



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

on Monday 23 March 2026

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

Janette Taylor (Insch) by Zoom

Councillor Moray Grant.

Apologies – Sheena Lonchay (Chair and Insch), Diana Muriel (Rayne).

2. Matters arising and approval of previous minutes.

Payments during recent snow event to farmers – Cllr Grant reported that there are currently 170 farmers employed by the council, up from 140 before January.

Old Rayne streetlights – a temporary lantern has been installed while the council waits for delivery of the correct lantern. *GW to put Cllr Grant's email on the local facebook page.*

Grit bins – bins which were planned to be removed will be removed. Aberdeen City Council is keeping grit bins as it has been shown to be a more economical route with regard to accidents and the NHS.

Minutes approved.

3. BCC Business

a. Finance – statement is ready for the AGM. Expenditure was £2343 for the financial year. £2653 will be carried forward to next financial year. This includes ringfenced money for the defibrillator. £1200 should come in from Aberdeenshire Council. No funds will require to be spent on the newsletter for the next 8 issues (2 years) as the Glens of Foudland Trust has kindly agreed to fund these.

b. Resilience *WR to get clarification from Zurich that the use of "council" in their documentation is the same as "community council". LB to send list of additional tasks which volunteers might participate in to WR for forwarding to Zurich. .c.*

Newsletter - Glens of Foudland to fund 8 issues of newsletter. Next newsletter due out this week. *DT sought change in Insch Hospital section as impression is given that it is the Scottish Government's fault that Insch Hospital closed when NHS Grampian is the decision maker. FM to add sentence to clarify and JT to change. JT to add congratulations to Andrew Musgrave on his Winter Olympic performance.*

d. Social media – Big road closures imminent to allow work on railway stations. *JT to check whether the front page of our facebook site has a photo of Insch Library or not.*

e. NESCC Forum – no change.

f. CC Forum – *MW and JT attended. Covered resilience and police reporting. It was noted that another community council owned snow blowers.*

4. Planning

PLANNING APPLICATIONS RECEIVED IN MARCH 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 proposal for full planning permission, located 2 kilometres to the south east of Whiteford, is to extend an existing dwelling to provide an integral double garage, kitchen, utility, shower room and two additional bedrooms. The extension would be constructed on the east side of the existing dwelling, would use similar materials and be of the same scale as the existing building. The building faces across the valley of the river Urie and would be visible from the A96, about 400 metres distant. The proposals I consider to be compliant with Aberdeenshire Local Development Plan and NPF 4 policies of scale, proportions, design and materials. I note that there are concerns regarding the need for further bat surveys and the possible damage of tree roots in the vicinity of the new garage. Provided these issues can be dealt with we should not object to this proposal.

No response required (subject to caveat above).

Erection of a Replacement Dwelling

Vygeboom Durno Inverurie Aberdeenshire AB51 5ER

Ref. No: APP/2026/0326 · Received: Wed 25 Feb 2026 · Validated: Fri 27 Feb 2026

The existing dwelling on this site was evidential destroyed by fire in June of last year, with the remaining shell demolished in November 2025. The site falls within the village envelope of the village of Durno. The proposed new dwelling has almost the same floor plate of the fire destroyed previous building. The plot is long and narrow with dwellings on either side. There is clearly no objection to the principle of development of this site: it is within the village envelope and replaces a fire destroyed previous dwelling.

The proposals appear to be compliant with Aberdeenshire Local Development Plan and NPF 4 policies of scale, proportions, design and materials. Windows on the proposed dwelling are of a location, scale and proportion not to adversely overlook adjoining property.

No response required

Formation of Caravan Park (21 Static Holiday Lets) and Erection of Wash Room Without Compliance with Condition 1 (Start) of Planning Permission APP/2022/0934

Land At Dunnydeer Home Farm South Insch Aberdeenshire AB52 6LW

Ref. No: APP/2026/0318 · Received: Tue 24 Feb 2026 · Validated: Wed 25 Feb 2026

Full planning approval was granted for this development in March 2023. No development of the site has commenced. A condition of this application was that development should commence within three years of the decision notice. It appears that the application to alter the condition on the application was made prior to the expiration of the 3 year period on 3rd March 2026. The assumption is that the Council would not have registered the application if this had not been the case.

On the basis that there are no changes either to the proposed development or the circumstances in which it was considered, it should be a straight forward matter of granting approval to the change of date of the condition. A development to this type would assist tourism in the Bennachie area and would contribute to the local economy of Insch.

However it is worth mentioning that in the original application the Community Council initially submitted a holding objection due to insufficient information regarding contamination, foul drainage, tree survey, access for emergency vehicles and occupation. On receipt of additional information it maintained its objection in regards to visibility and an accessible footpath from Western Road (the public road) due to the increased pedestrian uses. These concerns were shared by the County's Roads Development Team but of receipt of further information they removed their objection and stated that should consent be granted standard conditions and informatives relating to visibility, parking, turning and surfacing to be attached. As regards an accessible footpath on Western Road the Team commented that the development does not front onto the public road and it would not be deemed reasonable for the proposed development to extend the existing pavement.

No response required

APP/2026/0413

Erection of Agricultural Animal Shelter

Oyne Insch Aberdeenshire AB52 6QP

<://upa.aberdeenshire.gov.uk/online-applications/monthlyListResults.do?action=firstPage>

This application is for an animal shelter located just off the B9002, Insch to Oyne Road, between the road and the Aberdeen - Inverness rail line.

The building will have a steel portal frame with ridge running broadly East to West parallel with the North fence of the field. It will be 10m long and 5m wide and 2.0m to the eaves. The two gables and the North wall will be clad in concrete panels to 0.75m high with Yorkshire board above – as is typical for new agricultural buildings in the area. On the South side the two bays will be left open. The roof will feature an asymmetric roof with 20 degree pitch to the South and 45 degree pitch to the North – the latter will echo the local traditional steading roof pitch. The roof will be clad in black profile sheet. We will use pre-cast concrete block foundations so that the entire building could be removed and re-deployed. There will also construct a new field access from the access road to Lamington. This will provide direct access to the new shelter and will avoid the need to access the field from the B9002. The applicants are smallholders who breed rare and minority sheep. The sheep winter outside but benefit from cover for shelter from inclement weather and for feeding and watering.

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. As a small agricultural building, in keeping with traditional building materials this proposal on a site adjacent to a railway embankment and of small scale, this application meets GDPO requirements.

Application has deemed consent therefore no response required

APPLICATIONS DECIDED IN MARCH 2026

Proposed Section 36 Consent Scoping Consultation for Erection of 9 Wind Turbines (up to 200m to blade tip), 20MW BESS and Associated Infrastructure (Development Total Capacity 84.4MW) Foudland Hill Wind Farm Inch Aberdeenshire

Ref. No: ENQ/2026/0115 · Received: Fri 23 Jan 2026 · Validated: Fri 23 Jan 2026

The Community Council submitted its comments on the proposed Scoping Study to the Scottish Government. An acknowledgement of our submission was received. The applicants Koehler Renewable Energy held an exhibition of their initial plans at the Inch Parish Church Hall on 10th March. The next stage will be the preparation of an Environmental Impact Assessment for the proposed scheme, taking account of the comments received on the proposed Scoping Study, which will be submitted as part of the planning permission application. Once this information has been assembled there will be two further consultation events.

No further action required at this stage

Erection of Dwellinghouse and Garage

Land To Rear Of Rowantree Cottage Inch AB52 6QD

Ref. No: APP/2025/1514 · Received: Fri 12 Sep 2025 · Validated: Thu 16 Oct 2025

The Community Council had no objections to this application.

Application approved by Aberdeenshire Council

Chapel of Garioch – Plot 5 – vacant plot. Application received by BCC on date of meeting. Recommended BCC do not object.

Wooden Shop, Pitcaple application

Appeal to reporter dismissed.

FM queried position with Archaeolink planning permission. *JT to send email to FM*. The email states this would be part of call for ideas for LPP.

5. Police – SL is working with the Garioch Police Inspector and other community councils to fine tune the police report. GH requested that the police attend one BCC meeting a year. *SL to be asked to pass this onto the Police Inspector.*

6. Roads and Transport

All options for the A96 Dualling came through the Bennachie Community Council (BCC) area. In the consultation which followed the Cabinet Secretary's Statement to the Scottish Parliament in November 2024 BCC strongly supported the A96 Corridor Review Revised Package of Interventions. After the Cabinet Secretary's statement and the subsequent consultation BCC wrote to local MSP's in February 2025 and asked them to make sure that Bennachie Community Council's views are heard in the Scottish Parliament and in any discussions with ministers.

A decision on the plans for the A96 between Elgin and Inverurie has been outstanding since then. A statement from the Cabinet Secretary for Transport referring to the A96 Dualling was posted on the Transport Scotland Website dated February 3rd 2026 which:

- reiterates the Scottish Government commitment to fully dualling the A96
- advises that the already agreed work on the western end of the dualling will be delayed, commencing in 2028/29 and 2029
- next steps including an Elgin bypass will follow after that.

The statement does not indicate:

- when work on dualling the western end of the A96 will be completed
- whether or not the Scottish Government intends to undertake the Corridor Review Refined Package of Interventions.
- when any work between Elgin and Inverurie may be undertaken.

No decision is the worst possible outcome for our area, resulting in uncertainty and stifling investment and economic growth in the area.

BCC has written to the Cabinet Secretary asking her to confirm before the imminent Scottish Government elections:

1 whether the Scottish Government intends to implement the A96 Corridor Review Revised Package of Interventions?

2 what works will be undertaken between Elgin and Inverurie in the next two years? In particular BCC are concerned about safety improvements for example at the Colpy Junction where two fatal accidents have occurred in recent years and note that a fatality recently occurred on the A96 at Huntly on March 8th.

BCC has also written again to local MSP's asking them to make the same request of the Cabinet Secretary and BCC have also written to the local MP (who representatives of BCC met in November near Old Rayne to discuss lack of progression on the A96) asking her to use her position to establish the Scottish Government intent for the dualling of the A96 between Elgin and Inverurie.

7. BCC subgroups

a Health –

Insch Hospital Project - BCC continues to support the retention of Insch War Memorial Hospital as an NHS Facility and the adequate provision of community hospital in-patient beds for residents of BCC area. It is now six years since Insch Hospital was "temporarily" closed in 2020 during covid. The current position with the hospital closed is worst of 10 options which were ranked by the Strategic Needs Assessment of Insch Hospital after Covid. To date there has been no progress on any of the actions from the 2022 Integration Joint Board (IJB) which reviewed the Strategic Needs Assessment. In July 2025 the IJB set up the Insch Hospital Project to review whether the Insch War Memorial Hospital could be declared surplus. Unfortunately the first meeting was not organised by Aberdeenshire Health and Social Care Partnership (AHSCP) until December, five months after the IJB meeting. One further meeting has been held but Terms of Reference for the review have still not been agreed. AHSCP appear unwilling to discuss harm done to patients by the lack of community hospital beds since Insch Memorial Hospital was closed in 2020 and also unwilling to discuss the overall community hospital capacity in the region, although the number of in-patient beds in community hospitals in NHS(Grampian) region fell by nearly a quarter in ten years. BCC have written to AHSCP asking for the next meeting to be organised as soon as possible and for the minutes from the last meeting which have not yet been issued. *Cllr Grant to discuss with Rachel Taylor.*

Scottish Government Commitment to Insch Hospital - In April 2021 then First Minister Nicola Sturgeon visited Insch and said that not reopening the Insch War Memorial Hospital would be unacceptable. The SNP manifesto for the last Scottish Government election included a commitment to provide £10billion to renew and upgrade community hospitals. While she noted that the health board is the decision maker here, Nicola Sturgeon specifically named Insch as an example of how this funding would be allocated. Despite those commitments Insch War Memorial Hospital is still closed.

BCC has written to the current First Minister to confirm his commitment to reopening and funding Insch War Memorial Hospital during the term of the next parliament.

Funding - Budget pressure continues. The Real Living Wage has increased since last year and National Care Home contracts rates have increased but AHSCP has to find £5.7m savings during 2026-27.

Walk in Centres - The Scottish Government have allocated £36m funding to establish seven days a week GP Walk in Centres across Scotland, open 12 -8pm. "This will ease capacity pressures on family doctors, ensure people are seen by a clinician at a time that works for them. Our programme will help us deliver over one million additional GP and nurse appointments."

This funding is for one year only and covers all of Scotland. There will be one for Aberdeen city, Aberdeenshire and Moray. A venue has been identified in Aberdeen. The search for suitable premises in Aberdeenshire has only just begun but it is likely to be in the Peterhead / Fraserburgh area. It has also become apparent that the walk in centres in Grampian will rely on overtime working, there is no additional GP or Advanced Nurse Practitioner capacity. Also the Chair of the Royal College of General Practitioner Scotland said "similar plans were trialed in England in 20 years ago. "Most have since closed, and those that remain have largely been reconfigured as urgent treatment centres". Evaluations found little to no reduction in pressure on in-hours GP practices and highlighted that walk-in centres were more expensive to run, largely due to their reliance on locum staff.

Inverurie Medical Practice - Planning consent for a new housing estate Blytheswood, Inverurie has been granted despite councillors raising concerns about pressure on local doctors as a result of this estate and Crichton west of Port Elphinstone which will have 900 homes.

Community Hospital Review – BCC have asked to continue to be involved the Community Hospital Review. The report of the Community Hospital engagement exercise has just been published. Overall findings were : local access is very important and good staff are at the heart of the service.

b Correen Hills Windfarm Development – there have been changes in the hierarchy. Energy Consent Unit plan to establish a process whereby those site in the building stages get priority for connection. 2nd level – for connection next are those with planning permission. 3rd level – for connection are those intending to apply. Will take 18 months for this to bed in. Hill of Fare development is with the reporter. No progress with Correen.

c CAP JT has given a complete update of progress in the newsletter.

d Paths and Green Space – *JT to arrange meeting.* A new path is being explored. Allotment Open Day Saturday 28 March.

8 Aberdeenshire Council – budget has been set for the year ahead. IJB budget session included a list of savings. An impact assessment has been requested. Cllr Grant will attend an informal session with Infrastructure Services 24 March.

9 Chapel of Garioch/Pitcaple – Work almost completed on the hall and invoices paid to date. Pop Up Pub 8 May.

10 Culsalmond/Colpy – road crossings of A96 are a concern. Tree felling is going on and the need to get rid of self seeding trees was highlighted.

11 Durno/Whiteford – no developments to report.

12 Leslie – problem with a hedge overgrowing at a junction. This has caused the stop sign to disappear. Congratulations to Callum Simpson on being awarded a national award - Young Farmer of the Year at the Scottish Agriculture Awards. Telephone poles are being replaced hence power cuts.

13 Oyne – OCA rewriting their plan for the next 3 years.

14 Premnay – reports of possible speeding problem with cars doing circuits.

15 Rayne – held a successful pub. There is a problem with the school car park as staff struggle to get parked due to local residents using the car park. *Cllr Grant and GW to follow up.*

15 Insch - a BLC update – activities planned include Boys' Boxing, a dog show, a barbeque with stalls on the tennis court. BLC have a new bouncy castle. The building needs maintenance so BLC have started a Go Fund Me campaign. They are aiming to move to 7 day opening. They are about to register for gift aid. **b other updates** – Sun 7 June Strawberry Fayre – volunteers required for BCC stand. GH and FM volunteered. *JT to chase problems with playground.* *SL is finding out about hedge cutting.* Mens' Shed got access to container which contains lots of sandbags. Query about it being moved to BLC.

16 AOCB – 13 March FM suggested nominating FOIH for the group category in Inspiring Aberdeenshire. *LB and FM to do.*

18 Date of next meeting Monday 27 April 2026.