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North Kincardine Rural Community Council

Minutes for the NKRCC Ordinary Meeting held on 17th August 2026 at Lairhillock School, Netherley.

Subject to approval.

Community Councillors

Henry Irvine-Fortescue, Chair

Graham Norrie, Vice Chair and Correspondence Secretary

Richard Sharp

Susan Astell

Elected Members

Cllr Catherine Victor

Cllr Mel Sullivan

Associate Members

Emma Lester-Smith

Carolyn Morrison

Rob Winmill

Members of the Public

There were 9 MOP in attendance.

Apologies

Bob McKinney, Treasurer

Rod Farquhar, Planning Officer

Dave Johnstone

1. Welcome

Henry welcomed everyone who attended tonight's meeting, stating that the recording being made was for the sake of accuracy and would be deleted in due course.

2. Police Report.

This is available online with our local area comprising Portlethen and the surrounding area, including Durriss and Drumoak. There was no recent police report for Kincardine as this will be received quarterly rather than monthly, providing local updates.

3. Minutes

Henry provided a draft copy of the Chairman's report and the Treasurer's report to keep details on file until they are approved at the 2027 AGM.

The minutes for the ordinary meeting were accepted with two small corrections and were proposed by Graham and seconded by Henry.

4. Finances

The annual Community Council grant from Aberdeenshire Council will be available once they receive our audited accounts. Due to an E-mail glitch, there will be a slight delay with the audit for the accounts but these are in hand and will be completed shortly by Raymond Cowan as usual.

5. Matters Arising

Schools

Regarding the proposed Chapelton School and Medical Facility, Richard Sharp, acting on behalf of NKRCC, drafted an E-mail to Aberdeenshire Council asking for clarification of the current state of play. Steven Flynn replied very quickly, stating that he has been in touch with relevant people to try to expedite matters, including the Chief of Aberdeenshire Council, Jim Savage. He also expressed his willingness to contact Laura Scafe-Knight of NHS Grampian on our behalf if we did not manage to contact her.

Banchory Devenick School was discussed with some new information being provided by Kevin Forbes, a resident of Banchory Devenick. He spoke very eloquently of his findings, using Freedom of Information, to question the figures being quoted to carry out repairs and questioning whether Aberdeenshire Council was following due process. Apparently according to the Schools Act rural schools can not be closed down for financial reasons. Aberdeenshire Council stated that no final decision had been made and that the final decision will be made at a meeting in Autumn. No fixtures have been removed from the school, but some items have been removed and put into storage, with a full itinerary kept. There followed a discussion of what NKRCC's role would be and it was felt that prompt action would be appropriate in view of the disruption affecting young pupils and their families. Henry and Graham will draft a letter and consider putting some of the information provided by Kevin on the Facebook page or Web site.

Website, Media and Broadband

The next edition of South Deeside View will be available in the Autumn and will be published online. Due to increasing printing costs it was decided to alternate hard copy and online copy in future. Interested parties should get their articles completed and submitted as soon as possible and not miss the deadline. Postcards will be sent out with a QR code and readers may like to contribute to the production costs of the magazine.

Graham has added the Spring 2026 edition of SDV on the NKRCC website, where it can be opened as a pdf, and he is in the process of adding other older copies

Carolyn Morrison, a staunch supporter of the magazine for many years, is to step down and a new volunteer, Sian McLeod, will take her place as a co-opted member of NKRCC.

Richard has been raising awareness of SDV in Chapelton as they no longer have their own magazine.

Roads

Potholes. The large potholes at Maryculter Graveyard and next to the Cleanhill Underpass were mentioned. Cllr Sullivan checked and confirmed that the graveyard pothole is scheduled to be repaired by the end of October.

A MOP mentioned the Netherley Road alongside Netherley Cottage which has been top dressed but the warning road signs and 30mph speed restriction signs have been removed. This is now a skid hazard throwing up stones as drivers are once again driving at 60 mph +.

Community and Individual Resilience

Nothing new to report. Graham may include a reminder in SDV about Winter preparedness.

6. Planning

The full planning listing is available online.

Validated Aug/Sept'26

- Land to North of Scatterburn Farm, Ardoe. Erection of dwelling house.
- Craighead Cottage, Ardoe. Alterations and extension to dwelling house.
- Saor Aigne, Oldman Road, Kirkton of Maryculter. Alterations and extension to dwelling house.
- The Steading, Craighead of Ardoe, Ardoe. Alterations and extension to dwelling house.

Decided Aug/Sept '26

- Plots 26 and 27 Queen Elizabeth Drive, Chapelton (South of Pheppie Burn).
- Land at Woodside of Ardoe Farm, Banchory Devenick. Erection of agricultural storage building and installation of two storage containers (part retrospective).
- Land to North of Jockston House, Ardoe. Installation of Ground Mounted Solar PV Array. Withdrawn.
- Lairhillock Lodge, Netherley. Change of use and conversion alteration and extension of hotels and hostels (class 7) to 5 dwelling houses (class 9) with associated works – garages and shared surface road area.

Wind Farms

Cerulean Wind Farm: There has been notification of the preferred site which will be Site B. Some time was spent looking at the maps and proposed routes for cableing. There is an upcoming consultation on 20th August at Betteridge and 24th at the Station Hotel, with engineers present to answer questions.

Aspen Wind Farm Fund: Representatives from NKRCC are invited to a meeting on Wednesday 2nd September. Volunteers can put their names forward, and Richard suggested that a member of Chapelton Liaison Committee would attend .

Local Development Plan

Proposed sites were presented by developers and individuals for consideration by Aberdeenshire Council. They have been classified as U – undesirable, P – preferred and A-alternative. The local sites will be discussed at the NKRCC meeting on Monday 21st September, including the two sites at Kirkton of Maryculter, the site north of Hillside and the site opposite the entrance to Maryculter House Hotel . Comments can be sent to Aberdeenshire Council by 23rd September.

7 Correspondence & Licensing Application

Nothing new to report

8. AOCB

- Ed Thorogood, Chair of Maryculter Woodland Trust, came to a previous meeting to inform us that a developer had destroyed an historic dry stone dyke on the boundary of Maryculter Wood and the Church of Scotland plot. He was advised to contact the Enforcement Officer with Aberdeenshire Planning Department and agreed to e-mail details to Rod. Bill came to

this evening's meeting and explained that there had been a problem as to who was to contact the enforcement office. In the meantime in addition to the dyke being demolished the rocks have been removed from the site. Cllr Sullivan agreed to discuss the matter with Gregor Spence at their upcoming meeting.

- A MOP mentioned that some people were not receiving the SDV. She also raised the question of who pays to decommission the windfarm infrastructure and substations when they become obsolete.
- Cllr Sullivan said that the question of festive lights was open for discussion until the end of the month

9. Date of next meeting

The next meeting will be held at 7.30pm on Monday 21st September 2026 at Lairhillock School.