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

on Monday 26 October 2026

1. Present: – Sheena Lonchay (Chair and Insch), Wally Rhodes (Treasurer and Leslie), Lynda Bain (Secretary and Chapel of Garioch), Mark Worsley (Chapel of Garioch), Gordon Hood (Insch), Gill Walker (Rayne), Duncan Thow (Chapel of Garioch and Balquhain), Janette Taylor (Insch), Rab Riggs (Insch), Jack Rigby for item 2 and Inspector Peter McAndie for item 3.

Zoom link - Diana Muriel (Rayne), Kevin Shand (Colpy and Culsalmond).

Councillor Moray Grant.

Apologies - Frank Musgrave (Oyne).

2. Presentation by Jack Rigby, Digital Stakeholder Lead Officer, Aberdeenshire Council

See presentation circulated. *LB to share powerpoint*.

Voucher scheme closes 20 November. Postcode eligibility can be checked on website given on powerpoint. Openreach is reviewing situation with Premnay. There are 2 fibre cabinets in Premnay and households with 200m can get connectivity. Insch settlement should get connectivity 2027.

3. Police – Inspector Peter McAndie.

The report which Inspector McAndie circulated was received favourably and can be shared. Information in it can be used to target funding. It is not possible to put too much detail into crime in small villages/rural areas as with limited information the person/people involved in incidents could be identified. Shoplifting is a problem in Insch. £7000 has been raised from the Scottish budget which will be used to target shoplifting. Domestic abuse is probably underreported particularly in rural areas. The recording of crime has changed in the last 4 years: it used to be incidents whereas now it is individual crimes. 2 or more crimes can be committed at one incident. The Domestic Abuse Disclosure Scheme has been brought in by the Scottish Government so that people who are concerned about a person being abused can make a disclosure. Every application gets reviewed. This is kept in records regardless of findings. Can help with uncovering old crimes and with new crimes.

Road safety team in based in Inverurie. There has been a crackdown on e-scooters. These are treated like illegal motorcycles. It is possible to lose a driving licence. They are not allowed in public places. E-bikes which go above 15.5mph are illegal.

A96 – police do not record simple incidents eg a bump. Only serious incidents are recorded.

Garage at Pitcaple – dangerous exit with illegal cars and positioned badly for visibility to and from bus stop. *Inspector McAndie to investigate*.

There will be a change to local policing at the end of January 2027.

4. Matters arising and Approval of Minutes – *MW to contact energy joint CCs chairperson for update. Cllr Grant to follow up on light hit by gritter.* Guides issue resolved. *GW and Cllr Grant to explore microphone and speaker for laptop further.* Owl very expensive and Curry's one is £500. GH spoke to agent about Coop. Contaminated land needs further work. Impasse on road report due to entrance/exit but BCC has no objections.

Minutes approved.

5. BCC Business a. Finance - £2624.13 funds available. Some funds held above this amount are ring fenced. **b. Resilience** – the weekend's amber warning brought fallen trees. Some power was out. No sandbags were required. **c. Newsletter -** next one due out late December. Deadline start of December. **d. Social media** – has been reporting on resilience, pop up pubs etc. *JT to post digital connectivity update and police update.* **e. Joint CC working –** no report.

6. Planning –

GH to highlight important planning applications rather than all. Some are extensions and agricultural buildings. GH to contact Planning about Coop.

PLANNING APPLICATIONS RECEIVED IN SEPTEMBER/

OCTOBER 2026

APP/2026/1666

Extension of Agricultural Building

Skirts Of Foudland Insch AB52 6XH

https://upa.aberdeenshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TMF8SICAIV700

This proposal for an extension to an existing farm building is located on the south side of Foudland Hill just under a kilometre to the north of Largie. The proposed building will be 42 metres in length, 5 metres wide with an eaves height of 4 metres and and ridge height of 5 metres. The building will be clad in grey concrete panel to 1 metre height with green steel sheeting to eaves to match existing building. The building will be roofed in grey fibre cement sheeting to match the existing building.

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 GDPO. 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

Erection of Dwellinghouse

Silverleys Farm Insch Aberdeenshire AB52 6YU

Ref. No: APP/2026/1654 · Received: Fri 02 Oct 2026 · Validated: Mon 12 Oct 2026

The applicant is seeking Planning Permission in principle for the erection of a dwelling house on agricultural land for a retiring farmer. The site is located approximately 250 metres to the south of the hamlet of Duncanstone along a farm track and 5 kilometres west of Insch. The owner of the farm at Silverleys intends that the farm be taken over by his nephew and his partner. The current farmer would be on hand close by to provide what assistance is needed. It is understood that the land proposed for development is not prime agricultural land.

Policy R2.15 of the ALDP states " Single homes will be permitted for the retirement succession of a viable farm holding within, or in immediate vicinity to, the main farm hub". In this context this application in principle for the erection of a dwelling house appears to be consistent with policy.

NO RESPONSE REQUIRED

Alterations and Extension to Dwellinghouse

15 Whitehall View Insch AB52 6HF

Ref. No: APP/2026/1771 · Received: Wed 21 Oct 2026 · Validated: Thu 22 Oct 2026

This proposal is located the on edge of the Whitehall Estate faving onto farmland and a footpath/cycleway extending from the bottom of the estate to the trash up to and through the Drumrossie Estate. The current building is a three bed bungalow. The applicants propose to extend out from the current kitchen/dining area to form a utility area, and an enlarged kitchen/dining area. The scale, siting and design appear to be consistent with ALDP2023 and NPF 4 policies.

NO RESPONSE REQUIRED

Extension to Agricultural Building

Newton Of Lewesk Old Rayne Insch Aberdeenshire AB52 6SW

Ref. No: APP/2026/1733 · Received: Thu 15 Oct 2026 · Validated: Fri 16 Oct 2026

This proposal for grain store, located within the Newton of lewes farm, approximately 1,200 metres to the east of the village of Old Rayne. The proposed building will be 42.6 metres in length, 36.8 metres wide with an eaves height of 5.4 metres and and ridge height of 12 metres. The building will be clad in slate blue steel profile cladding. The building will be roofed in grey fibre cement sheeting.

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 GDPO. 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

APPLICATIONS DECIDED IN SEPTEMBER/OCTOBER 2026

Change of Use from Agricultural Land to Class 6 Storage Yard and Associated Car Parking (Retrospective) Show more description

Harper Uk (Aberdeen) Ltd St Sairs Colpy Insch Aberdeenshire AB52 6TG

Ref. No: ENQ/2026/1595 · Received: Wed 02 Sep 2026 · Validated: Wed 02 Sep 2026

Aberdeenshire Council having evaluated the potential significance of the likely environmental effects, it is considered that the proposed development, by virtue of its characteristics, location and the characteristics of the potential impacts, is not likely to have a significant environmental effect to the extent that expert and detailed study through EIA is needed to properly assess any effect.

EIA REQUIRED

Change of Use from Agricultural Land to Class 6 Storage and Distribution and Engineering Works Including Raising of Ground Levels Show more description

Land Adjacent To St Sairs Business Park Colpy Insch Aberdeenshire

Ref. No: ENQ/2026/1596 · Received: Wed 02 Sep 2026 · Validated: Wed 02 Sep 2026

Aberdeenshire Council having evaluated the potential significance of the likely environmental effects, it is considered that the proposed development, by virtue of its characteristics, location and the characteristics of the potential impacts, is not likely to have a significant environmental effect to the extent that expert and detailed study through EIA is needed to properly assess any effect.

EIA REQUIRED

Alterations and Extension to Dwellinghouse

Mullaich Seomar Loan Steadings Durno Inverurie AB51 5ER

Ref. No: APP/2026/1398 · Received: Tue 18 Aug 2026 · Validated: Fri 21 Aug 2026

Aberdeen Council considered the development to be appropriately sited, scaled, and designed for its location and there would be no detrimental impact on neighbouring amenity or the wider surrounding rural area. A bat survey was carried out and the findings were accepted.

APPLICATION APPROVED

Siting of Residential Caravan

Site At Brindie Hill Premnay Insch Aberdeenshire

Ref. No: APP/2026/0651 · Received: Wed 15 Apr 2026 · Validated: Tue 12 May 2026

This application was for the temporary siting of a residential caravan on Brindle Hill to the south of Auchleven.

APPLICATION WITHDRAWN

Installation of Biomass Boiler and Associated Pipework

John Stuart Murrial Ltd Murrial Farm Insch Aberdeenshire AB52 6NU

Ref. No: APP/2026/1318 · Received: Fri 31 Jul 2026 · Validated: Tue 18 Aug 2026

The Planning Authority considered that the proposal complies with both the relevant policies of the Aberdeenshire Local Development Plan 2023 and the National Planning Framework 4. The development is acceptable in principle, and it would not have a negative impact on occupiers of the nearby farmhouse or dwellings in the surrounding area. The impact on the character and appearance of the surrounding area as a result of the development would be negligible. Conditions were attached to the approval to ensure that air quality is protected.

APPLICATION APPROVED

Condition 2 (a) Siting, Design, Layout, External Appearance, Finishing Materials, Waste Bin Uplift Area, Driveway, Parking, Turning Area and EV Charging Point; (b) Means of Access including Visibility Splays; (c) Landscaping Scheme; (d) Level Survey and Cross Sections; (e) Drainage of Planning Permission In Principle Reference APP/2023/1608 for Demolition of Buildings and Erection of 3 Dwellinghouses Show more description

Little Newton Old Rayne Insch Aberdeenshire AB52 6SE

Ref. No: APP/2026/1313 · Received: Thu 30 Jul 2026 · Validated: Mon 17 Aug 2026

The site measuring 0.59ha is located approximately 1.2 km to the north of the settlement of Old Rayne. The site is located on the southern side of the Lawrence Road that joins B992 circa. 200m to the west. The planning authority considered that the application is for a development that is in accordance with National Planning Framework 4 and Aberdeenshire Local Development Plan 2023. The proposed development represents an appropriate layout, siting and design that respects the character of the site setting, poses no detrimental impact on amenity, and can be suitably accessed and serviced.

APPLICATION APPROVED

Demolition of Community Centre and Erection of Dwellinghouse

Community Centre Largie School Insch Aberdeenshire AB52 6ND

Ref. No: APP/2026/0674 · Received: Mon 20 Apr 2026 · Validated: Tue 28 Apr 2026

This application seeks full planning permission for demolition of largely derelict former community centre and the erection of dwelling house Largie near Insch. Aberdeenshire accepted the principle on the basis that the development comprises the conversion or replacement of a redundant non-domestic building on a brownfield site. The scale, character and design of the development is in keeping with the character of other dwellings in this rural setting whilst posing no impact on neighbouring amenity.

APPLICATION APPROVED

Extension of Agricultural Building

Skirts Of Foudland Insch AB52 6XH

Ref. No: APP/2026/1666 · Received: Mon 05 Oct 2026 · Validated: Wed 07 Oct 2026

PRIOR APPROVAL NOT REQUIRED

Installation of 2 Air Source Heat Pumps

Rothney House North Road Insch AB52 6XP

Ref. No: APP/2026/1368 · Received: Tue 11 Aug 2026 · Validated: Mon 24 Aug 2026

Proposal considered to comply with siting, design and layout policies and that the ASHP would not adversely affect the amenity levels of adjoining residents.

APPLICATION APPROVED

Erection of Garage

Tigh Na Gadie Oyne Insch AB52 6QP

Ref. No: APP/2026/1376 · Received: Thu 13 Aug 2026 · Validated: Tue 18 Aug 2026

The proposal is an appropriate ancillary development to the existing dwelling, and is of an appropriate scale and utilising suitable materials, whilst posing no impact on neighbouring amenity or on the wider landscape setting. The proposal is considered to be compliant with Policies 11, 14 and 16 within National Planning Framework 4 and Policies P1, P3 and C2 within the Aberdeenshire LDP 2023.

APPLICATION APPROVED

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

Council Planners considered the dominant dormer window being proposed by the applicants as out of character with the existing cottage and the variety of materials as giving the proposal a "fussy" appearance. These elements have now been change to the satisfaction of Aberdeenshire Planners.

APPLICATION APPROVED

Condition 2 (a) Siting, Design, Layout, External Appearance, Finishing Materials, Waste Bin Uplift Area, Driveway, Parking, Turning Area and EV Charging Point; (b) Means of Access including Visibility Splays; (c) Landscaping Scheme; (d) Level Survey and Cross Sections; (e) Drainage of Planning Permission In Principle Reference APP/2023/1608 for Demolition of Buildings and Erection of 3 Dwellinghouses

Little Newton Old Rayne Insch Aberdeenshire AB52 6SE

Ref. No: APP/2026/1313 · Received: Thu 30 Jul 2026 · Validated: Mon 17 Aug 2026

The site measuring 0.59ha is located approximately 1.2 km to the north of the settlement of Old Rayne. The site previously accommodated a vacant cottage along with sheds and agricultural buildings. Planning Permission in Principle was granted on 20 June 2024. The site is currently vacant land. The proposal seeks to erect three dwelling houses across three separate plots. The dwelling house would be two storeys and each provide four bedrooms. The Council consider the proposed development represents an appropriate layout, siting and design that respects the character of the site setting, poses no detrimental impact on amenity, and can be suitably accessed and serviced.

APPLICATION APPROVED

7. Roads and Transport – FM provided the following report in advance in his absence.

A96 - BCC received a response from the Cabinet Secretary for Economy, Tourism and Transport to their letter about the A96 dualling, the A96 Corridor Review and road safety in BCC area. Unfortunately the lengthy response comprised information which is already in the public domain but did not answer the question asked or provide any timescale for safety works in the BCC area. FM has written again to the Cabinet Secretary pushing for clarity on near term safety work at Colpy and Bainshole.

BCC need to use Police Scotland to provide accident data and help push for action.

FM will write to Amey, who operate the A96 on behalf of Transport Scotland. BCC previously spoke to them about plans for the Colpy junction and will continue to push them for safety improvements.

8 BCC sub groups

a Health - FM provided the following report in advance in his absence.

Healthcare Update – Insch War Memorial Hospital

- FM wrote to Health Improvement Scotland documenting contradictions and omissions in AHSCP submission to September IJB meeting. While HIS have made it clear they do not have a role in the analysis of consultation findings undertaken by HSCP's they do quality assure the engagement undertaken by HSCP's. BCC information should enable them to provide a more realistic quality assurance.
- FM wrote to Rachel Taylor in AHSCP to begin BCC input to their post-consultation review.
- FM Wrote to AHSCP to continue BCC participation in Community Hospital Review.
- Continued to liaise with FOIH and Insch Medical Practice, particularly in relation to continued use of the hospital building.

Inverurie Medical Practice Patient Participation Group

LB and DT have applied to join Inverurie Medical Practice Patient Participation Group. Application deadlines were extended and membership is not yet confirmed. Communication from the group secretary has been disappointing. LB has approached the practice directly to try and arrange a meeting for LB and DT with the Practice Manager, so far unsuccessfully but will continue to try to set up a meeting.

DT to contact Alison Cumming to ask for problems with the appointments system at Inverurie to be put on the Community Council Forum agenda.

Inverurie Walk-in Centre - previously scheduled for September, is now overdue. So far AHSCP have been unable to find enough doctors to safely staff the facility and when the walk-in centre eventually opens, health officials warn it may only operate for a few days a week rather than the intended seven-day schedule.

NHS (G) Annual Review Meeting - LB and FM have arranged to attend the NHS (G) Annual Review Meeting with Cabinet Secretary for Health and Care Angela Constance on November 13th. This will be a rare opportunity to put a question face to face to face to the Cabinet Secretary. Please provide any suggestions for a question. NHS(G) Annual Review is an opportunity for Patients and Carers to have a private one to one with Cabinet Secretary Angela Constance promoted via BCC Social Media.

b Correen Hills Windfarm Development – it was reported that the CEO of EDF has currently requested windfarm developments be halted. *LB to change headingon agenda to include all 3 windfarms currently on BCC radar.*

Tap O' Noth CC has been put into supported status.

c LDP – GH made submission and awaiting a response.

d Paths and Green Space – a flowers subgroup may be formed next year.

9 Aberdeenshire Council – recess finished. Cllr Grant highlighted the following – public sector reform, Grampian Valuation Board, development plan briefing, Just Transition voting opened, Area Committee meeting. Community Planning Partnership report raised by FM. *LB to send round resilience form*.

10 Chapel of Garioch/Pitcaple – Resilience meeting held. Main issue is snow. Looking into snow blower, snowmobile and walkie talkies. Query over contacting emergency services with walkies talkies. JT looking into Starlink phone in each community.

11 Culsalmond/Colpy – no developments to report.

12 Durno/Whiteford – no developments to report.

13 Leslie – no developments to report.

14 Oyne – no developments to report.

15 Premnay – *Cllr Grant to investigate speeding checks*.

16 Rayne – potholes should be repaired early Novmeber. Digital meeting with Jack Rigby will be held in the hall at Lawrence Road on 2 November. There is an issue with a sink hole on Leslie Park. Scottish Water stated it is a council responsibility. *GW to send Cllr Grant photos and he will investigate*.

16 Insch - a Recycling Centre closed for next 3 Tuesdays due to staffing problems. *JT to report weeds on lane to Landscaping*. Drains have not been cleared for some time. There is lying water in front of the sandbag container. Cllr Grant is dealing with a complaint from the PTA about the school playgroud. **b BLC update** – the community cafe now has recruited a new chef, a number of community events are planned in coming months and the new website will be launched in November.

17 AOCB *DT to circulate the Scottish Government Outdoor Access legislation*. JT has posted on Facebook. *Cllr Grant to investigate why it is taking so long to renew Blue Badges – up to 16 weeks*. *LB to forward police report to Cllr Grant*.

18 Date of next meeting Monday 23 November 2026.