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

on Monday 22 June 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), Frank Musgrave (Oyne), Kevin Shand (Vice Chair and Cuslamond/Colpy), Janette Taylor (Insch), Rab Riggs (Insch).

Gill Walker (Rayne) by Zoom.

Councillor Moray Grant.

Apologies – Gill Bishop (Whiteford and Logie Durno), Duncan Thow (Chapel of Garioch and Balquhain).

Members of the public – Enrike Bird (Insch), Brian Thomson (Insch).

2. Matters arising and approval of previous minutes.

Football pitch costs – there are reduced rates for groups who maintain the pitches. BT indicated Insch would not be charged due to the work they do maintaining the pitches. Pavilion can be used during matches for toilets only. BLC has toilets and is now open on a Sunday. Hire of the pavilion for changing would be £96 a game. Charges apply when a game is postponed.

Minutes approved subject to 3 changes – add Policing Team in box, Planning – Largie is 3 times year and expand item under health. *FM to resend changes to LB*.

3. BCC Business a. Finance - £4585 in account. £2800 is ring fenced for the newsletter and defibrillator. £1760 remaining. Query over audited accounts was resolved by WR and Alison Cumming. **b. Resilience** – JT has put information to Aberdeenshire Council and Forum but is still awaiting a reply. *JT to chase*. **c. Newsletter -** a couple of articles to be added then it will be ready for publishing. **d. Social media** – Amey work and road closures are the biggest posts. **e. CC Forum** – Reid Hutchison are working on a paper about wind turbines. There has been an increase in the amount of energy to be derived from wind and BESS. Networking event to be held 26 September in the new council office (the old Schlumberger building) in Inverurie. FM's concerns about the workload expected from CC councillors is to be raised. *SL will raise standards of consultation – improved literature is required*.

4. Planning

PLANNING APPLICATIONS RECEIVED IN JUNE 2026

Alterations and Extension to Dwellinghouse

Manitoba Cottage Whiteford Inverurie AB51 5EB

Ref. No: APP/2026/0912 · Received: Wed 27 May 2026 · Validated: Thu 28 May 2026

This application is for the extension of a cottage to provide a new lounge and a larger master bedroom with en-suite with the existing lounge being converted into the second bedroom. The extension on the east side of the property borders onto a lane which accesses a number of properties. The walls of the extension would be surfaced with a buff dry dash render.

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

Erection of Agricultural Storage Building

Mill Of Knockenbaird Insch Aberdeenshire AB52 6TP

Ref. No: APP/2026/0999 · Received: Wed 10 Jun 2026 · Validated: Wed 10 Jun 2026

This application is for the erection of farm implement storage building, 12 metres in length, 14 metres in breadth, 4 metres to eaves height and 6 metres to the building's ridge. The walls would be concrete block walls to 1 metres high with slate blue box profile sheet cladding above this. The roof would have the same colour of box profile sheeting together with perspex skylights. The new building would be part of a complex of farm buildings.

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 MAY/JUNE 2026

Erection of Agricultural Building Show more description

Drumdurno Farmhouse Pitcaple Inverurie AB51 5HT

Ref. No: APP/2026/0755 · Received: Tue 05 May 2026 · Validated: Mon 18 May 2026

PRIOR APPROVAL NOT REQUIRED FOR DEVELOPMENT

Erection of Agricultural Building Show more description

Field Adjacent To Dunnydeer Western Road Insch

Ref. No: APP/2026/0625 · Received: Fri 10 Apr 2026 · Validated: Tue 12 May 2026

This application was considered by the Community Council at its last meeting and no objection was raised to it being it being given deemed approval as an agricultural use. However the proposed development still has to satisfy the requirements of the layout, siting and design criteria of NPF 4 and the Aberdeenshire Local Development Plan 2023 and it was the Council's view that the development raised several questions, including the access onto a C - classified road, the impact of the structure on mature trees and the fact that it would not be sited in close proximity to the farm hub. As a result the Council came to the view that the development should be subject of Prior Approval.

PRIOR APPROVAL REQUIRED FOR DEVELOPMENT

2 further applications have just come in – one at High Street, Insch and the other at Meikle Wartle. *During the holiday period GH will report back to BCC as items come out from the Planning Dept*.

Consultation was received from Forestry Scotland for Place of Tillyfoure. Current crop of Norway Spruce will be harvested and replaced by Sessile Oak. A 10 m strip will be cut through to maintain water to communities. Car park at Donview will be closed for harvesting. Concern raised about log lorries on My Lord's Throat as it is a frequent cycle route.

GH contacted Aberdeenshire Council about the Local Development Plan. The council declined an invitation to attend a meeting. They will publish the bid process shortly and BCC will have 6-8 weeks to respond.

FM raised Christmas tree planting at Largie as it is adjacent to an organic farm. FM passed comments from the farm onto GH. The Planning Dept are looking into it.

5. Roads and Transport

A96 - no change since May meeting. Letter in preparation (FM). Cllr Grant reported that there is still no report from the police about the Colpy accident.

Bus Forum - 41 (Tarves/Inverurie – Insch; Monday – Saturday) supported peak and inter- peak hourly service operated by Watermill Coaches except for 1 return commercial journey between Insch and Inverurie and three interpeak journeys). The supported journeys between Inverurie and Insch have been procured with no change to the current timetable. Susan Watt (Principal Officer, Local Bus Services, Aberdeenshire Council) advised of a request for an evening service but unfortunately due to constraints to the revenue budget for supported services this has not been procured but has been recorded should the situation change.

The improvement of the 318 to Meikle Wartle is being explored.

Half the people who had registered to attend the zoom meeting were unable to join the meeting due to a technical hitch. This included FM.

6 BCC sub groups

a Health –

Insch War Memorial Hospital

Frank Musgrave, Chris Humphris (FOIH), Rachel Taylor(AHSCP Area Manager) and Jo Raine-Mitchell (Marketing and Communications Lead AHSCP) held a second meeting to try and ease the logjam with the Insch Hospital Project. Rachel Taylor advised that, after consultation with the IJB and Health Improvement Scotland AHSCP have decided not to pursue Insch Hospital Project and would move directly to two months public consultation beginning on June 8th.

Consultation is being undertaken via the Engage Aberdeenshire website - unless people routinely look at AHSCP Facebook page or Engage Aberdeenshire website they would not be aware, but this has been posted on BCC Facebook page and will continue to be posted. BCC has written to the Chief Officer of AHSCP pointing out that the background information provided on the Engage Aberdeenshire website is incorrect and the questions are not aligned with the objectives of the consultation. The letter to AHSCP is available on BCC Facebook page. Aa yet there is no reply.

BCC Hospital/Healthcare workgroup has had several meetings and extensive correspondence but input is needed from all Community Council members to make sure BCC do the best possible job on this, which was the most important concern for residents in the CAP survey.

Inverurie GP walk in Clinic

The GP-led Walk in Clinic for Aberdeenshire will be in Inverurie. The service will operate as "a walk-in clinic, meaning no appointment or referral is required. Patients can attend between 12 noon and 8pm, seven days a week on a first come, first served basis, within capacity limits." The GMED (out-of-hours GP) service is already based out of Inverurie, and they will deliver the walk-in centre on behalf of AHSCP.

This is good news for residents at the east end of BCC area who use Inverurie Medical Practice, which continues to struggle with a shortage of GP's. However: the funding is for 18 months only (assuming unspent funds can be carried forward into future financial years); there are some limitations on issues that can be dealt with and the centre is expected to cover anyone within a 45 minute drive (ie much of Aberdeenshire).

BCC welcomes feedback from residents using the Inverurie Walk in Clinic.

NHS(G) Meeting 1st July

NHS Grampian will be holding their next Community Conversation on 1 July 2026, LB and FM have both registered to attend, but all are welcome to attend. Registration required.

More members requested for healthcare working group.

b Correen Hills Windfarm Development – no developments. Hill of Foudland developers have requested to speak at next BCC meeting. *LB to ask for literature in advance.*

c CAP and LPP – are on BCC website. *JT to complete spreadsheet on progress for each BCC meeting.*

d Paths and Green Space – no developments.

7 Aberdeenshire Council – recess July. Prior to that are IJB meetings. Area committee moves from every 3 weeks to every 4 weeks. Area committee meeting to be held 23 June and on agenda is the Kintore Caravan Park extension. Insch Primary School headteacher interviews are to be held 26 June.

8 Chapel of Garioch/Pitcaple – Pop Up Pub raised £1500. Overflow onto road close to Oyne fork. Aberdeenshire Council passed to Amey but Amey checked and it is a council responsibility to chase up the landowner.

9 Culsalmond/Colpy – no developments to report.

10 Durno/Whiteford – no developments to report.

11 Leslie – Leslie Men's Shed now own the old school. Trees at corner are blocking the sign again. *Cllr Grant to chase up*.

12 Oyne – Recycling bins outside Archaeolink have been removed. OCA organised a tidy up. Community cannot currently see how to make a viable business case for the hall CAT.

13 Premnay – constituent emailed Cllr Grant about speeding. *Cllr Grant to communicate with the police*.

14 Rayne – light in car park continues to be a problem. GW has submitted a new report. *Cllr Grant to chase*. There seems to be a long completion date for filling potholes with July and even October given as dates. Lawrence Hall – moving towards SCIO. 2 of the 3 trustees have died recently but 2 new trustees are being appointed. The community are still keen to move forward with resilience. Lourin Fair 15 August.

15 Insch - a BLC update – starting 7 day opening with full catering. Programme for the younger generation will be expanded at weekends. Food Share will be 7 days. *SL to link into Community Planning*. In box lockers for Amazon etc will be at the back of the BLC building. Charity Shop and Gym are always open. A snowplough seems to have ripped a streetlight out and this is being played with by children. *Cllr Grant to raise as this is dangerous*. It was noted that Frances Mitchell has passed away. She contributed significantly to the community as Registrar, church organist and keyholder for the Institute. **b other updates** – JT reported flooding after heavy downpour on the road beside the Shevock Burn with a lot of water and mud. Louie's Haven will close on Saturday.

16 AOCB – Social event – 24 June at BLC.

17 Date of next meeting Monday 24 August 2026.