

## BI-MONTHLY MEETING AGENDA

Inchmarlo, Brathens and Glassel Community Council

Wednesday 25<sup>th</sup> 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
<b>Inaugural Bi-monthly CC meeting</b>	<b>25/09/24</b>
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	CB
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 Raised	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	y
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	y
PH will confirm Constitution changes to Janelle Clark at Aberdeenshire Council.	PH	26/06/24	waiting for Regis' signature	y
PH to confirm the Inaugural Meeting date with Janelle Clark.	PH	26/06/24		y
Set up inaugural meeting	PH	26/06/24		y
Circulate Resilience Plan for agreement, when ready	RL	26/06/24		n
finalise handover of IT systems	CL, AW, RL	26/06/24		y
Hand over Correspondence Secretary's role to SB	RL, PH, SB	26/06/24		y
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		y
Arrange informal meeting for CC to discuss LPP plans further	PH	26/06/24	Arranged by AD	y
Investigate funding options for Retirement Village Aberdeen-bound bus-stop access improvements	GL	26/06/24		n

# Planning Application APP-2024-1119

Talla Bothan  
Station Road  
Glassel  
Banchory  
AB31 4DE

15<sup>th</sup> August 2024

The Secretary  
Inchmarlo, Brathens and Glassel Community Council

Dear Secretary

## **Planning Application APP/2024/1119**

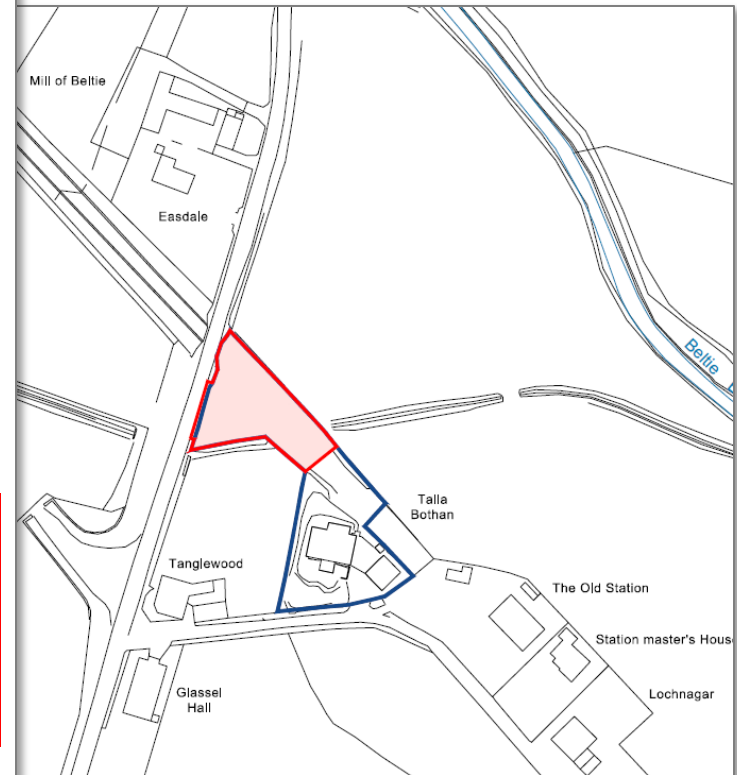
May we introduce ourselves, we are William and Dorothy Crighton and we have lived at the above address for almost 23 years.

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.

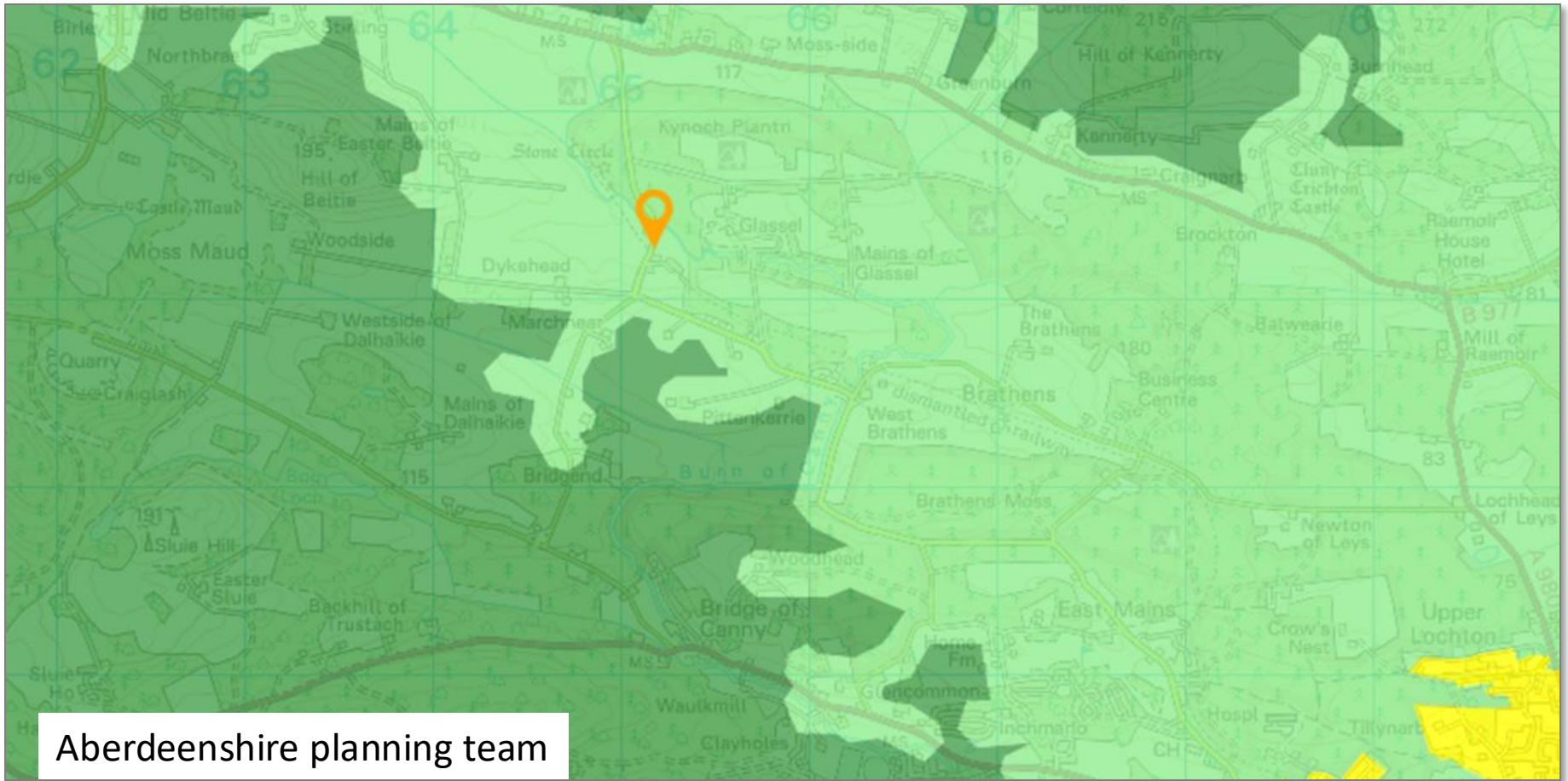
We own the plot of land adjacent to Talla Bothan and have recently applied for planning permission to build a 3 bedroom house on the site. Detailed planning permission was previously granted for a 4 bedroom house on this site in May 2019 under planning application ref: APP/2018/2955 as a sympathetic 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 respectfully 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.



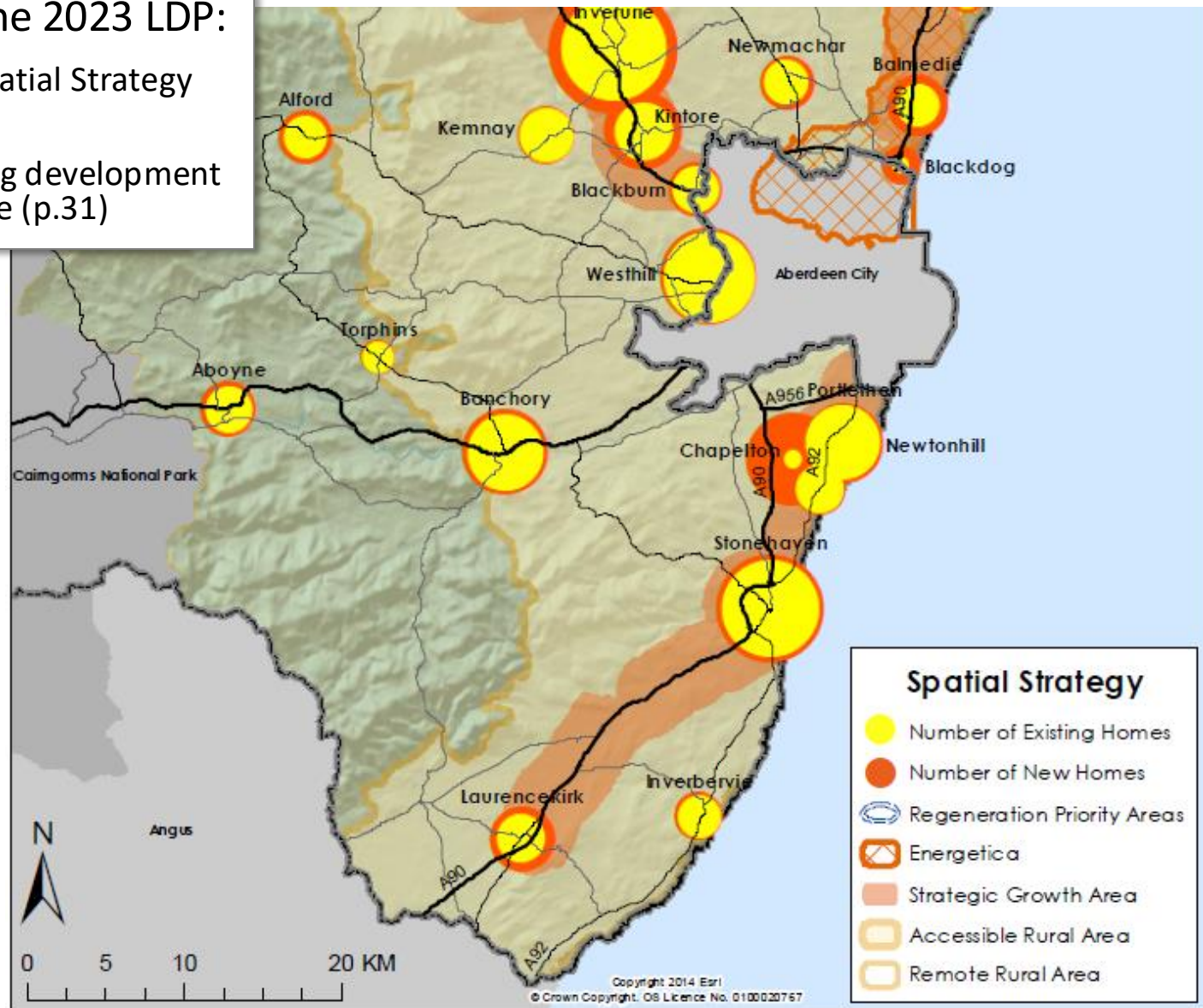
# Accessible / Remote Rural Planning Areas





# Accessible / Remote Rural Planning Areas

- Stems from the 2023 LDP:
- Section 5: The Spatial Strategy (p.17)
- Section 7: Shaping development in the countryside (p.31)



# 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 homes<sup>10</sup>. 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

# Questionnaire

## Inchmarlo, Brathens and Glassel Community Council - Local Place Plan 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](http://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](mailto:secretary@ibgcc.org)

Postcode:	AB31 4DU	Name*:	Paul Herrington	Email*:	<a href="mailto:paul.herrington@hotmail.com">paul.herrington@hotmail.com</a>
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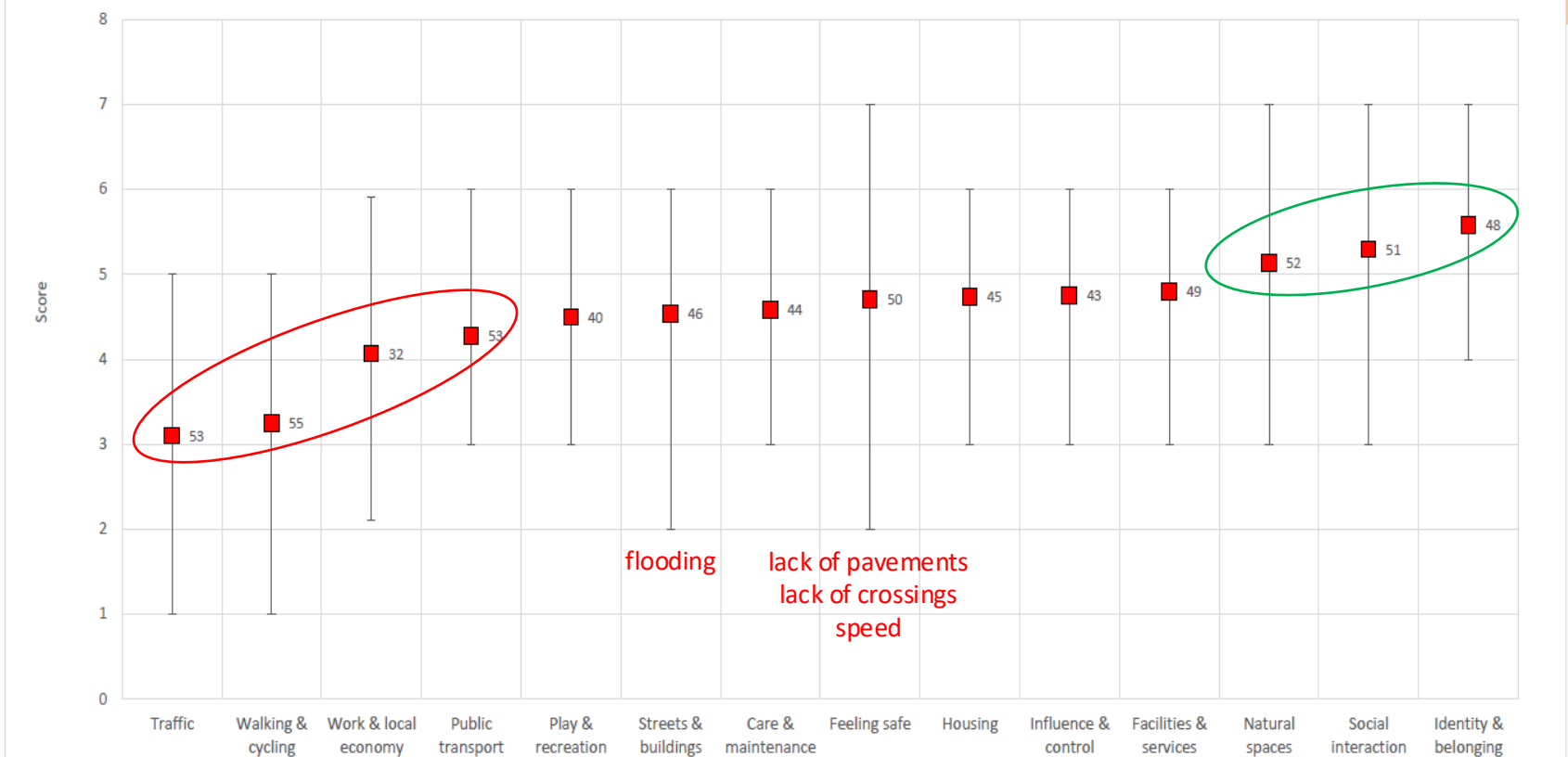
	Score	<- Please score between 1 = Poor and 7 = Great	Considerations:
Walking & cycling	4	Provision of off-road paths, pavements, safe speed limits. Availability of routes leading to where you need/want to go. Accessibility to all users.	
Public transport	3	Cost, reliability, provision of real-time information. 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 calming, safe pedestrian routes & crossings. How does traffic affect people; speed, noise, fear.	
Streets & buildings	6	Are there any problems? Flooding, derelict buildings, vacant land, pollution, litter, lighting levels, pavement clutter, busy roads, illegal parking.	
Natural spaces	6	Are there accessible natural spaces, are they looked after, how could they be improved eg. rewilding, tree planting, wildlife protection, path creation.	
Play & recreation	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 & local 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 interaction	5	Are there opportunities to meet others. In halls, churches, community groups. Is there a mix for kids, pensioners etc. What about during crises eg. storms.	
Identity & belonging	5	Is there a sense of identity eg. neighbourliness, traditions, local groups. Are people involved eg. volunteering, support networks.	
Feeling safe	7	Are there physical issues eg. lighting, pavements, traffic speed/volume. Are there social/behavioural issues eg. anti-social behaviour, littering.	
Care & maintenance	5	Is the area well maintained and are issues quickly reported and resolved; by council, community, others eg. fly-tipping, flooding, road surfaces.	
Influence & control	5	Are there opportunities to influence issues affecting the area. Does the community have effective groups, and are they listened to.	

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 scores

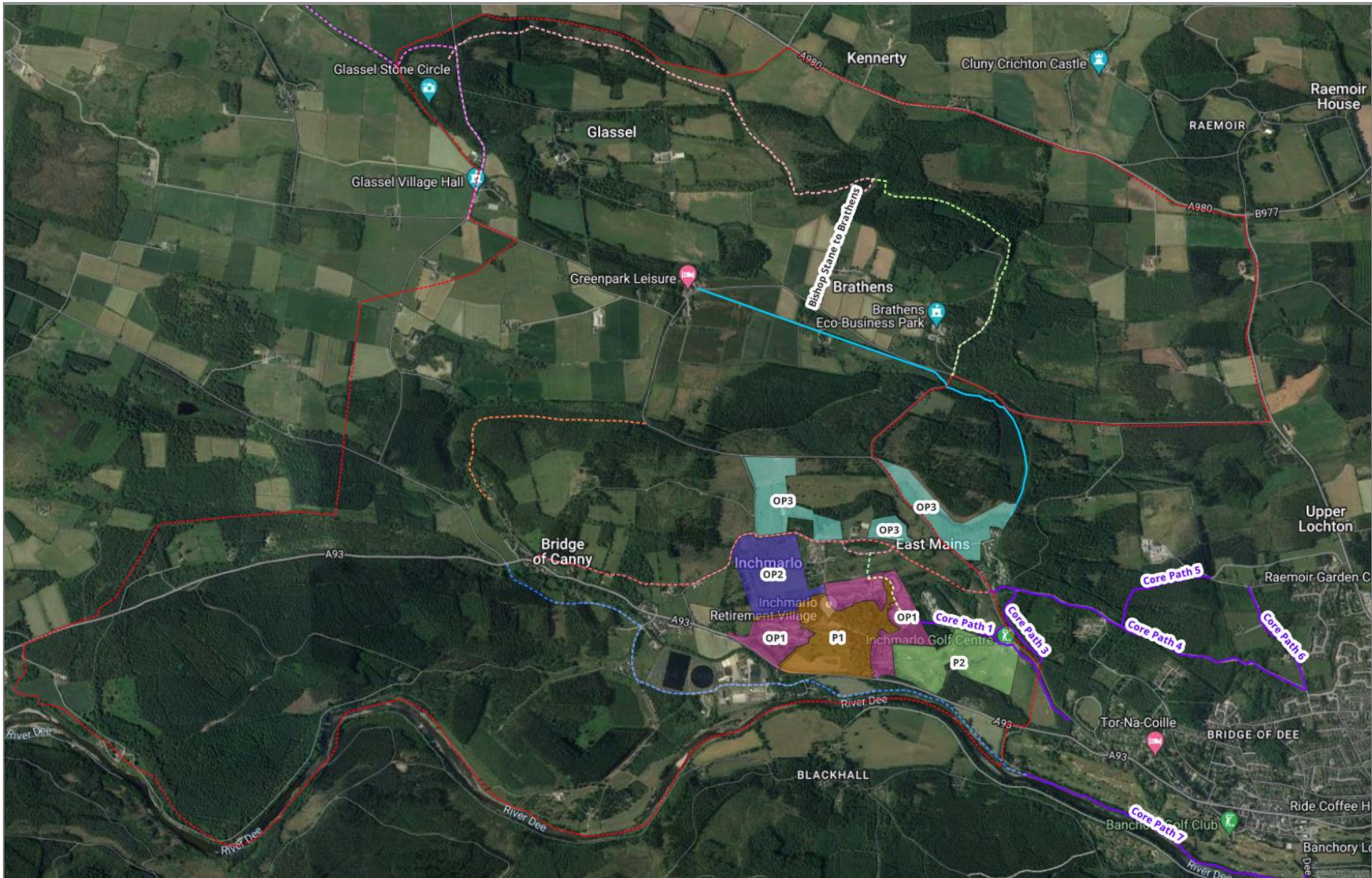
Traffic	4	2	4	6	4	3	3	3	3	2	2	4	1	2	6	1	1	6	5	6	3	1	3	3	1	1	4	4	2	1	2	2	3	3	5	3	2	5	5	6	1		2	4	4	3	2	4	1		3	4	4		
Walking & cycling	4	4	5	4	4	2	5	1	1	2	3	3	1	4	6	2	6	2	1	2	4	4	3	1	4	4	1	1	2	5	2	3	5	5	2	4	4	3	3	3	3	2	3	1	4	7	7	1	1	5	1	6	5	5	4
Work & local economy	6	4	6	4	4	4		4	4	4	4		6		4	4	2	5	2	3	5	3	6	5	5			4	4	3																				5	4		4	2	2
Public transport	2	3	6	4	4	6	4	4	4	6	4	4	5		6	4	3	5	2	2	4	6	5	1	3	3	4	4	4	4	3	4	6	6	6	4	3	5	4	5	5	4	6		4	4	4	6	7	6	2	4	4	5	4
Play & recreation	6	5	3	6	2	4		6	6	5	3	6	6	6	7	5	7		6	4	3	5	5	3	3	3		3	1	3	5	3	3	3		4	5	4	6	6			5				3					7	4		
Streets & buildings	6	6	5	6	2	3	6	7	7	6	5	4	3	4	5	6	6	2	6	6	5	3	5	1	5	5		1	3	6	1	5	5	3		1	6	3	6	6	5	4		5		5	6	4		5	4				
Care & maintenance	5	5	5	4	2	3	5		3	5	4	3	5	5	6	7	2	6	7	5	4	5	6	4	4		4	1	4	3	6	6					6	3	6	6	5		4	6	6	5	3	2		4	7	5			
Feeling safe	6	7	7	7	4	3	5	7	7	3	6	5	4	5	7	6	7	3	6	6	5	6	7	3	5	5	1	1	3	5	2	1	3	3	2	6	2	6	2	6	6	6	7		6	7	7	5	3	3		3	3		
Housing	4	4	6	5	3	6	6	4	4	5	5	6		2	3	7	6	7	4	5	5	5	5	5	7	6	6		4	4	3	5	5	3	5	5	6	3	6	6		6	4	4	6	6	5		3	7	2				
Influence & control	4	5	6	5	5	6	5	5	5	6	6		2	3	7	6	7	4	5	5	5	5	5	7	6	6		3	4	4	5	4	4	1		3	4	3	5	5					5	5	5		4	7	2				
Facilities & services	6	6	6	4	6	5	5	6	4	5	5	6	5	7	6	4	4	6		5	6	5	6	5	5	4	4	4	6	4	4	5	4	4	4		2	5	2	6	6			3	4	4	6	7	3	3	5	5		2	
Natural spaces	6	6	7	7	5	2	6	3	3	5	5	5	6	6	7	5	7	2	5	7	6	5	3	6	4	4	5	5	3	4	6	4	5	5	3	5	5	7	3	6	6	4		5	7	7	7	4	5		7	5	7	4	
Social interaction	4	5	6	6	6	5	5	7	6	6	6	6	5	3	7	6	3	5	5	3	5	6	7	7	6	6	6	6	6	6	6	4	6	6	3	3	3	4	4	6	4	6	6	7		7	7	6	4	6		6	3	6	3
Identity & belonging	5	5	7	7	6	5	6	7	7	6	5	6	5	6	7	6	6	6	6	6	6	6	6	6	6	6	7	7		5	6	6	4	4	2	6		6	4	6	6	7			4	4	6	4	5		3	5	3		







# 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 6<sup>th</sup> 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

Contents	
Introduction and Background .....	3
Current Developments and Plans .....	3
Aberdeenshire Council 2023 Local Development Plan .....	3
Forestry and Land Scotland 2018 and 2023 .....	3
Community Engagement.....	3
Public Exhibitions .....	3
Questionnaire.....	3
Engagements with organisations .....	3
Engagement results and key themes .....	3
Walking and Cycling .....	3
Traffic .....	3
Etc.....	3
Working with neighbouring community councils & key organisations.....	3
Mapping .....	3
Approach to further development .....	4
Securing what we have .....	4
Influencing and creating further developments .....	4



## BI-MONTHLY MEETING AGENDA

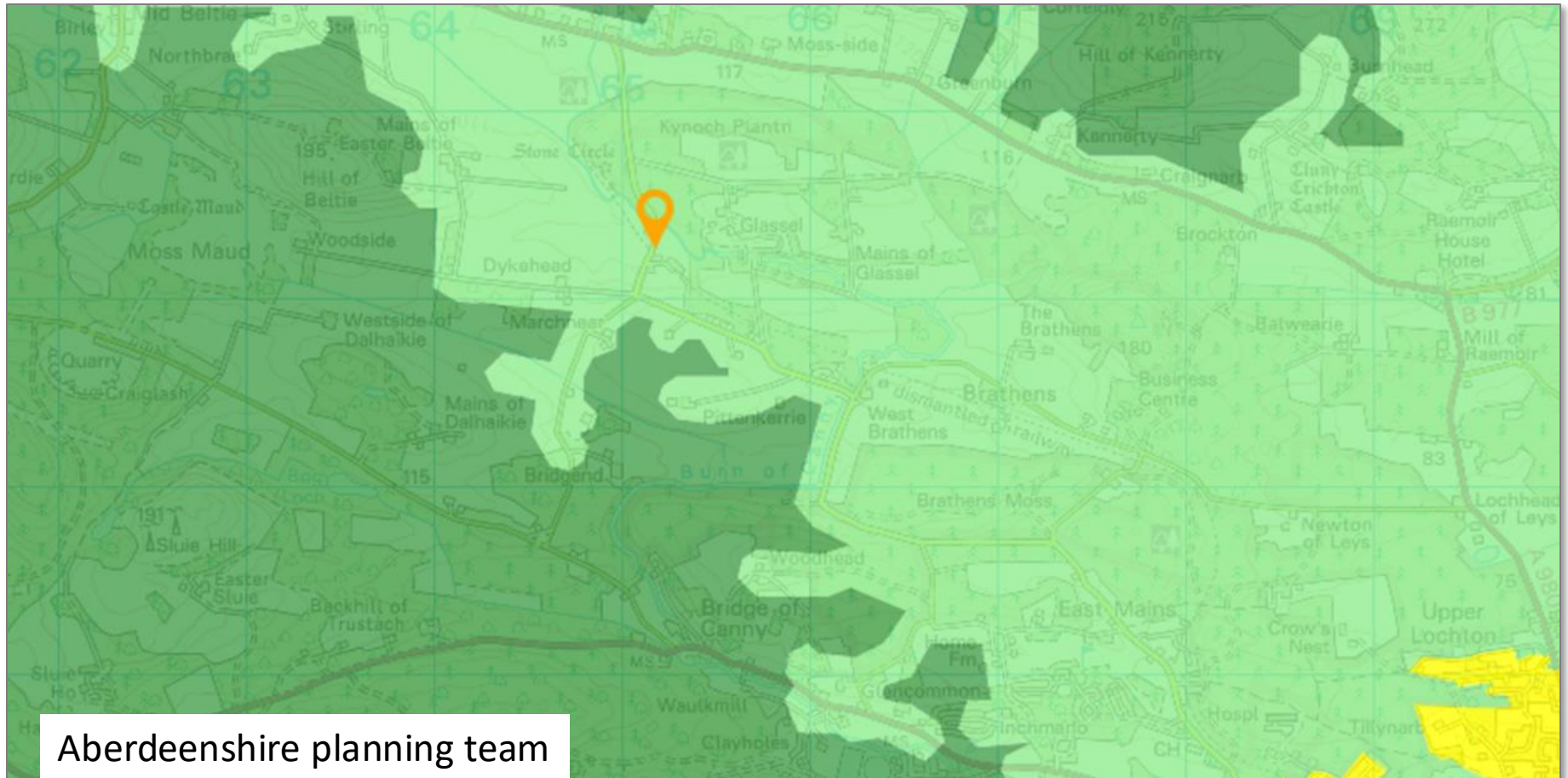
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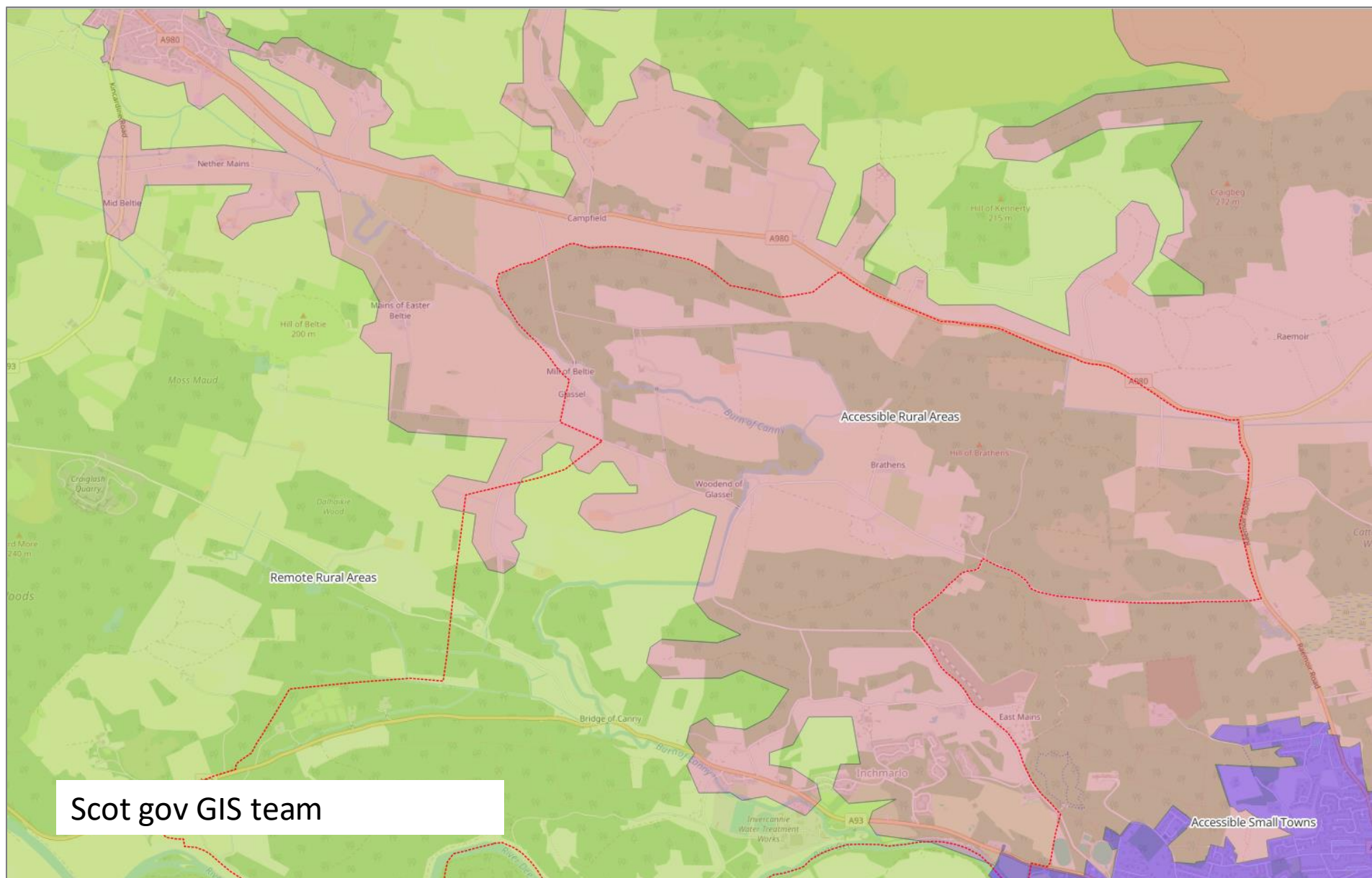
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# Accessible / Remote Rural Planning Areas



Aberdeenshire planning team

# Accessible / Remote Rural Planning Areas



## 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:

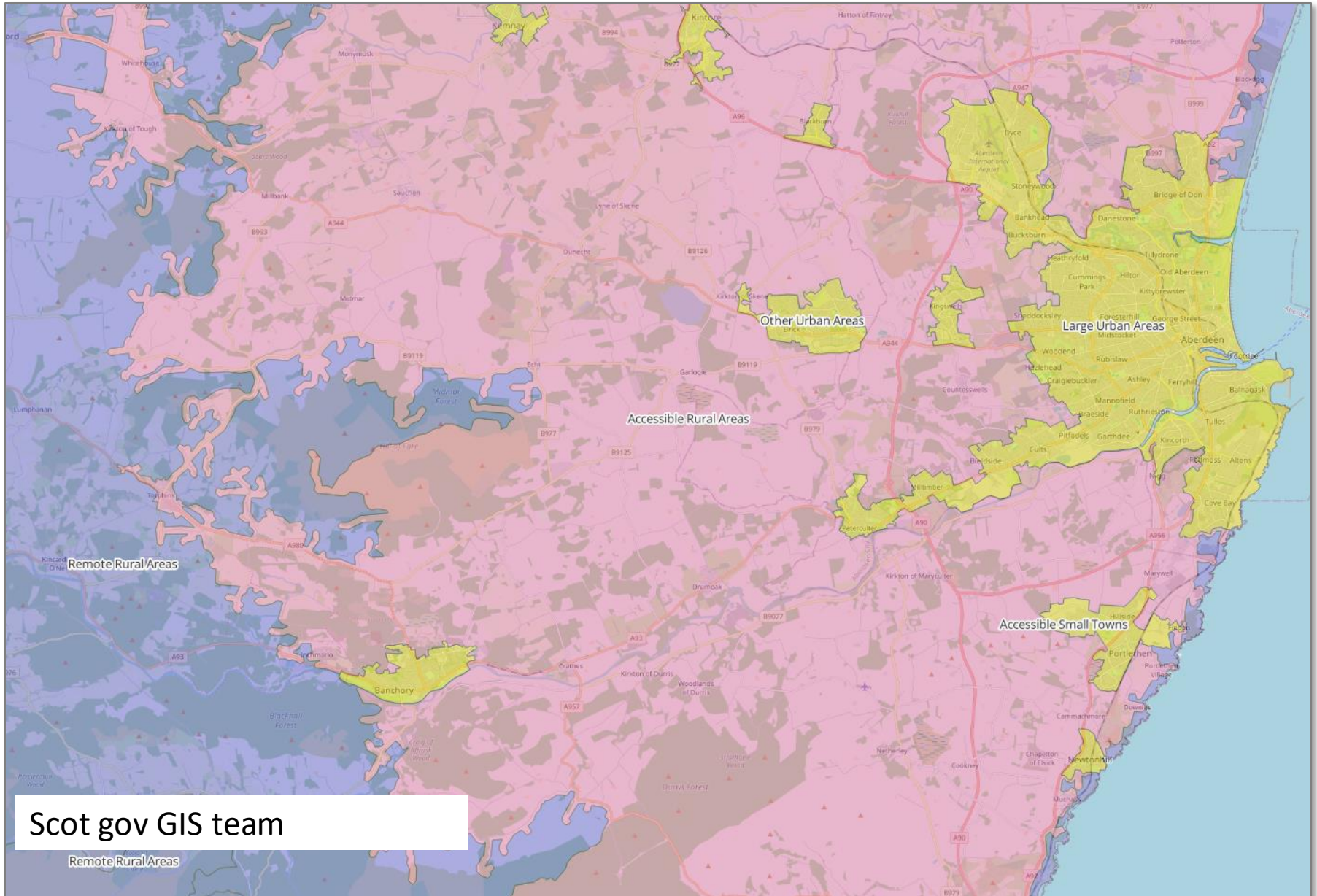
- (i) population as defined by National Records of Scotland (NRS), and
- (ii) accessibility based on drive time analysis to differentiate between accessible and remote areas in Scotland.

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



# Accessible / Remote Rural Planning Areas



Scot gov GIS team

Remote Rural Areas