



Minutes of Bennachie Community Council Meeting

Monday 25 May 2026

St Drostan's Hall, Inch

- 1. Present** – Sheena Lonchay (Chair and Inch), Wally Rhodes (Treasurer and Leslie), Gill Bishop (Durno). Gordon Hood (Inch), Frank Musgrave (Oyne), Kevin Shand (Culsalmond), Alan Simpson (Leslie), Duncan Thow (Chapel of Garioch and Balquhain), Mark Worsley (Chapel of Garioch), Cllr Moray Grant.

Apologies – Lynda Bain (Chapel of Garioch), Diana Muriel (Rayne), Robert Riggs (Inch), Janette Taylor (Inch), Gill Walker (Rayne).

2. Police Report

PC Mark Barbour attended, the first of two visits planned for the year. He advised that the new report had been standardised so that all community councils received the same information. While the report had been circulated to all, the attached newsletter mentioned was missing. It was noted that statistics were not particularly useful as there was no context on the severity of any incident.

PC Barbour gave an overview of policing in Garioch. The community team consists of 4 PCs and also on duty is the road traffic team. Overall, in South Aberdeenshire there would generally be 12 officers to cover Stonehaven, Garioch, Banchory and Huntly.

Crimes can be reported via 101 and also on the Police Scotland website using the Contact Us tab. Non urgent crimes can be reported at the local community policing inbox on InverurieDistrictCPT@Scotland.police.uk. Any information logged there is passed to local teams. The call centre is based in Dundee and staff are rotated to cover different areas to build up their knowledge.

Episodes of vandalism were discussed and PC Barbour advised that the owners of the affected property were required to report any crimes before action could be taken. However, information logged was helpful. Fly tipping was an issue in several areas and PC Barbour advised that taking photos or video of an incident was not illegal.

3. Matters arising and approval of Meeting

It was noted that the numbering had gone awry and required editing.

Item 6 – should read Alexander Burnett, not Alistair.

Item 8 – Cllr Grant reported that the cost of hiring the football pitches was £25/hour. There was uncertainty about whether this charge included the Pavilion and whether the pitches could be maintained locally and thereby reduce the Council's "cost recovery" pricing.

With these amendments, the minutes were approved.

4. BCC Business

- a) Financial Statement – Audited accounts approved at AGM.
- b) Resilience – no update
- c) Newsletter – JT to advise deadline for articles for next edition
- d) Social media – regular updates to BCC Facebook page were noted.
- e) NESCC Forum – no update
- f) Workload for community councillors – With regard to the Aberdeenshire Community Council Networking Event proposed to be held on Saturday 26 September, FM suggested that he contact the organisers to ask for a session on community councillor workload be included. This could particularly address the increasing number and range of consultations CC's are expected to respond to and the difficulties of people who are working and have families to have enough time to embrace the community councillor role. It was agreed that Frank contact the organisers.

5. Planning

Demolition of Community Centre and Erection of Dwellinghouse

Community Centre Largie School Inch Aberdeenshire AB52 6NDRef. No:

APP/2026/0674 · Received: Mon 20 Apr 2026 · Validated: Tue 28 Apr 2026

This proposal is located within the hamlet of Largie. It is understood that the Community Centre has been unused for over eight years and was sold off by Aberdeenshire Council. Council Planners, considering an earlier application in 2024, accepted that the need for community facilities could be met in alternative and existing more sustainable locations in nearby locations. The Council approved the application for the conversion of the community hall into a residential property. The current application is for the demolition of the former community centre and the construction of a three-bed bungalow.

The walls are predominantly of off-white dry dash render, the roof will have smooth grey concrete tiles with doors and window surrounds of anthracite grey PVC.

The principal of the reuse of the community centre has already been established by the previous approval. 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

The Siting of Residential Caravan

Site At Brindie Hill Premnay Inch Aberdeenshire

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

The applicant is seeking a temporary permission for this development of only two years, for temporary accommodation. The caravan would be located approximately 2 kilometres to the south west of Auchleven, at the top of the hill on the road to Whitehouse. The caravan would be sheltered from the wind and the road by a two metre high bund. No additional information is given on the need for this temporary accommodation in this location and why for the period of two years.

It appears that this area may be included within a Local and/or Special Conservation site. Policy E2 Landscape of the ALDP states that that the Council will refuse developments that cause unacceptable effects through its scale, location or design on key characteristics, natural landscape features, etc. This proposed development is located in a prominent location. We would need to know the purpose of this development and whether no other locations are available.

NO RESPONSE REQUIRED

Erection of Agricultural Building

Field Adjacent To Dunnydeer Western Road Inch

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

This is an application for a new grain handling store of 18 metres long and 30 metres broad and 6 metres to eaves and 8.6 metres to roof line. The walls would be of grey prestressed corrugated cement. the roof would be of similar grey material. The development would be located in a field immediately adjacent to the Dunnydeer farm complex and to the south of Western Road on the outskirts of Inch.

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

APPLICATIONS DECIDED IN APRIL/MAY 2026

Erection of Agricultural Animal Shelter

Lamington Oyne Inch Aberdeenshire AB52 6QP

Ref. No: APP/2026/0413 · Received: Thu 12 Mar 2026 · Validated: Fri 13 Mar 2026

Application approved by Aberdeenshire Council

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

Application approved by Aberdeenshire Council

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 Inch Aberdeenshire AB52 6LW

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

Application to extend timeframe for commencement of development by two years approved by Aberdeenshire Council

Change of Use of Agricultural Land to Domestic Garden Ground and Extension to Garage (Retrospective)

Bonnyton Croft Bonnyton Old Rayne Inch AB52 6TD

Ref. No: APP/2026/0552 · Received: Mon 30 Mar 2026 · Validated: Thu 09 Apr 2026

Application approved by Aberdeenshire Council

Alterations and Extension to Dwellinghouse

31 Dunnydeer Gardens Inch AB52 6NF

Ref. No: APP/2026/0490 · Received: Mon 23 Mar 2026 · Validated: Thu 26 Mar 2026

Application approved by Aberdeenshire Council

Erection of Dwellinghouse with Attached Garage and Domestic Shed

Plot 5 East Of Hillhead Croft Chapel Of Garioch Inverurie Aberdeenshire

Ref. No: APP/2026/0248 · Received: Mon 16 Feb 2026 · Validated: Tue 17 Mar 2026

Application approved by Aberdeenshire Council

OTHER PLANNING MATTERS

PROPOSED COOP STORE, COMMERCIAL STREET

Members will know that we received an email from the architects of the proposed Coop store on Commercial Street in Inch. The architects were concerned that it appeared the Council were moving towards a rejection of the planning application on the grounds that the Roads Department were concerned that the shopper car park entrance was too close to the Mill Street junction. Members will have seen the draft of the email of support that was produced. This was sent to the Aberdeenshire Planner dealing with the application, the Council's Chief Planner (Paul Macari), our three Ward Councillors and the architects acting for the developers. The latter has responded thanking us for our support.

LARGIE SCREENING OPTION REPORT

Members will have seen the response to BCC comments on the Largie Christmas Tree proposal. I spoke with Aberdeenshire Planners. In theory the developers will take into account our comments as part of the EIS Scoping process. However, does not appear that BCC will be able to comment further on any EIA that is produced. The planner I spoke to (Helen Atkinson) undertook to check this position and come back to me. FM reiterated his concern that the trees would be sprayed 3 times a year and that the plantation is adjacent to an organic farm.

FOUDLAND HILL WIND FARM DEVELOPMENT

Following the presentation at our last BCC meeting by Chris Hamlet on progress of the proposed Correen Hills and Suie Windfarms, I undertook to contact the Energy Consent Unit of the Scottish Government to ask for clarification on the Foudland Hill Wind Farm. I received that attached email from Conor Burke of the ECU:

"I would like to provide some clarity on the consultation process in relation to Scoping and Application submission.

Koehler Renewable Energy UK Limited requested a Scoping Opinion from the Scottish Ministers regarding the proposed Foudland Hill Wind Farm. A scoping consultation took place (in which your organisation was a consultee) and after receiving consultation responses, the ECU published a Scoping Opinion on our website, containing the responses received and the Scottish Ministers comments on the proposal and responses.

With regards to a request for a Scoping Opinion, the applicable legislation is Regulation 12 of the Electricity Works (Environmental Impact Assessment) (Scotland) Regulations 2017 under which the Scottish Ministers are required to consult the specified statutory bodies (and other interested parties) as to their views on the information which ought to be provided in the Environmental Impact Assessment Report ("EIA Report") which will be required to be undertaken for the proposed Development if an application for consent under section 36 of the Electricity Act 1989 is subsequently submitted.

The Company will use the information provided in the Scoping consultation responses to establish any further works that may be required ahead of a EIA

Report being produced and submitted. Proposals may change as the project progresses, and in some cases applications do not subsequently come forward.

Prior to the submission of an application, the Company may choose to undergo a Gatecheck consultation process in order to address specific concerns raised by consultees during the Scoping consultation stage. If it is deemed appropriate to do so, your organisation may be contacted for comments at this stage.

Should the Company decide to proceed and submit a full Section 36 Application, a new consultation would be required, and your organisation would again be contacted as a consultee of this proposal. Your organisation would be able to provide comments at this stage.”

It should be emphasized that Scottish Ministers expect the EIA report to include all matters raised in responses from the consultees and advisors, unless stated to the contrary in the scoping opinion. No such comments were made on Bennachie Community Council’s submission.

Local Development Plan – it was agreed that GH would contact the LDP team and invite a planner to attend the next BCC meeting to update on the progress and stages of the next LDP.

6. Roads and Transport (FM had previously circulated a report)

- FM proposed that a further letter was sent to the Cabinet Secretary for the Economy, Tourism and Transport, Stephen Flynn, formerly an MP for Aberdeen South and therefore familiar with the A96. It was agreed that FM would draft a letter asking for confirmation of whether the Scottish Government intends to implement the A96 Corridor Review Refined Package of Interventions and what safety works will be undertaken between Elgin and Inverurie in the next two years.
- FM volunteered to attend the Garioch Bus Forum on 27 May.

7. BCC Subgroups

a) Health Update (FM had previously circulated a report)

- FM reported that he had attended a meeting with Rachel Taylor, AHSCP Area Manager and Jo Raine-Mitchell, AHSCP Lead for Marketing and Communications and Chris Humphries from FoIH. A further meeting has been arranged for 2 June. AHSCP acknowledge that the original SNA was flawed and confirm that they do not intend to just bulldoze through this consultation. Red lines cited by the community reps included loss of hospital beds and disposal of the hospital, missing ring-fenced funding of £600k, decrease in provision of care home and community hospital beds.

MW noted his concerns that off-line discussions did not provide transparency.

- The Walk-In clinic in Aberdeenshire is likely to be in Inverurie, will be open 12-8pm daily, no appointments are required (first come, first served while there is capacity) and there are exclusions to be conditions which can be treated. This clinic is expected to cover anyone with 45 mins drive ie most of Aberdeenshire.
 - It was agreed that FM would draft a letter to the First Minister, following up on BCC's letter sent before the election seeking confirmation of his commitment to reopening and funding Inch Hospital.
- b) Correen Windfarm Development – no update
- c) Community Action Plan = no update
- d) Paths Group and Green Space Group = no update.

8. Aberdeenshire Council

- a) It was agreed that SL would contact Aberdeenshire Council to ask for a list of war memorials in the BCC area.

9. Chapel of Garioch/Pitcaple – pop up pub had raised £1,500. Only a few small jobs need to be done for the hall project to be fully completed. Around £270k has been spent. Work is due to begin near the Oyne Fork which may resolve the water on the road issue. Still no progress on the garage on the A96 at the foot of the Chapel of Garioch road.

10. Culsalmond/Colpy – there will be a screening of the Mexico vs Scotland match at the community centre on 19 June and a quiz night. Still local concern about the junction near the bus shelters at Colpy.

11. Durno/Whiteford – a new hall committee has been appointed.

12. Leslie – the perpetually flooded crossroads is now dry.

13. Oyne - a three year community plan has been developed

14. Premnay – no updated

15. Rayne – no updated

16. Inch – BLC has a full programme of events planned for the next year and a new chef starts this week. The Crowdfunder appeal is ongoing and BLC requires the community to show its support by using the centre as well as donating to the appeal. Inch playground continues to flood in bad weather.

17. FM suggested a meal for community councillors and partners and suggested 24 June at the BLC. He will make further enquiries at BLC re menu and price and revert.

18. Date of Next Meeting

Monday 22 June 2026.

