



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

on Monday 24 August 2026

1. Present: – Sheena Lonchay (Chair and Inch), Lynda Bain (Secretary and Chapel of Garioch), Mark Worsley (Chapel of Garioch), Gordon Hood (Inch), Frank Musgrave (Oyne), Janette Taylor (Inch), Rab Riggs (Inch), Gill Bishop (Whiteford and Logie Durno), Duncan Thow (Chapel of Garioch and Balquhain).

Gill Walker (Rayne) by Zoom.

Councillor Moray Grant.

Apologies – Wally Rhodes (Treasurer and Leslie), Kevin Shand (Vice Chair and Cuslamond/Colpy), Diana Muriel (Rayne).

Members of the public – S Childs (Gartly), N Pettitt (Gartly), C Newman (Gartly), S Loder (Colpy), A Loder (Largie).

2. Presentation on Hill of Foudland Wind Farm by Koehler Energy (Richard Dibley and Slava Zhmutskyg) and Eilidh Mellis (Muckle Media). See attached powerpoint. *JT requested that they provide a photomontage from Dunnydeer.*

3. Matters arising and approval of previous minutes.

Overflow onto Chapel of Garioch road at Oyne fork currently being worked on. *Cllr Grant to bring up Leslie Men's Shed trees issue up at Ward 10 meeting.* Police did a speed check at Premnay in June. *Cllr Grant to find out results.* Light in car park at Rayne – work completed. Lockers installed behind BLC for parcels – 4m size. *JT to post on Facebook.* *Cllr Grant to chase issue of light at BLC which was hit by a gritter.*

Minutes approved.

4. BCC Business **a. Finance** - £5394 in account. £1800 is ring fenced for the newsletter and £724 for the defibrillator of which £101 was paid for maintenance on 20 August. After commitments £2218 is available. **b. Resilience** – Resilience meeting open to all 9 Sept 9am to 1pm Garioch Heritage Centre. No volunteers came forward in answer to request for help at Inch. Chapel of Garioch has resilience team. Halls are all at different stages in the resilience process. JT sends out emails to all the halls. *JT to contact Jack Rigby about digital connectivity in the BCC area.* **c. Newsletter** - deadline 18 Sept. **d. Social media** – busy with Inch Hospital. **e. CC Forum** – no update. Garioch Area Forum meeting 2 Sept..

5. Police report – lacking detail. No mention of incidents on A96 over the summer. Seems to concentrate on Inverurie and Westhill.

6. Planning – discussion on call for sites. Confidential.

PLANNING APPLICATIONS RECEIVED IN AUGUST 2026

Erection of Agricultural Building

Clinkstone Bainshole Huntly AB54 6AQ

Ref. No: APP/2026/1299 · Received: Tue 28 Jul 2026 · Validated: Fri 31 Jul 2026

The proposal is located in the far north eastern corner of the Community Council's area on the north side of the Hill of Foudland. It is for the erection of agricultural building of 36 metres in length, 18 metres in breadth, 6 metres to eaves and 9 metres to ridge height. The building is required for general storage and will be clad in green profile cladding with concrete panels. The roof would be of similar coloured profile panels. The new structure would replace an existing derelict shed. The proposed new shed adjoins the Clingstone Farmhouse.

The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (GPDO) grants planning permission for certain classes of development subject to various conditions. With regard to the erection of an agricultural building, one of the conditions of the GPDO requires the applicant to ask the Planning Authority whether its prior approval is required for the siting, design and external appearance of the building. The giving of prior approval is not a grant of planning permission in itself but merely amounts to the discharge of a condition of the planning permission granted by the GPDO. The planning authority can consider only the siting, design and external appearance of the building on landscape impact grounds and cannot consider the principle of the proposal, which is established by the GPDO. It is considered that the siting, design and external appearance of the proposal meets the surrounding areas characteristics.

NO RESPONSE REQUIRED

Siting of a Touring Caravan within Domestic Curtilage

Little Mains Of Wardhouse Wardhouse Inch Aberdeenshire AB52 6XT

Ref. No: APP/2026/1220 · Received: Thu 16 Jul 2026 · Validated: Thu 16 Jul 2026

With this application for a Certificate of Lawfulness the applicant is seeking confirmation that Planning Permission is not required for the siting of a touring caravan in the grounds of Little Mains of Wardhouse, adjacent to C66 at Aulton of Inch to junction of B9002 at Glanderson, Wardhouse.

The applicant has stated that the caravan will be used strictly as an ancillary extra bedroom for the families daughter and her partner. The permission if granted would expire on 31st July 2027. A covering letter was evidently attached to the Planning Application but not included on the Planning Portal.

Whether planning permission is required for a siting a caravan on a residential property is not straight forward. Storing a caravan within the curtilage of a home does not need planning permission. However using it for human habitation, stationing it on land for more than 28 days does require planning permission. You do need permission for keeping a touring caravan on a piece of land such as a field, croft or farm for longer than 28 cumulative days in a year. You

would also need permission if using the caravan as a permanent or temporary residence, annex or regular overnight accommodation.

On the surface it would appear that planning permission is required. However I would leave it to the experts in the Planning Authority to determine if Planning Permission is required.

DEFER TO PLANNING AUTHORITY

Alterations and Extension to Dwellinghouse

Edderlick Premnay Insch AB52 6PY

Ref. No: APP/2026/1128 · Received: Wed 01 Jul 2026 · Validated: Mon 06 Jul 2026

The application for the alteration and extension of a dwelling lying about 200 metres to the west of the B0992 Insch to Auchleven Road. The extension adds a new kitchen/dining room and a glazed lounge on the ground floor and a snug and a balcony on the first floor. The existing kitchen is changed to a family area. The extension is to the east side of the property.

The extension would be built with natural stone and slate. The layout, siting and design of the new development integrates well with its surroundings and is therefore consistent with NPF4 and the ALDP 2023.

NO RESPONSE REQUIRED

Change of Use from Agricultural Land to Class 6 Storage

Harper UK (Aberdeen) Ltd St Sairs Business Park Colpy Insch Aberdeenshire AB52 6TG

Ref. No: APP/2026/1033 · Received: Tue 16 Jun 2026 · Validated: Mon 20 Jul 2026

Harpers UK provides design, engineering, fabrication, marine mobilisation, offshore deployment and hire fleet services. According to the the company's website they employ 90 multi-disciplinary specialists working 24/7 year round. The company is based at St Sairs Business Park, approximately 500 metres to the west of the village of Colpy on the A96. This application seeks approval for a development which has already been carried out. The development (0.21 hectares) changes the use of non-prime agricultural land to a car park and to provide storage and distribution services and is located immediately to the south of the existing operation.

The applicants argue that the existing yard is operating towards full capacity and additional storage space is required to enable the continued services the business provides. No alternative sites are viable or would offer the same operational, logistical and environmental advantages as the proposed site.

Although this retrospective application is located in the countryside: it is a logical extension of an existing use, it is remote from the nearest settlement, it has bunding screening views of the development, a lack of alternative sites and it is a required development to enable the expansion of a successful business. I consider the application consistent with NPF4 and ADLP policies.

NO RESPONSE REQUIRED

Change of Use from Agricultural Land to Class 6 Storage

Land Adjacent To St Sairs Business Park Colpy Inch AB52 6TG

Ref. No: APP/2026/1034 · Received: Tue 16 Jun 2026 · Validated: Mon 20 Jul 2026

In broad terms this site represent the southward extension of the site identified above in the retrospective application (APP/2026/1033). The application site extends to 0.79 ha and comprises non-prime agricultural land, shown as 3.2. This application is for planning permission to change the use of the site to a storage area as an extension to the applicants established business premises. The area will be well screened by landscaping, and the yard extension will utilise access from the existing yard mitigating the need for the installation of any new access point.

Conclusion on this development mirror those for the retrospective application above.

NO RESPONSE REQUIRED

APPLICATIONS DECIDED IN AUGUST 2026

Alterations and Extension to Dwellinghouse

Legatesden Farm Pitcaple Inverurie Aberdeenshire AB51 5DT

Ref. No: APP/2026/0321 · Received: Wed 25 Feb 2026 · Validated: Thu 26 Feb 2026

This application was considered by the Community Council at the March meeting. The meeting was content with this proposal provided further bat surveys were carried out and protection was put in place for tree roots in the area of the development. This was carried out to the satisfaction of Aberdeenshire Planners.

Application approved by Aberdeenshire Council

APP/2026/0948

Alterations and Extension to Dwellinghouse

Glen Cottage Meikle Wartle Inverurie Aberdeenshire AB51 5AA

<https://upa.aberdeenshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TG0DP5CAGCI00>

Full Planning Permission approved by Aberdeenshire Council

7. Roads and Transport - as agreed previously FM has written the Cabinet Secretary for Economy, Tourism and Transport asking what works will be undertaken on the A96 between

Inverurie and Huntly during the next two years and re-iterating BCC concern about safety particularly at the Colpy junction where there have been two fatal accidents in recent years and at Bainshole where police records show 15 vehicle accidents resulted.

Following on from the Bus Forum, JT has posted the latest information on the BCC website: Service 41 Inch to Inverurie now operated by Premier Coaches, timetable from August 17th. The 64A bus from Huntly to Aberdeen via Inch (0915hrs) and Oyne is no longer running.

8 BCC sub groups

a Health – The key issue for BCC is the Aberdeenshire Health and Social Care Partnership proposal to declare Inch War Memorial Hospital surplus to requirements which is scheduled to be discussed in the September 2nd IJB meeting. The starting point is that residents think that they have been treated differently from every other community hospital in Aberdeenshire, that healthcare in the area has declined and it can be demonstrated that due process has not been followed at any stage since 2022.

Actions since last BCC meeting June 22nd

- SL and FM attended the Aberdeenshire Integration Joint Board meeting on July 1st and spoke on behalf of BCC. This received good coverage in the Press and Journal.
- FOIH arranged a “Hurl for the Hospital” on July 3rd, including a ceremony outside the War Memorial Hospital with the Gordon Highlanders to commemorate 80 years since D Day and a classic car rally. Local MP Harriet Cross was present which gave FM the opportunity to reinforce with her local concerns. Attendance at the ceremony and supporters along the route testify to the importance of the hospital to the community.
- Prior to the last IJB the Press and Journal had an extremely misleading article headlined “Project Group Implodes” with the heading “local campaigners fell out with NHS Chiefs”. SL sent a letter correcting the record and this was published by the P&J.
- With FOIH local MP Harriet Cross and constituency MSP Alexander Burnett organised a public meeting on the proposed closure of the hospital on July 29th. AHSCP and NHS(G) were invited but didn’t turn up. Over three hundred people participated filling both rooms of the Kirk hall and some stood outside, although others who didn’t arrive early went home because they couldn’t get near. Members of the public testified to the benefits of treatment in the past which is no longer available or gave emotive descriptions of harm done to family members who could not access a community hospital bed locally.
- FOIH organised two drop in sessions 10 am to 8pm on the Kirk Hall on June 26th and July 20th to inform people how changes in healthcare might affect them and to advise how to complete the Consultation survey for maximum impact. FOIH did the bulk of the work in preparing for and delivering these sessions but SL, MW and FM all spent some time helping and MW organised members of the Men’s Shed to undertake house by house survey sheet delivery in Leslie and Chapel.
- AHSCP Consultation survey on the proposal to declare the hospital surplus closed on July 30th. The agreed BCC response to the survey was input by email on July 28th, AHSCP confirmed receipt of our input. Throughout the survey period JT routinely posted information on BCC Facebook to remind people who had not yet contributed. It is understood that there have been around 1,500 online responses to the survey.

- BCC wrote to AHSCP and Healthcare Improvement Scotland asking for the HIS quantitative methodology which would be used to evaluate the survey inputs and requesting that BCC representatives participate in the survey evaluation. A reply was received from HIS very quickly. Although it appears their role is only to advise HSCP's and effectively they can't do anything for BCC they provided helpful advice which allowed BCC to send off follow up letters to AHSCP and HIS. BCC received acknowledgement of their correspondence from AHSCP with a commitment to respond, but that had not been received before the meeting.
- Representatives from BCC have had extensive routine discussions and correspondence with FOIH and Inch Medical Practice. These are ongoing.

Plan Prior to IJB Meeting on September 2nd

- IJB Chair has already agreed to SL and FM attending the IJB meeting in person and FM addressing the meeting.
- Papers for the September 2nd IJB meeting will be on the IJB website Wed August 26th.
- Members agreed a proposed BCC position and the action that it is proposed that the IJB should take rather than closing the hospital and disposing of the building. Members agreed a timetable of preparatory action compiled by the healthcare workgroup.

b Correen Hills Windfarm Development – no developments.

c CAP and LPP – JT presented spreadsheet updating BCC members on developments. See attached. Completed LPP items will be retained on the spreadsheet and not deleted. Additional points - community transport not feasible; development trust not feasible but community groups could come together and take forward; SL has approached Mackie's for a grant aimed at activities for young people and also in discussion with FOIH; Christmas lights – need to pay £5000 up front and guidance has changed and is very restrictive; JT in communication with the library; BCC would like to have one or two youth reps *JT to contact Youth Forum*; Inch playpark is being updated; Baxters give grants covering Aberdeenshire; *JT will do running update of changes to the spreadsheet every 6 months and is looking for volunteers to help.*

d Paths and Green Space – see LPP.

9 Aberdeenshire Council – recess over. Area Committee 25 August. Ward 10 meeting 27 August. IJB meeting coming up.

10 Chapel of Garioch/Pitcaple – Pop Up Cafe raised over £400. Turnpike track on Bennachie and path at curling pond have been upgraded. Fog House has been repaired.

11 Culsalmond/Colpy – no developments to report.

12 Durno/Whiteford – hall has had a facelift. With lottery funding the car park has been retarred and there has been internal refurbishment. Fees have increased.

13 Leslie – no developments to report.

14 Oyne – OCA held a routine meeting. Sub group is working on a Community Action plan for Oyne. Another group is working with Jack Rigby. Some fibre has been laid but is not yet activated. Oyne Hall is an Aberdeenshire Council property – OCA are considering CAT or rental. Recent BBQ.

15 Premnay – no developments to report.

16 Rayne – potholes remain a problem. All have been reported. Rayne would like update on fibre – *JT will include with her query to Jack Rigby on behalf of whole area. Will arrange meeting with Jack Rigby.*

16 Insch - a BLC update – Picardy Run and Colour Run took place. Now open at weekends. Held BBQ and tea dance for the runs. Sunday lunches every week. Planning to run more children's activities. Plant sale, toy sale and Meet the Shetlands Sat 29 August. **b other updates** – Recycling has changed – walk ins have to be booked. Will be closed 25 August for staffing issues. Signs in Insch are being repainted.

17 AOCB 26 September event is cancelled. Query re potential fire risks around the area – in resilience plan.

18 Date of next meeting Monday 28 September 2026.