BI-MONTHLY MEETING AGENDA

Inchmarlo, Brathens and Glassel Community Council

Wednesday 25th September 2024, 20.00 - 21.30 To be held by ZOOM

- 1. Welcome/Apologies
- 2. Approval of Minutes of previous meeting, and review of actions
- 3. Roles and responsibilities PH
- 4. Meeting formats Zoom vs in-person vs hybrid
- 5. Secretary's Report (outstanding email items) SB
- 6. Treasurer's report (handover status) CB
- 7. Councillor's report
- 8. Planning application APP-2024-1119 for house at Glassel Bill Crighton
- 9. Local Place Plan incl. questionnaire results PH
- 10. Kirkwood homes Development and Pathways at Inchmarlo CL
- 11. Mid-hill windfarm funding CL
- 12. Any other Business (AOB)
- 13. Date of next meeting

Confirmation of Meeting Dates & Venues for 2024/25

Event	Date
Inaugural Bi-monthly CC meeting	25/09/24
Bi-monthly CC meeting	06/11/24
Bi-monthly CC meeting	08/01/25
Bi-monthly CC meeting	05/03/25
Bi-monthly+AGM	04/06/25
Inaugural Bi-monthly CC meeting	03/09/25
Bi-monthly CC meeting	05/11/25

• To be held either by Zoom or at Inchmarlo Hall

Roles and responsibilities

Activity	25-Sep
Chairperson	PH
Correspondence Secretary	RP
Meetings Secretary	SB
Treasurer	СВ
Vice Chairperson	CL
Resilience	AD
Midhill Funding	CL
Broadband	CL
Planning proposals & implementations	CL
Website / IT	CL
Local Place Plan	PH
Paths	PH
Road safety	PH
Windfarm / pylons	PH
Environment and sustainability	SB

Meeting actions

Action	Name 🔽	Date Raisec 🔻	Status 🔽	Closed? 🖵
Conclude any revision to IT systems incl cost noting issue raised by RL	AW	03/04/24		n
Separate out the IBGCC and Mid Hill funds in finance reports	RL	03/04/24	separate columns in report now	у
Follow up on Kirkwood home community benefits including paths	PH	16/05/24	Including issues around paths into Banchory	n
GL will look for suitable alternative CC candidates from the Inchmarlo Retirement Village	GL	26/06/24		n
RL will arrange for Catherine Nichols to verify the accounts once she is available in mid-July	RL	26/06/24		n
RL will confirm what the council grant for 2024/5 will be by contacting Kirsty Macleod	RL	26/06/24	Regis - see Kirsty's email 14/5/24 - £562	у
PH will confirm Constitution changes to Janelle Clark at Aberdeenshire Council.	PH	26/06/24	waiting for Regis' signature	у
PH to confirm the Inaugural Meeting date with Janelle Clark.	PH	26/06/24		у
Set up inaugural meeting	PH	26/06/24		у
Circulate Resilience Plan for agreement, when ready	RL	26/06/24		n
finalise handover of IT systems	CL, AW, RL	26/06/24		у
Hand over Correspondence Secretary's role to SB	RL, PH, SB	26/06/24		у
Follow up on roads speed limit policy with Philip Mackay at Aberdeenshire Council	AR	26/06/24		?
Confirm dates for LPP public meetings, and Marquee availability	AD, GL	26/06/24		у
Arrange informal meeting for CC to discuss LPP plans further	PH	26/06/24	Arranged by AD	у
Investigate funding options for Retirement Village Aberdeen-bound bus-stop access	GL	26/06/24		n
improvements				

Planning Application APP-2024-1119

Talla Bothan Station Road Glassel Banchory AB31 4DE

15th August 2024

The Secretary Inchmarlo, Brathens and Glassel Community Council

Dear Secretary

Planning Application APP/2024/1119

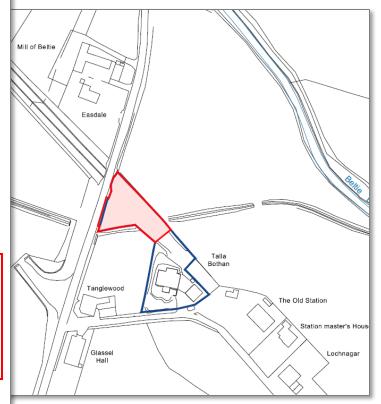
May we introduce ourselves, we are William and Dorothy Crighton and we have lived at the above address for almost 23 years.

During this period we have been active members of the Community and have been members of the Glassel Hall Committee since 2009, we also assist with the organisation of the concerts which regularly take place in the Glassel Hall throughout the year. We are both members of Inchmarlo Golf Club.

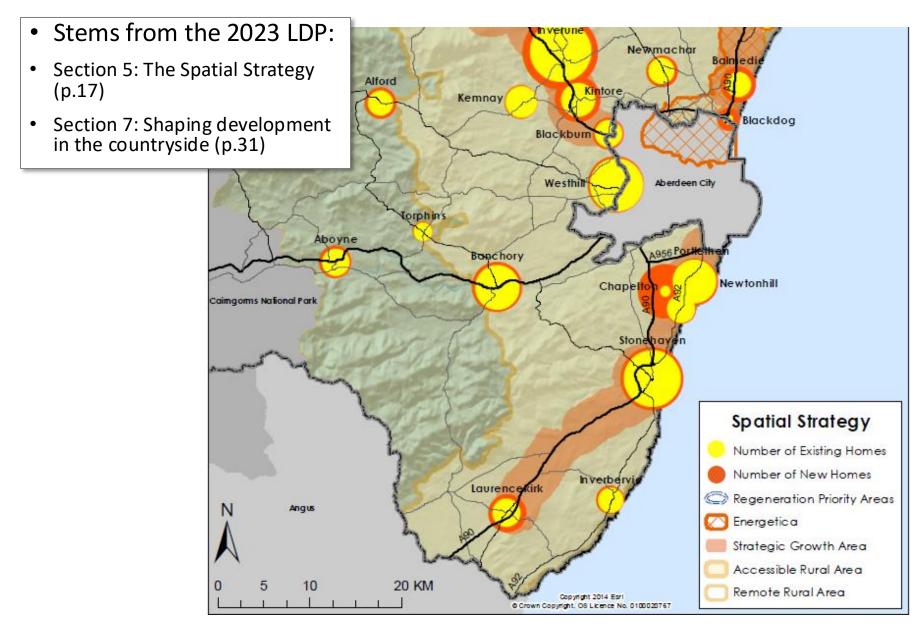
We own the plot of land adjacent to Talla Bothan and have recently applied for planning permission to build a 3 bedroom house on the site. Detailed planning permission was previously granted for a 4 bedroom house on this site in May 2019 under planning application ref: APP/2018/2955 as a sympathetic addition to an existing cohesive group of dwellings in the rural countryside. The current proposals (APP/2024/1119) are largely similar to the previous approval for the erection of a single dwelling house on the site. Unfortunately the Planning Service have indicated that they are not able to support our application, as there has been an apparent change in policy in the Aberdeenshire Local Development Plan 2023.

Personal circumstances in addition to the COVID Pandemic in 2020, disrupted our plans to proceed with the previous approval hence why we have recently reapplied for permission. No objections have been raised from the statutory consultees or the public to our application.

We respectively request the Inchmarlo, Brathens and Glassel Community Council to support our application as we consider the erection of a house on this plot will enhance the Glassel area and allow us to continue to live in and support the Community. We would be more than happy to meet with Council members to discuss our application.







2023 Local Development Plan

Extensions to Clusters/Housing Groups

- R2.16 In remote rural areas only we will also allow development associated with existing clusters or housing groups consisting of 5-14 separate habitable or occupied homes on the date of the Plan's adoption. The existing properties within the cluster or housing group should relate well to each other through their design and layout, for example, by sharing curtilage boundaries. There should be a clear relationship between the cluster/group, or development should contribute towards establishing a cohesiveness among the group, for example, through infill development.
- R2.17 Development of a maximum of three homes will be permitted during the plan period. The size of a cluster must not exceed 15 homes¹⁰. Clusters or housing groups greater than 15 homes must not be sub-divided. This includes clusters/housing groups that may comprise two or three individual clusters/groups situated in close proximity, that is, by sharing the same access road. All proposals must respect the character, layout and building pattern of the cluster or group.

Local Place Plan - status

- Newsletter hand distributed to all (almost) households
- Three public events held Glassel Hall, Inchmarlo Hall and Retirement Village
- Questionnaire results collected at these events, and online
 - 55 from population of ~600, good response from Retirement Village
 - Distilled version of the Scottish Govt "Place Standard Tool"

- Liaison with Torphins, Mid-Deeside (Aboyne) and Banchory CCs ongoing
- Initial communication with other stakeholders such as NESTRANS, F&LS, TPG, BPA
- Ongoing communication with Aberdeenshire Council Planning, Marr, Outdoor Access
- On the list Halls, Bothy, Skene Enterprises, ?landowners
- Next steps define key projects based on feedback, draft the plan

Inchmarlo, Brathens and Glassel Community Council - Local Place Plan Questionnaire

Questionnaire

Aberdeenshire Council compiles a Local Development Plan every 10 years, and in the past this has consisted largely of proposals for housing development. There is a recognition at Scottish Government level that more input from host communities is a requirement, and to this end IBGCC are consulting with local residents in order to submit their views in the form of a "Local Place Plan". Further details are available on our website ibgcc.org.

The purpose of the questionnaire is to allow the community council to accurately represent the views of the community, which can then directly impact both the Local Place Plan and Aberdeenshire's Development Plan.

When completing the questionnaire, please consider your own position, and also others in the community. For each question, use the "considerations" to give an overall score, and to prompt comments that can be recorded in the text box at the bottom. Note that comments are often the most valuable information. Please return at the event, or to secretary@ibgcc.org

Postcode:	AB31 4DU	Name*:	Paul Herrington	Email*:	paul.herrington@hotmail.com
		Score	<- Please score beween 1 = Poor and 7 = Great		Considerations:
Walking &	cycling	4	Provision of off-road paths, pavements, safe spe to go. Accessibility to all users.	ed limits. Ava	ilability of routes leading to where you need/want
Public tran	sport	3	Cost, reliability, provision of real-time informatic Accessible to all, safe and sheltered bus stops.	Cost, reliability, provision of real-time information. Easy to reach destinations you need/want to get to. Accessible to all, safe and sheltered bus stops.	
Traffic		2	Priority of people over vehicles; via traffic calmin people; speed, noise, fear.	Priority of people over vehicles; via traffic calming, safe pedestrian routes & crossings. How does traffic affect people; speed, noise, fear.	
Streets & b	uildings	6	Are there any problems? Flooding, derelict build clutter, busy roads, illegal parking.	lings, vacant l	and, pollution, litter, lighting levels, pavement
Natural spa	ices	6	Are there accessible natural spaces, are they looked after, how could they be improved eg. rewilding, tree planting, wildlife protection, path creation.		
Play & recr	eation	5	Are there indoor & outdoor spaces for play & recreation. Are they open/ accessible to all. What could be better used? Are there issues eg. booking?		
Facilities &	services	6	Access to, and quality of; schools, health & social services; shops, libraries, halls, recycling centres; electricity, water, telecomms & other services.		
Work & loc	al economy	4	Are there local jobs available, of the right kind, or training & volunteering opportunities. Are there challenges & is the economy thriving or declining.		
Housing		4	Is the mix of housing good; size, price, rental, retirement, supported living. Is heating/ insulation a problem. Are there challenges eg. noise, flooding.		
Social inter	action	5	Are there opportunities to meet others. In halls, etc. What about during crises eg. storms.	churches, co	mmunity groups. Is there a mix for kids, pensioners
Identity & I	belonging	5	Is there a sense of identity eg. neighbourliness, t support networks.	traditions, loc	al groups. Are people involved eg. volunteering,
Feeling safe	2	7	Are there physical issues eg. lighting, pavements, traffic speed/volume. Are there social/behavioural issues eg anti-social behaviour, littering.		
Care & mai	ntenance	5	Is the area well maintained and are issues quickly reported and resolved; by council, community, others eg. fly- tipping, flooding, road surfaces.		
Influence 8	control	5	Are there opportunities to influence issues affect are they listened to.	ting the area.	Does the community have effective groups, and

What are the strengths and key changes could we make to improve the area? Where possible please provide specifics that can be acted upon. - Better off-road links to settlements for walking, cycling etc would encourage less use of cars, and allow people to benefit from exercise more easily.

Perhaps more on-demand public transport services. Real time data on bus arrivals.

- Improved traffic calming, sight-lines and speed controls and enforcement on busy A93 and other problem areas eg. Glassel.

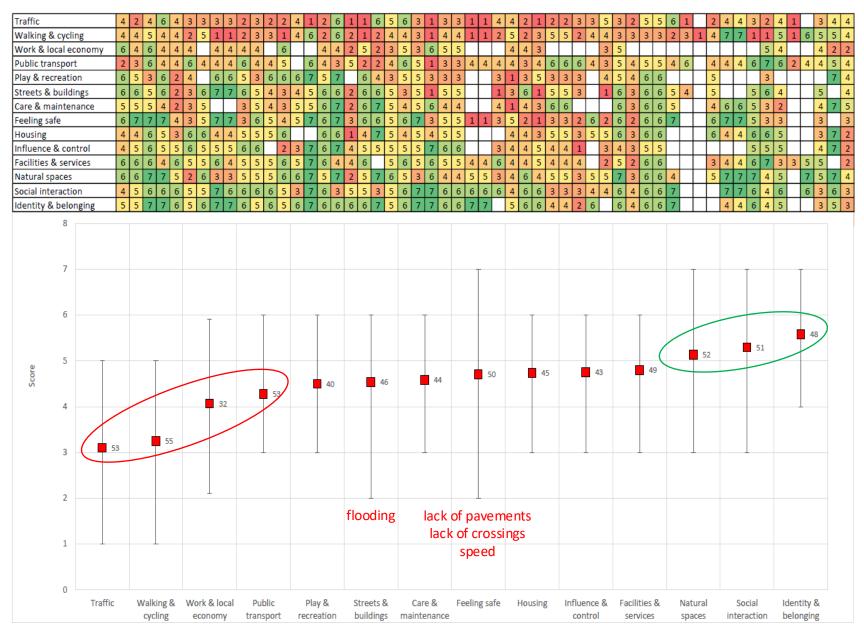
- Try to address uncertainty in the local economy given the dominance of the oil industry, which is now in rapid decline. Focus on tourism, outdoor pursuits, food and drink, quality of life and remote working.

- With respect to housing, new housing is still being built and prices are flat/falling so should be opportunities for most.

Questionnaire based on Scot. Govt. "Place Standard Tool"

* if you would like to be kept informed of progress on the LPP

Questionnaire scores



Comments

raffic

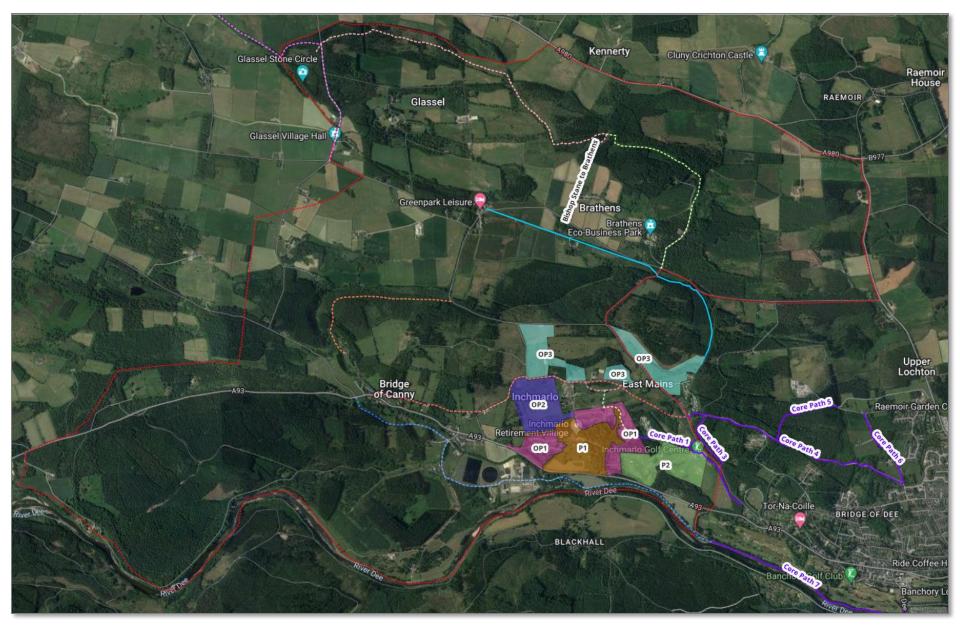
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		We slit sty here site we reale so have made that choice - we wast a guidt area in which to like, and are pleased to sty here. There is also a nursing home for people who require help and can no longer look after themeschas or their homes. Dog are tept on the lad when watted, which is essential. Some home powers do not with to atteam meeting - social of publicas - so that is their holice. Good since University of the Brd Age has tarted. We set wey oil and new to the area but now it is emerging from CDUD we find is a serpleased to stay here. There is also a nursing home for people who require help and can no longer look after themeschas or their homes. Dogs are tept on an individual tasis. A retirement persent individual tasis. A retirement with the startes end village tasis. A retirement tasis persent and to starte themeschange to specific additional tasis. A retirement task persent individual tasis. Tess and and persent individual tasis. Tess is a social task persent individual task is a retirement task persent inditas and retirement task persent inditas and persent individua
		Very good. Little first between Retirement Estate and village Excellent community groups including the Bothy. Good community and people. Gassel is a spread out runal area which in my opinion is self sufficient. Good community spirit and sense of belonging. Good community spirit and sense of belonging.

Working maps



Next steps

- Keep the report simple with a focus on;
 - Walking/cycling routes, traffic/road safety, flooding/resilience
 - Protection of commitments in existing development approvals (eg. paths, communal facilities)
 - Recognise value of natural spaces, social interaction and identity/belonging
- Liaise with council to ensure compatibility, further develop links with consultee organisations
- Be clear about the level of maturity of the projects in the report ie immature / to be developed
- Approve LLP at 6th November meeting
- Don't wait for the 2028 LDP; progress topics raised in questionnaire straight away

Resilience	AD
Broadband	CL
Planning proposals & implementations	CL
Local Place Plan	PH
Paths	PH
Road safety	PH
Environment and sustainability	SB

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Aberdeenshire Council 2023 Local Development Plan
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Community Engagement
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Engagement results and key themes3
Walking and Cycling
Traffic
Etc
Working with neighbouring community councils & key organisations
Mapping
Approach to further development
Securing what we have4
Influencing and creating further developments

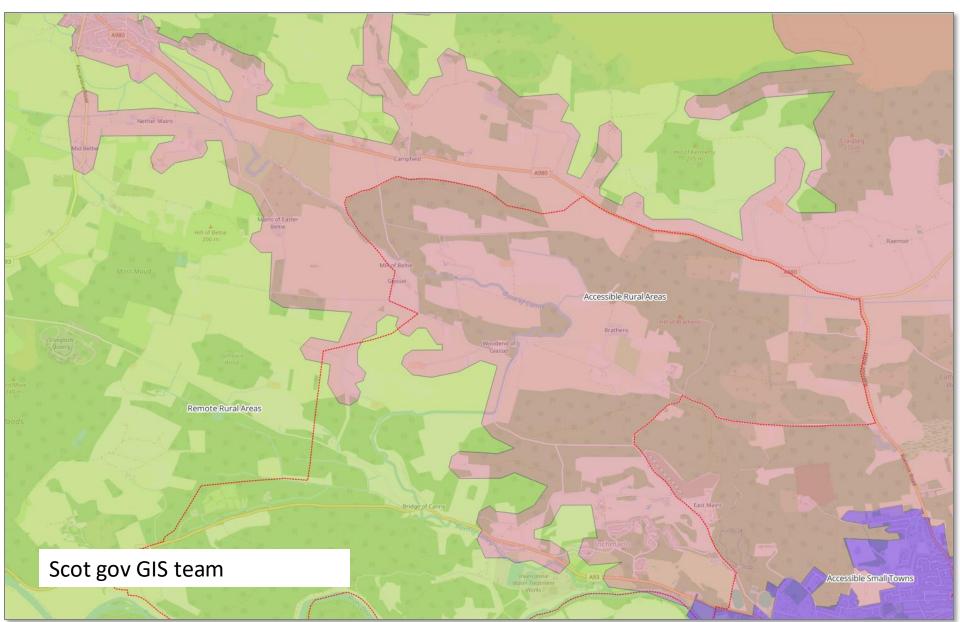
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Urban Rural Classification - Scotland

The Scottish Government (SG) Urban Rural Classification provides a consistent way of defining urban and rural areas across Scotland. The classification aids policy development and the understanding of issues facing urban, rural and remote communities. It is based upon two main criteria:

(i) population as defined by National Records of Scotland (NRS), and
 (ii) accessibility based on drive time analysis to differentiate between accessible and remote areas in Scotland.

To distinguish between accessible and remote areas, drive time isochrones were created based on a 30 minute drive time from population weighted centroids of Settlements with a population of 10,000 or more (i.e. Large and Other Urban Areas, and including the two settlements in northern England of Berwick-upon-Tweed and Carlisle). For the 8-fold

(1) Large Urban Areas - populations of 125,000 or more

(2) Other Urban Areas - populations of 10,000 to 124,999

(3) Small Towns - populations of 3,000 to 9,999

(4) Rural Areas - populations less than 3,000

https://spatialdata.gov.scot/geonetwork/srv/eng/catalog.search#/metadata/564db46c-3153-423c-ac84-90d41ec2652c

