benefit is standardised for windfarms. NESO held webinar for CC members. JT attended. They have been employed by the government to create a national strategy for energy provision. Webinar members indicated this is 2-3 years too late. The UK government has an energy strategy and transmission is reserved to the UK government.

Agreed Forum should continue and BCC should continue to be a members. Terms of Reference is required. *MW and DT to attend next meeting of NESCC Forum.*

#### **4. Planning**

##### **PLANNING APPLICATIONS RECEIVED IN DECEMBER 2025 - JANUARY 2026**

##### **Erection of Dwellinghouse (Change of House Type to Planning Permission APP/2022/0733)**

##### **Plot 1 Land At West Lodge Westhall Oyne Insch Aberdeenshire**

FM declared an interest in this application and withdrew from the meeting. FM was not involved in any planning discussions.

**Ref. No: APP/2025/2092 | Received: Thu 18 Dec 2025 | Validated: Thu 18 Dec 2025 | Status:**  
Awaiting decision

The site of this application lies to the north of the village of Oyne, just to the east of an unclassified public road that links the A9002 at Oyne to the A96. The site was subject to a Planning Application (Full) in September 2022, subsequently approved, for three detached four bedroomed dwellings. The principle of residential development on this site has therefore been established. The applicant activated the permission in September 2023 by completion of pre-commencement conditions. The current application focuses on the north most plot of the three plots given approval. The layout of the current application is significantly different from the original approved applications. Firstly the original approval was for an integral garage and four bedrooms, all of the bedrooms, on the second floor, the current application has a freestanding garage and five bedrooms; four on second floor and the master bedroom located on the ground floor. In addition whilst the original approval was orientated parallel to the unclassified public road, the new proposal is "L" shaped with the lowest side facing north.

It is worth noting that the original application generated an objection from Bennachie Community Council on the following grounds: road safety, impact on designed landscapes and wider landscape character, natural environment and loss of prime agricultural land. However these objections were all dismissed by the Aberdeenshire Planning Services.

Given that the site already has an extant approval for residential development and has already been consider against the principles of development, layout, siting and design, relationship with the wider landscape and natural environment, site servicing and protection of natural resources, I am of the view that no further objection should be made to this application.

##### **NO RESPONSE REQUIRED**

##### **Erection of Garage**

##### **East Wood Croft Culsalmond Insch AB52 6UQ**

**Ref. No: APP/2025/2071 | Received: Tue 16 Dec 2025 | Validated: Mon 22 Dec 2025 | Status:**  
Awaiting decision

This application is for the erection of a three car garage for domestic use, located off the B892 on a farm track at East Wood Croft, near Culsalmond. The house is in an isolated rural area and with the retention of trees on the site the proposed garage building will be well screened from the house. The garage will be 12 metres broad by 10 metres long and 3.9 metres to eaves height and 5.45 metres to the ridge. The building would be clad in grey composite cladding and have metal roller garage doors.

The proposed building, given the size of the residential plot, its isolated location and the screening of trees will ensure its subservience and relationship to the main building, the residence, on the plot.

**NO RESPONSE REQUIRED**

### **Erection of Agricultural Building**

#### **Land At West Knockenbaird Inch AB52 6TN**

**Ref. No: APP/2025/2072 | Received: Tue 16 Dec 2025 | Validated: Fri 19 Dec 2025 | Status:**  
Awaiting decision

The site of this application is located 2 miles to the north of Inch on the side of the Hill of Knockenbaird. The application is for the erection of a general purpose agricultural building of approximately 9 metres by 12 metres and 5.9 metres to ridge height. The building would be clad in juniper green box profile steel sheeting with a galvanised steel roller shutter door. The proposed building would add to a collection of large agricultural buildings on the site.

As part of a complex of similar agricultural buildings this proposal is an acceptable use in this location (see justification in Little Lediken application below).

**NO RESPONSE REQUIRED**

### **Alterations and Extension to Dwellinghouse**

#### **2 Wrangham Cottages Inch Aberdeenshire AB52 6TQ**

**Ref. No: APP/2025/1865 | Received: Mon 17 Nov 2025 | Validated: Mon 22 Dec 2025 | Status:**  
Awaiting decision

Wrangham is a small grouping of residential and agricultural buildings located about three miles north of Inch. The proposal is to extend a small cottage by demolishing a flat roofed extension and erecting a single storey link to a 1.5 storey extension.

The design of the proposed extension appears to be satisfactory and in accordance with NPF4 and LDP policies.

**NO RESPONSE REQUIRED**

**APP/2026/0056**

**Erection of General Purpose Agricultural Store with Grain Bin**

**Little Lediken Inch Aberdeenshire AB52 6UA**

<https://upa.aberdeenshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T8UTF4CAJPP00>

This application is for the erection of a general purpose agricultural building with grain bin on a farm located to the north of east of Inch near the A96. The proposed building is approximately 30 metres long by 18 metres wide and 8.55 metres at ridge height. The building would be clad at lower levels with precast concrete panels above which would be slate blue box profile cladding. The roof would be of grey fibre cement sheeting.

Planning Permission is generally not required to erect, extend or alter a agricultural building if it qualifies as permitted development. To qualify the area has to be under 1,000 sq m, be less than 12 metres high and less than 25 metres of a classified road. As this proposal fits within the criteria it would be classed as permitted development, and does not require planning permission. However it is normal for the applicant to submit, a "prior Notification" to the planning authority so the authority can check details and decide whether prior approval for matters like siting and design is needed. The proposed building would lie at the back of an existing grouping of residential and agricultural buildings and appears to be consistent the policies of development, layout, siting and design of NPF4 and LDP.

**NO RESPONSE REQUIRED**

**APPLICATIONS DECIDED IN DECEMBER 2025 - JANUARY 2026**

**Alterations and Extension to Dwellinghouse**

**7 Earl's Ree Meikle Wartle Inverurie AB51 5AF**

**Ref. No: APP/2025/1806 | Received: Wed 05 Nov 2025 | Validated: Fri 07 Nov 2025 | Status: Decided**

**APPROVED**

**Alterations and Extensions to Dwellinghouse**

**Mains Of Duncanstone Duncanstone Inch Aberdeenshire AB52 6YX**

**Ref. No: APP/2025/1718 | Received: Thu 16 Oct 2025 | Validated: Fri 17 Oct 2025 | Status: Decided**

**APPROVED**

**Erection of Agricultural Building**

**Land At West Knockenbaird Inch AB52 6TN**

**Ref. No: APP/2025/2072 | Received: Tue 16 Dec 2025 | Validated: Fri 19 Dec 2025 | Status: Decided**

**PRIOR APPROVAL NOT REQUIRED**

**Erection of Dwellinghouse**

**Land To East Of Mortimer's Way Auchleven Inch**

**Ref. No: APP/2025/0654 | Received: Tue 22 Apr 2025 | Validated: Thu 08 May 2025 | Status: Decided**

**APPROVED**

**Demolition and Erection of Replacement Dwellinghouse**

**Waterton Farm Whiteford Inverurie Aberdeenshire AB51 5ED**

**Ref. No: APP/2025/0057 | Received: Thu 16 Jan 2025 | Validated: Thu 16 Jan 2025 | Status: Decided**

**APPROVED**

**BESS at FAIRFIELD** is to be discussed at the Garioch Area meeting on 3 February 2026. The NESCC Unified Statement asks for a pause in developments. *GH to phone Aberdeenshire Council to alert them to the cumulative impact of small developments.*

**5. Police** – the draft newsletter is a starting point but more data is needed. *SL to engage with the police inspector for Garioch.*

**6. Roads and Transport –**

**A96 dualling** Although the Scottish Government have said they are still committed to the dualling the A96 from Aberdeen to Inverness, the A96 Corridor review published in June demonstrated that dualling the entire A96 is not the optimal solution. Traffic volumes between Inverurie and Fochabers do not meet Transport Scotland requirements for dualling and dualling is not consistent with the Scottish Government commitment to reduce car kilometres by 20% by 2030. The Corridor Review Refined Package of Interventions includes Improved Public Transport Interchange Facilities; Investment in Demand Responsive Transport and Mobility as a service; Linespeed, Passenger and Freight Capacity Improvements on the Aberdeen to Inverness Railway Line; Elgin Bypass and Keith Bypass; Targeted Road Safety Improvements and A96 Electric Corridor, which would cost £501m to £1b, compared to £2.5 to 5bn for dualling the A96 Aberdeen to Nairn.

BCC supports the Corridor Review Refined Package of Interventions as the best option for our community. There is no economic justification for dualling, commuting and business travel have fallen markedly since the pandemic, the proposed dualling route will not fix traffic problems in Inverurie and would destroy mature woodland and some of the best agricultural land in Scotland. Targeted Road Safety Improvements will allow early action on the A96 junction at Colpy where there have been two fatalities in recent years.

BCC confirmed during Scottish Government Consultation that we support the Refined Package of Interventions and wrote to all local MSP's asking them to represent our views. Despite the fact that the Scottish Government has no money so dualling of the A96 could not start before 2030 earliest when the A90 dualling is scheduled to be complete our local MP continues to press the Scottish Government to proceed with the A96 dualling. BCC representatives met with Harriett Cross, our local MP and Andrew Raeburn, her Head of Office. The meeting was hosted on a local farm north of Old Rayne so that she could see the impact both on loss of prime agricultural land and on Bennachie. Harriet recognised the need for urgent safety improvements at the Colpy junction and to address the disruption caused by commuter traffic in Inverurie. We agreed that a decision is required from the Scottish Government Cabinet Secretary for Transport early in the new year to avoid delay past the 2026 Holyrood elections. No decision stifles investment in the region and is the worst possible outcome.

The Scottish Government forgot to put any funding for the A96 in the budget. (After it was reported in the press, this has been corrected).

**National Speed Management Review** Plans to reduce the maximum speed on dual carriageways to 50 mph have been abandoned. The proposal to increase speed limits for HGV's from 40 to 50 mph on single carriageways and 50 to 60 mph on dual carriageways are still under review.

**Disabled Access, Insch Station** The Press and Journal have advised that funding planned to install lifts to improve disability access at Inverurie Station has been withdrawn. A decision on disabled access at Insch station is still awaited.

**Pitmachie Garage** – SEPA email confirmed contact has been made with a responsible party. They advised that they intend to have the site cleared and had already begun putting a plan in place to achieve this. SEPA is now working with this individual to support that outcome.

## **7. BCC subgroups**

**a Health NHS (Grampian) Annual Review meeting** NHS (Grampian) Annual Review meeting with Neil Gray, Cabinet Secretary for Health and Social Care and Christine McLaughlin the Chief Operating Officer of NHS (Scotland) took place on December 1st in Aberdeen. BCC representatives took the opportunity to have informal discussions with key NHS (G) and AHSCP attendees.

In the brief public Q&A session at the end of the meeting the minister, answering questions put by BCC confirmed that additional funding has been made available to resource home care, GP practices and community hospitals to alleviate pressure on ARI.

**Insch War Memorial Hospital** Insch Community Hospital Project Group was set up to review the Integration Joint Board (IJB) proposal to declare the hospital surplus. Although the IJB meeting was in July the first meeting of the Project Group was not held until December. BCC, the Friends of Insch Hospital, Insch Medical Practice and BLC are all represented on the group. The Head of AHSCP has acknowledged that the original process to close the in-patient beds in Insch was not well handled and that as a consequence there is a lack of trust from residents, but intends to push on with declaring the hospital surplus.

The first meeting did not agree the Terms of Reference. The next scheduled meeting had to be cancelled as it was in the middle of the Major Incident declared to deal with the extended snow

problems. The next meeting is scheduled for February 5th. BCC fully support the approach agreed with other local participants:

- the outcome residents want to see is the restoration and retention of in-patient beds.
- the Project Group must satisfy two different processes to consider a major change in 2022 when the beds were closed and now declaring the building surplus.
- the Group needs to be transparent, evidence-based, consider the loss of community hospital beds throughout Grampian and not just Inch, must have public consultation events for local residents and there must be publicity and press coverage to inform affected residents.
- we should establish whether each candidate for the forthcoming Holyrood elections supports the reopening of in-patient beds.

**Community Hospital Review** AHSCP are conducting a review of the entire Community Hospital estate. BCC members attended drop in sessions which were held in Inverurie and Huntly in October and November. BCC made a comprehensive submission to a public survey which ran until November 16th. A report on Phase 1 of the Review will be presented to the IJB on January 27th. It is intended that findings from the Inch Hospital Review will feed into the Community Hospital Review in 2026. BCC has asked to be represented on the Community Hospital Review.

*SL and MW to attend meeting 5 February 2026. IJB meeting – MW to attend. SL to discuss how to proceed with MW after reading papers.*

**b Correen Hills Windfarm Development** - no developments.

**C Local Place Plan** – ratified, verified and registered. FM commented that local community venues need to work together.

**d Paths and Green Space** – no report.

**8 Aberdeenshire Council – a Joint working of Community Councils to increase Aberdeenshire Council funding** – Alexander Burnett MSP to raise at Holyrood. **b** Flooding, ice and snow have created significant correspondence. Starting to decrease now. Cllr Grant to attend IJB and Area Committee this week.

**9 Chapel of Garioch/Pitcapple** – Work continuing on hall. Resilience – generator tested. Request for cones to mark potholes, especially those under water.

**10 Culsalmond/Colpy** – a local resident has agreed to pay for the upkeep of the defibrillator.

**11 Durno/Whiteford** – Logie House license. JT withdrew from the meeting and had no part in the discussion. BCC agreed - no objection. *FM to respond*. Thanks to all those who helped clear snow.

**12 Leslie** – no development to report.

**13 Oyne** – OCA are preparing a 3 year plan. To be passed to JT and GH. During snow SMILE held an open house in their café and supplied locals with milk and bread.

**14 Premnay** – *JT to write to N Boale about Premnay Pavilion and copy A Reid in. A Reid will then negotiate on how to progress with Premnay Pavilion.*

**15 Rayne** – street lighting is out at the car park beside the school. Reported several times. *GW to forward information to Cllr Grant.* The Hall Committee are working on their deeds and will require surveys. They have been quoted £8000 for legal fees. AVA and another body have offered some financial support.

**15 Insch - a BLC update** – the Christmas grotto and shopping bus to Edinburgh were successful. Planned are a boxing night, bistro nights and a Valentine Day event. Trialling a food share in conjunction with the Coop to prevent food going into landfill. While unsuccessful in securing a full grant for battery storage, they were awarded sufficient for a circuit board. EV chargers have been installed. BLC had an internet connection issue. **b other updates** – Christmas lights – document out for consultation. There is a problem with pavement parking at the cemetery. Residents should report on the Aberdeenshire council website.

**16 AOCB** – *FM to organise a social event for BCC in the spring at BLC.*

**18 Date of next meeting** Monday 23 February 2026.