

MINUTES OF MEETING

Thursday, 24th September 2026 7.30 pm, Kemnay Village Hall, with Teams link available

Present: Lee Aitken (Chair); Dan Johnston (Vice Chair); Fran Patrick (Secretary); John Whittall (Treasurer); Gabby Stevens; Sue Wainman(via teams); Richard Lamplugh; Gaenor Berkin; Mary Brown; Brian Cowie; Grace Dinnes; Cllr Grant; Cllr Payne

Apologies: Pauline Paterson; Margaret Basley; Suzanne Bunton; Cllr Smith

Not present: Claire Stewart

Attending: One member of the public(via Teams)

1 WELCOME & APOLOGIES – The Chair welcomed those attending and gave apologies as above.

2 DECLARATION OF INTEREST/AUDIO RECORDINGS/MEETING PROTOCOL – All present reminded that anyone who wished to contribute to the discussion should raise their hand and be invited to speak by the Chair. Only record will be the minutes taken by the Secretary.

3 MINUTES OF MEETING 25th June 2026 – The Minutes were previously circulated. Proposed as accurate by R Lamplugh, seconded by J Whittall.

4 POLICE MATTERS – Quarterly Report has been received and circulated, along with a Crime Alert report. Report is quite general, with no specific reference to Kemnay. The new Inspector, Insp McAndie, is hoping to visit all community councils in his area.

5. OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO SPEAK – *Rob Mackay: Update on Community Trust application:* Seventeen members have signed up; steering group waiting for any significant recommendations from the NESCAN report. An application with OSCAR has been opened and advice sought from AVA (Aberdeenshire Voluntary Action) on how to progress. A handout was shared outlining how a community trust might function. Once feedback is received from AVA, a meeting with all members will be held to see how to move forward; the whole process is taking a long time, partly due to the time taken to finalise the draft of the NESCAN report.
(S Wainman has made a few comments/corrections on the draft and sent to Vicky Stigant at NESCAN.)

6. KEMNAY RESILIENCE -

a) *Community Resilience Planning/Community Larder:* F Patrick attended the recent Resilience Conference, organised by Aberdeenshire Council. It was a very interesting, useful meeting, with the last session on resilience plans and how effective your town/village's resilience plan might be in a series of event scenarios. The **Just in Case** . . . pull-out leaflet has been updated and is being published in the next Newsletter. The Larder continues to be busy. Donations have come in over the past few months from individuals, from groups based in Kemnay and Monymusk, from St Anne's Church - all of which are greatly appreciated and help maintain the food support offered by the Larder. The Larder has also been successful in receiving a grant award of £350 from the GraniteHeart charity based in Westhill.

b) *PADS:* Fundraising campaign has been quite successful; the battery in the unit at the Golf Club may need to be replaced in the next few months.

c) *Flooding:* Discussion of the communication received from Garioch Area Office (credit given to Ann Overton and Susan Adams for pursuing this and trying their best to find a solution): The Legal Department will not allow Aberdeenshire Council to hold any money awarded to Kemnay Community Council for the water barrier through a grant funding application. The community would therefore have to hold the money somehow. This is a lot of money and responsibility for the Community Council to deal with. And there are several important issues – eg. health & safety requirements, insurance liability, etc. The maximum SSER grant funding award (application deadline end November) would be £20 000, which would not fully cover the number of years' retainer – for a company such as Briggs - and potential deployments to be covered until a permanent bund is built, particularly as expenditure made by a community council will incur VAT, thus reducing the possible fund even further. KCC members did not feel they have the expertise to decide when the barrier should be deployed, as was proposed in one of the options being put forward. Where would the liability lie if something were to go wrong? Option 2 of the proposals put forward by Area Office might be workable but there are major issues re the interface between KCC and Aberdeenshire Council – where do the liabilities and responsibilities lie? All KCC members agreed that this whole situation is an Aberdeenshire Council responsibility and that KCC should continue to do all it can to persuade the Council to take this on. It was pointed out that Kembhill Park

residents already pay an insurance penalty for living within 200m of the river and for living in a non-standard (wooden) house. It was also noted that the Kembhill Park Flood Group was disbanding.

(**Action:** S Wainman to ask Area Office and Lee Watson to draw up a report to go to full council.)

(**Action:** Chair and Secretary to seek clarification re liabilities and insurance responsibility and whether KCC can undertake such a contract, as KCC may not be a legal entity which can in fact undertake this.)

Thanks expressed to S Wainman and G Stevens for looking into this on behalf of KCC.

7. MATTERS ARISING – From previous meeting

a) **Maintenance of Green Spaces** – Greenspace Project Officer: For information; email received from him, outlining what he can do to support community projects.

b) **Road, Parking and Transport Issues** – Response received from Aberdeenshire Council - Sunken drains on Victoria Terrace are not due to be fixed until next year, some of the potholes on Victoria Terrace were possibly to be looked at in September, depending on the weather; the potholes on Bridge Road are getting worse; there is a weblink available on the Aberdeenshire Council website showing where the street lights are; waiting a response from Aberdeenshire Council re the wall at Bogbeth Park, it does not appear on any repair budget as yet; complaint received from a resident about bush obstructing sight lines at cemetery exit – now resolved.

c) **Pollution at Birley Bush** – No update as no response from SEPA received.

NEW BUSINESS

a) **Christmas Lights & Switch-on Event** – L Aitken and R Lamplugh completed the Aberdeenshire Council survey; two new motifs have been purchased, three of the older ones failed their PAT test and are to be scrapped; would like to purchase another one for the Bremner Way roundel. The broken sockets were fixed earlier in the year. **Switch-on event:** R Lamplugh met with Gillian Wilkie and they are keen to go ahead, but there are concerns re insurance.

(**Action:** Secretary to check insurance cover with Zurich.) It was also discussed that all finances, monies raised, etc should go through the KCC account. (**Action:** R Lamplugh to get back to G Wilkie.)

b) **War Memorial Refurbishment:** The Men's Shed now has the appropriate insurance required for this task. All risk assessments, etc have been done, so the work can go ahead; hope to have it complete by Remembrance Sunday. Group very grateful to Susan Adams at Garioch Area Office for her help and support. Some discussion on the fact that as this is work that is Aberdeenshire Council's responsibility now being done by volunteers, should there not be some sort of fund for materials, etc. (**Action:** Cllr Grant to ask about this.)

c) **Fairer Funding of Public Services:** Secretary will circulate the update.

d) **Community Noticeboard Page in Newsletter:** There is now to be a dedicated page for KCC/AC information, will include any information on KCC-supported groups, such as the Larder, PADs, Resilience, etc. This will be free of charge; if a second page is required, there will be a charge, at the community rate.

e) **Issue of Noise Nuisance:** A message received from a resident re noise nuisance. Information on how to report to Aberdeenshire Council is included on Community Page in the October Newsletter. (**Action:** Secretary to respond to resident.)

f) **Comfort Partnership Scheme:** The Bennachie Lodge is the 'partner' in Kemnay and does receive a certain amount

of funding for offering this service. Improved signage is really needed around the village to highlight this. (**Action:** Secretary to request improved signage, including distance from the 'comfort partner', from Aberdeenshire Council.)

g) **Disciplinary Procedure re Community Councillors & Community Councillor Liability:** Felt that this issue has been discussed and procedures in place in Aberdeenshire.

8. TREASURER REPORT

Most activity involves the Community Larder and PADs accounts. The Larder has received a number of very welcome donations in the past six months: several monthly standing orders have been set up and support has also come in from local groups, including the John Adam Trust, St Anne's Church, Monymusk Thrift Shop, Monymusk Boules, GraniteHeart. This has meant that for the first time, the Larder's income has slightly exceeded its expenditure in this half of the financial year. (**Action:** F Patrick will put an item in the next Newsletter.) The PADs (defibrillators) fundraising campaign has also been quite successful, with a number of individual donations coming in through the donation page, and grants awarded by the Monymusk Thrift Shop, Kemnay Bargain Box and the John Adam Trust.

No major changes to the other accounts.

Thanks to John Whittall for his work on keeping track of all the accounts.

9. PLANNING MATTERS & APPLICATIONS –

a) **Current planning applications** – No action to be taken on

Alteration and Extension to Dwellinghouse Greystone Road, Kemnay

Ref No APP/2026/1307.

Alteration and Extension to Dwellinghouse Fetternear View, Kemnay

Ref No APP/2026/1355.

b) *LDP20 Call for Sites*: Sub-group of members met again to discuss KCC response and the additional information supplied by a member of the public. S Wainman has completed the feedback form to Aberdeenshire Council and has sent in additional information via email, as the form had a restricted word limit. No substantial difference to KCC's initial response – ie that all three sites are unsuitable for various, compelling reasons. (**Action**: F Patrick will circulate a copy of the response.)

c) **Self-build Register**: For information.

10. REPORTS - Aberdeenshire Council and General

a) **Garioch (& North Marr) Safety Group (GNMS)** – No meeting.

b) **Garioch Area Community Council Forum (GACCF)** – (See emailed report from S Wainman.) Talk on Alcohol and Drug Partnership; synthetic opioids are a growing problem; people from rural areas can order the opioid overdose reversal drug, Naloxone, online via the charity SFAD; residential rehab is still available. News from other area community councils.

c) **Community Planning** – (See emailed report from S Wainman.) No meeting due to lack of attendees.

d) **Garioch Area Local Learning Partnership (GALLP)/Garioch Health Improvement Network** – (See emailed report from S Wainman.) Partnership event on same lines as 2025; more publicity of Campus Café needed; a group directory was suggested. Employability is looking slightly better; Department of Work & Pensions mobile van.

e) **KA/KP/AP** – *KA* – No current representative. *KP* – No issues raised; bulletin has been circulated to all KCC members. *AP* – No update.

REPORTS – Local Groups

a) **Positive Steps and Strength & Balance** – No update.

b) **Greener Kemnay** – Still looking for more people to step forward to be a trustee. *Community Garden*: going reasonably well. Apple Day to be held on 10th October. *Energy*: No progress re way forward. There is to be a meeting with A Overton, Garioch Area Manager, on Monday about the Birley bush depot. *Paths*: Celebrating 20th anniversary of Place of Origin on Saturday, 26th September, 10am at PoO carpark. Deputy Lord Lieutenant is coming to open the event, and one of the artists. A new trail is being opened, self-guided with QR codes to links.

c) **Kemnay Village Hall** – New side path has been very well received; new dishwasher installed in main kitchen; drone survey has been carried out of the roof, £5000 of repairs required. No fireworks display this year because of a lack of funding and insurance issues; telegraph pole is to be replaced, the top car park will need to be closed. Doors Open Day went really well with the Mesolithic group and Kemnay reminiscence photos and artifacts – over 100 people came in. The new Hall keeper, Steve Mutch, has now started.

d) **Community Credit Group (Community Trust)** – See above.

e) **It's Your Neighbourhood** – Bulbs for spring have been bought; issue with cutting of shrubs at Littlewood Court; Gavin Adam is to give more daffodil bulbs to the village; hoping to get some crocus, tulip & daff bulbs from Inverurie Environmental Group. Breedon's have done a great job cutting the area at the top of PoO. The lettering on the stone commemorating Queen Victoria at the top of the High Street has been re-done by Graham Watson of the Mens's Shed.

f) **Youth Club** – Not successful in gaining charity status, not meeting the criteria at present. Going from strength to strength, but still looking for more (especially male) helpers. The group will be attending an Over to Youth event in Inverurie on Saturday.

g) **Men's Shed** – Very busy; close to getting own premises. Current plans/events: Re-lettering Queen Victoria stone; constructing a shelter for the noticeboard at PoO car park; re-painting the railings at the war memorial; Birley Bush; garage sale to raise funds. All very positive.

11. ABERDEENSHIRE COUNCIL/COUNCILLOR NEWS -

Cllr Grant: Usual calendar of meetings – Area Committee; very interesting presentation from NHS Grampian; IJB (Insch Hospital); very long full council meeting.

Cllr Payne: New parking issues, particularly at the crossing at Littlewood Court; local government reform is going to take up a lot of time, big changes are proposed and the consultation closes in around 10 weeks. This will be the main item at the next full council meeting.

12. CORRESPONDENCE

a) **Correspondence from the Council** - was circulated prior to the meeting.

- Garioch Area Committee Meeting Agenda
- Media Release: Overnight Resurfacing on A96
- Festive Lights policy Review
- Inspiring Aberdeenshire Awards Finalists
- Victoria Terrace, Kemnay – potholes, sunken gulleys

- ACTF Meeting
- Self-build Register Release
- Temporary Road Closure – U118c Burnhervie
- Kemfest Participation Feedback Survey
- Info on Mackie's Charity Grant
- Garioch Community Planning E-Bulletin
- Aberdeenshire Heart of the High Street nominations
- Trading Standards Scams Bulletin No. 138
- Business Gateway Building Female Founders Programme
- From RI Comms Team re Kemnay Cemetery
- Aberdeenshire Council Messaging on Wildfires
- Kembhill Park Flood Barrier Community Group
- Community Resilience Workshop
- Let's Talk Aberdeenshire Resident Survey
- New Private Rented Housing Info Facebook Page
- Trading Standards Scams Bulletin No. 139
- Aberdeenshire Restaurant Week Returns
- Garioch Community Planning E-Bulletin
- Trading Standards Scams Bulletin No. 140
- Cancelled – Community Council Networking Event 26 September
- Garioch Area Committee Meeting Agenda Papers – 25/8
- Agenda Papers for Garioch Community Council Forum – 2 September
- Kembhill Park – Flood Barrier Meeting
- Trading Standards Scams Bulletin No. 141
- Greenspace Projects and Community Updates
- Getting Started Workshop – reminder
- Draft Annual Engagement Plan Consultation 26/27
- Media Release: Overnight Woodland management on A96
- ADP presentation from GACCF
- Kembhill Park Flood Barrier Meeting
- Resilience Conference – Workshop Presentations
- Resilience Conference – Contacts Document for Resilience Groups
- Met Office Training
- Resilience Conference - Feedback
- Road Closure – B993
- Trading Standards Query
- Garioch Area Committee Meeting Agenda papers – 22/9
- Aberdeenshire LDP29 Call for Sites – Initial Assessment of Bid Sites
- Local Bus Services – Road Closure B993 Monymusk
- Trading Standards Scams Bulletin No. 142 +1
- Garioch Community Planning E-Bulletin
- Media Release: Overnight Investigations on A96 Don Inverurie Bridge

b) General Correspondence Received - was circulated prior to the meeting.

- Non coverage of Community Councillors for Judicial Review
- Email from resident re Cemetery access obstruction
- The Travelling Auctioneers Casting Call – STV Studios
- New Powers for Scotland's Community Councils? Survey
- Financial Donation from Monymusk Boules
- AVA Social Enterprise Update July 2026
- Westhill Golf Club Venue
- August – October Roadworks- Amey
- Funding of Public Services in Aberdeenshire Update
- Funding News and Opportunities from SCVO
- NHS Grampian: Priorities Post Newsletter
- NHS Healthcare improvement Scotland non-Executive Director Recruitment
- Local Development Plan 2029 – Additional information
- Free Defibrillator page for Kemnay
- AVA Social Enterprise Network Survey – Deadline
- Stakeholder Engagement Strategy Action Plan 26/27
- New Tesco Grants Platform
- Garioch Community Council Forum
- Invitation to SWACAB AGM 7th October
- Free First Aid Page for Kemnay
- Kemnay Primary School Bulletin
- Water issue at Benview retirement park
- New Garioch Police Inspector – Insp McAndie

- Xmas Lights Event
- New Inverurie Medical Group Patient Participation Group

13. OPPORTUNITY FOR COMMUNITY COUNCILLORS TO SPEAK –

G Stevens: Asked for update re missing swing at Bogbeth Park. (*Cllr Grant - A Overton is pursuing this.*) *J Whittall:* The produce from St Anne's Harvest Festival is to be shared with the Larder and the Loaves and Fishes. *G Berkin:* Has offered to purchase and present a wreath on Remembrance Sunday on behalf of the Community Council. *B Cowie:* Stated it was nice to be back after his recent absence. – All members welcomed his return. *L Aitken:* Will not be at the October meeting, which will be chaired by the Vice Chair.

**Date of next meeting: Thursday, 29th October 2026
7.30pm, at Kemnay Village Hall, with Teams link available**