

BENHOLM & JOHNHAVEN COMMUNITY COUNCIL (B&JCC) Minutes of Meeting
Business Meeting No 483 Wednesday 11th March 2026 7.00pm – In Person Meeting at the Village Hall

Present: Michael Bennett (MB) Chair, Charis Duthie (CD) Treasurer, Chris Greene (CG), Susan Madden (SM), Carol Hutton (CH), David Neill (DN), Adele Westwood (AW)

Aberdeenshire Councillors: Cllr George Carr (GC), Cllr Alison Evison (AE)

Members of the public: 6 attended meeting

Agenda Item		Action
1. WELCOME & INTRODUCTIONS	MB welcomed everyone to the meeting.	
2. APOLOGIES	Maureen Sangster (MS), Myles Beattie (MB)	
3. MINUTES OF LAST MEETING No 478	MB went through Minutes of last meeting for accuracy. CD proposed the Minutes and CH seconded them.	(SM)
4. MATTERS ARISING	<p>a) Update on actions from Minutes 482 that are not on the agenda:</p> <p>Community Payback Team – MB has spoken with Lance Darling regarding work that could be carried out by Community Payback team at the Cemetery and around the village. These jobs are now on their list to be completed. MB to report back to B&JCC when work is carried out.</p> <p>Coastal Erosion – Olly McLeod has still not been back in touch with MB regarding coastal erosion issues at Johnshaven despite MB trying to contact him several times.</p> <p>Road Signs at Johnshaven reinstated – the road sign for the Heritage Museum knocked down following an accident in 2025 has now also been reinstated. SM thanked MB for following this up with Aberdeenshire Council.</p> <p>b) Community Policing Report</p> <p>MB stated there was nothing to report. It was questioned as to whether or not it was worthwhile keeping this on the agenda. There used to be an occasional visit from Community Police Officer to CC meetings but there has been no police presence at meetings for some considerable time now.</p> <p>c) Roads & Safety</p> <p>Reduction of Speed on A92 – B&JCC are to continue to push Aberdeenshire Council to look at reducing the speed limit at the top of the village. There have been two accidents at the Lathallan corner (one in January and one last weekend) both at the same spot and thought to be caused by speeding. B&JCC to request installation of speed monitoring equipment to record how fast traffic is travelling on that stretch of road. The speed limit has been reduced at the top of Gourdon now to 40mph and it is considered by B&JCC that there are as many dangers, if not more on the stretch of road at Johnshaven – two bus stops, insufficient lighting, blind corners and a busy school entrance.</p> <p>Cllr GC said there have been a significant number of requests for speed reductions. Cllr AE added that there is a request from Arbuthnott CC to have speed reduced at Arbuthnott on stretch of road passing the Grassic Gibbon Centre.</p>	<p>(MB)</p> <p>(MB)</p> <p>(MB)</p> <p>(MB)</p> <p>(MB)</p>

	<p>New Road Fencing – the state of the fencing on New Road continues to be in an appalling state and as well as being dangerous it is an unsightly entry into the village. It has been proposed that CD applies for funding from Tullo to get this fence repaired in the same way as B&JCC has managed to get Herd Crescent fencing repaired. It was agreed by all that this was a good idea and the landowners on either side of the road have agreed to this proposition. It was historically put up by Aberdeenshire Council but they have done nothing to initiate any repairs despite being asked to do so on multiple occasions.</p> <p>New Road Improvements – MB has tried unsuccessfully to discuss issues on New Road with Aberdeenshire Council and emails sent have not been responded to. A Teams meeting was suggested but MB refused as this does not allow anyone to see for themselves where the problems are. Aberdeenshire Council said they are pushed for time and budget is limited.</p> <p>Overhanging Trees on New Road – this continues to be an unresolved issue and it is now bird-nesting season again. The biggest problem is that it requires the correct equipment to do the job and potentially traffic controls because of location. This will be raised with Aberdeenshire Council again.</p> <p>d) Transport LD reported back to B&JCC information from the Aberdeenshire Bus Forum meeting. There continues to be complaints about the lack of buses on certain routes in Aberdeenshire and the difficulties faced by people who rely on public transport to get to where they need to go. Discussion took place about the new Ember buses which are now running and it is thought that more routes will be added. Further discussion took place about the design of the X7 buses and the problems people had getting on and off these buses safely – it has been stated that many of these buses are due to be replaced and that the new buses will be of a far better design. Discussion took place about the need for the buses to be easier to use by people with disabilities, people using walking frames etc, people with buggies and young children – as the present buses are not user friendly and people have made complaints about them.</p> <p>e) Finance & Grant Applications Treasurer’s Report CD reported that B&JCC currently have £22,822 split between a savings and current account, including carryover from last year. BoS have charged us £47.67 in bank charges but the interest on our savings account is £59.29 so we are ahead a little.</p> <p>Grant Applications Recent Tullo grants amount to £29,114 although a fair proportion of that has already been spent. These are: Railway Path and Herd Crescent fencing (completed, many thanks to Caspar and Martin). We are actively working on the War Memorial renovations, acquiring a new Noticeboard for the Village Shop (the old one will be repurposed by the Village Hall), and preliminary work for the proposed Village Storage Unit in Wairds Park. And Myles is working on our Web Site, for which we previously received a grant from Tullo. Previous grants have provided Badminton classes for Juniors (thanks to David Pittendreigh and his team), Winter Warmer lunches (thanks to the Community Café team) and tools and a storage shed for the volunteers who look after our Cemetery (thanks to Mo Sangster and her team).</p>	<p>(CD) (MB)</p> <p>(MB)</p> <p>(MB)</p> <p>(LD)</p> <p>(CD)</p>
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	<p>f) Conservation & Infrastructure Johnshaven War Memorial – now that the grant has been awarded from Tullo for this project CD is to get in touch with preferred contractors to get work started. MB reported that someone had offered to paint the railings at the War Memorial for free and it was agreed that this would be gratefully accepted and will help improve the area around the memorial significantly.</p> <p>Coastal Path Update – MERCHAT has received funding for engineering drawings and building standards fee to erect public toilet at Tangleha and also for rock armour to protect North of the slipway and car park at Tangleha. There have been volunteer days for tree planting and gorse cutting.</p> <p>g) Good Housekeeping B&JCC Website – MyB not present at tonight’s meeting but the website is now up and running. There will be accessibility for all B&JCC members and records will be kept in one place. The Minutes from meetings will be put on the Website for everyone to view.</p> <p>Noticeboards – The new noticeboard for Johnshaven has been selected and will be ordered. The old noticeboard is going to be repurposed at the Village Hall. The one at Benholm is now once again in a state of disrepair and needs to be replaced or repaired. MB suggested approaching Mike Sangster.</p> <p>Village Storage – First steps towards new village storage unit are in place following grant from Tullo and a short term alternative has been proposed if necessary if the Masonic Lodge is sold.</p> <p>h) Community Resilience Allotments – The letters for payment of allotment fees need to be sent out – as we still do not have a secretary MB will do this. The allotment group have said that if the Masonic Lodge is sold that they will move the storage shed on to the allotments and that they will do without the polytunnel if they have to. MB stated that the lease for the allotment land is up in three years and this will need to be followed up in due course.</p>	<p>(CD) (MB)</p> <p>(CD)</p> <p>(MyB)</p> <p>(CD)</p> <p>(MB)</p>
<p>5. CORRESPONDENCE NOT ON AGENDA</p>	<p>Tullo & Twinshiels Wind Farms Community Benefit Fund – applications for funding from Tullo & Twinshiels will now be processed through the Kincardineshire Development Partnership (KDP). MB stated that a substitute volunteer was required from B&JCC and DN agreed to take on the role.</p> <p>Request for help from Fish Festival Committee – the Chair of the Fish Festival Committee has contacted B&JCC to see if they would be prepared to take on certain administrative aspects of the process for carrying out the annual Fish Festival in Johnshaven – things like the road closures, licensing, risk assessments – mainly paperwork tasks which are time consuming. B&JCC do not have a Secretary at the moment and nobody present volunteered to take this on. Cllr. GC said they should get in touch with Keith Simpson at Aberdeenshire Council to help with licensing.</p> <p>Doors Open Days 2026 – the Aberdeenshire Doors Open Days are on the 19th & 20th September 2026. The Benholm & Johnshaven Heritage Museum will be participating as usual.</p>	<p>(MB)</p>
<p>6. PLANNING UPDATES</p>	<p>SM reported the following planning applications:</p> <p>W/b. 26th January 2026 - TRE/2026/0002 Mill of Benholm, Johnshaven, DD10 0HT Felling of 1 Oak and 7 Silver Birch</p>	

	W/b. 2 nd February 2026 - APP/2026/0138 Nether Birnie Farm, Benholm, Johnshaven, DD10 0HT Alterations and Extension to Agricultural Building to provide a roof over the grain drying equipment and storage.	
	W/b. 9 th February 2026 - TRE/2026/0004 Mill of Benholm, Johnshaven, DD10 0HT Felling of 1 Ash tree	(SM)
7. NEW BUSINESS	<p>Community Garden – Angie Dunsire (AD) spoke on behalf of the Community Garden Group regarding getting help from B&JCC to apply for funding to create better disabled access to the Community Garden. At present there are steps and it would be better if there was at least one entrance which had a ramp to make access easier for disabled people and also for parents with prams/buggies. There is a problem with water collecting in an area creating a very soggy patch at the Station Place end of the railway path and this is thought to be possibly caused by a blocked field drain or a natural spring overflowing with the amount of rain. It was suggested to use netting covered with gravel for the boggy area. Lights under the old bridge were suggested – Cllr GC said to contact Bill Lennox (street lighting Aberdeenshire Council). It was suggested to also look at NESTRANS for any available funding. AW agreed to look into this with the Community Garden Group and explore funding avenues. CD would help with application.</p> <p>Fencing on New Road – A suggestion was put forward to apply to Tullo for a grant to get the fencing on New Road and along the Backie repaired following the great work done on Herd Crescent & the Railway Steps using previous grant allocation. The state of the fencing on New Road has been an issue for a long time and it is an unsightly mess and serves no purpose the state is in at the moment. It was agreed that CD should put together an application for this. The fence was originally put up by Aberdeenshire Council but despite great effort to get it repaired by our late secretary nothing materialised due to cutbacks on spending. SM suggested that if B&JCC were applying to get fencing on the Backie repaired there was an old path down to the Community Garden at that end that could be made into a ramp.</p>	(AW) (CD)
8. ANY OTHER BUSINESS	<p>Wall across from Adelaide Cottage – the large stone that fell off the top of the wall in Castle Street and blocked the brae down to Waughton Place has still not been repaired. It has been moved aside onto the grass to clear the road but not put back in place.</p> <p>New Members for B&JCC – following a successful request by MB to Aberdeenshire Council to increase the size of our Community Council there are now three spaces available for anyone interested in joining B&JCC. We still need a new secretary hopefully before the A.G.M.</p>	(CD)
9. QUESTIONS FROM THE PUBLIC	Bus Stops – A member of the public commented on the filthy state of the bus stops at the top of the village and asked if they could be cleaned by Aberdeenshire Council. It was also mentioned that there is no lighting at the top of Johnshaven when getting on/coming off the bus at night and that this is unsafe – now there is lighting in place at Gourdon could this also happen at Johnshaven.	
10. DATE OF NEXT MEETING	Next Meeting: CC Business Meeting 484 - Wednesday 13th May 2026 at 7.00pm in the Village Hall.	

Approved: Seconded: Date: