



**Date:** 9 September 2025  
**Time:** 6pm  
**Venue:** Buckie Community High School, Community Lounge  
**Attendees:** Ann Mitchell (AM), Alison Durno (AD), Christine Allan (CA), Secretary - Daska Murray (DM), Dawn Brodie (DB), Debra Duke (DD), Richard Simpson (RS)  
**Apologies:** Ross Ingram (RI), Sharon Innes (SI), Cllr. Sonya Warren (SW)  
**Pubic present:** Fraser Hay (FH), Neilian Toms (NT)

### Minutes of Meeting

Agenda Item	Discussed	Follow up / Action by
<b>Welcome, apologies and introductions</b>	RS chaired the meeting. All attendees were welcomed, apologies noted and introductions made.	
<b>Meeting protocol</b>	RS informed visitors that meetings are recorded electronically for the purpose of supporting minute-taking, with recordings erased thereafter.	
<b>Visitors' questions/ comments</b>	<p><b>Proposed Development at Former Ambulance Station</b></p> <p>NT attended to raise concerns, shared by residents unable to attend, regarding the proposed development. The development includes a retail unit with fish processing factory.</p> <p>NT noted that the timing of the proposal fell in between community council meetings.</p> <p>Key concerns raised included:</p> <ul style="list-style-type: none"> <li>• Impact on Buckie Harbour Masterplan – AD clarified that, should the proposal proceed, the planned roundabout could be adjusted to allow both projects to move forward.</li> <li>• Impact on property values and views.</li> <li>• Negative impact on health and wellbeing.</li> <li>• Noise, odour and visual impact from processing activities, storage areas, pallets, and waste bins. Concerns were raised regarding the traditional smoking process proposed.</li> <li>• Lack of clarity on traffic volumes, parking provision, operating hours, staffing levels and jobs created.</li> <li>• Accuracy of the engineering report, misleading terminology and data gathered in dry summer conditions to inform the report.</li> <li>• Environmental issues including drainage, sewage outflow and effects on local wildlife.</li> <li>• Risk of increased seagull activity and nuisance.</li> <li>• Visibility from the Speyside Way.</li> <li>• Traffic safety concerns, particularly the strain of heavy goods vehicle movements on already fragile roads and retaining walls near Bank Street, which may result in further long term damage.</li> <li>• The lack of an environmental impact assessment.</li> </ul>	

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	<p>NT emphasised that residents were not opposed to the retail outlet, but were strongly concerned about the siting of a fish processing factory within a residential area. March Road Industrial Estate, originally designed for such industry and currently under-occupied, was suggested as a more appropriate site. Locating the factory in March Road was felt to be more appropriate, and residents would be more supportive of the development if the retail unit included perhaps a café/restaurant rather than a factory.</p> <p>It was also noted that some elements of the proposal appeared to be in conflict with the Local Development Plan (LDP).</p> <p>There was a discussion around the listed/conservation status of the area. There is a listed property nearby and the property is not in a conservation area. FH enquired as to whether the Yardie has conservation status. RS was aware it had been relaxed but more detail was not known.</p> <p>DD outlined the planning process and the Community Council's role as a statutory consultee in the planning process.</p> <p>RS suggested collecting wider resident feedback (both positive and negative) and submitting a collective response to Moray Council.</p> <p><b>A98 Roundabouts</b> RS reported an email having been received regarding ownership and responsibility for the upkeep of roundabouts at Buckie and Buckpool entrances. SW had replied to the query, and it was agreed to follow up at the next meeting.</p>	RS/ALL
<b>Approval of previous minutes</b>	The minutes of the previous meetings (July and August) were approved without amendment.	
<b>Matters arising</b>	None raised.	
<b>Elected members feedback</b>	No elected members present.	
<b>Sub-committee report and plans</b>	<p><b>Resilience Group</b></p> <ul style="list-style-type: none"> <li>AD visited the high school to explore student involvement and will follow up. CA noted the new head teacher has separately expressed interest in attending a future meeting.</li> <li>DD provided background on resilience planning, covering preparedness for power cuts, severe weather, and other emergencies.</li> </ul> <p><b>Buckie Community Growth Group</b> – RS noted that the group has not met recently and is currently limited by capacity.</p> <p><b>Buckpool Harbour Community Group</b> – SI advised prior to the meeting that there was no update to report.</p>	

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	<p><b>Linzee Gordon Playpark</b> – Update from DM:</p> <ul style="list-style-type: none"> <li>• Getting very close to £150k target - ideas/suggestions/sources of funding welcome.</li> <li>• There were some teething issues with the launch of Moray Council's new online platform (Moray Engage) which was going to be used for voting, but managed to make alternative arrangement. The winning design was Kompan and the tender is due to be awarded.</li> <li>• £510.38 donated by residents walking the Highland Way which has been paid into our bank account.</li> <li>• £1,456.58 was raised at car show which has been paid into our bank account.</li> <li>• £700 grant awarded by Eilidh's trust towards the musical equipment on smaller play fort.</li> <li>• The meeting agreed to contribute towards sponsorship of a standard picnic bench subject to clarification on signage plans for the park and provided BDCC would be advertised on the bench.</li> </ul> <p><b>Buckie &amp; District Bairns Bank</b> – Update from DM:</p> <ul style="list-style-type: none"> <li>• 10 requests for packages/prams were received in the past week.</li> <li>• A temporary pause is in place for donations, except for girls age 4+.</li> <li>• The area covered may be reconsidered/expanded.</li> <li>• An Amazon wish list has been created for essential items.</li> <li>• Reconsidering the need for shelving.</li> <li>• Considering a pop-up Xmas shop event to support families in need.</li> <li>• £356 was raised at car show which has been paid into our bank account.</li> </ul>	DM
<b>Members community engagement and feedback</b>	<p><b>Speeding Concerns</b> – RS raised concerns about speeding, particularly on Main Street. SI had been notified that a survey showed only one vehicle breaking the limit (confirmed by GPS) in this area. DD clarified that many speed checks are underway linked to new 20mph zone trials. Moray Council, supported by Scottish Government funding, will introduce temporary 20mph zones for 18 months to gather feedback. The Community Council was encouraged to identify roads where these zones may or may not be effective.</p> <p><b>Noticeboard</b> – CA confirmed AM will oversee noticeboard duties. Keys will remain at the Ice Cream Shop for access by other community councillors if AM is unavailable. Agendas, minutes and meeting dates to continue to be included. One side of the board will display Community Council business; the other will remain open for community groups and causes. DD suggested trialling different layouts to encourage greater use.</p>	
<b>Queries - content of Treasurer's update</b>	<p>RI indicated reluctance to continue as treasurer, so it was agreed that AD will take on the role instead. AD and SI will join DM as signatories on the account.</p> <p>RI will need to pass on paperwork to AD.</p>	RI/AD

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	<p>DM will share financial information from the bank account with AD, who will update the accounts spreadsheet.</p> <p>DD advised that the accounts would need updated to cover the period 1 October 2024 to 30 September 2025 and independently examined.</p>	DM
<b>Reports from local group activity and initiatives</b>	<ul style="list-style-type: none"> <li>• <b>Money for Moray</b> - Applications for the Just Transition Participatory Budget Fund (JTPB) opened on 4 August and will close 29 September. Groups can apply for up to £50,000 for projects with environmental/green outcomes. Successful past applicants which have gone to the vote include solar power projects, E transport including buses and bikes, mowers, green spaces and lots more. Once projects passed as suitable they go to a public vote. Votes open 21 November and close 8 December. Also youth JT applications will soon be running with smaller funds available. Any assistance and advice can be obtained from Money for Moray or tsiMORAY.</li> <li>• <b>Local Outcome Improvement Plan (LOIP)</b> – a review of the present plan by the group has been taking place to confirm priorities the group can have an actual input on. Date set with ward councillors to come together to have their say and get involved. Once completed can be shared with CC and all stakeholders. Further meeting with Community Monitoring Group (CMG), BAF and FAB DT took place to discuss progression of a multi-purpose hub at the Bank of Scotland ground floor.</li> <li>• <b>Buckie Area Forum (BAF)</b> - Not convened since last community council meeting.</li> <li>• <b>Cost of Living</b> - No new additions.</li> <li>• <b>JCC</b> - Minutes awaited from August meeting.</li> <li>• DD recommended that in the new term, the CC should formally appoint representatives to groups and subcommittees.</li> </ul>	
<b>Planning applications</b>	Discussed under visitor's questions.	
<b>Correspondence</b>	<p><b>Sports Hub</b> - A consultant from Community Enterprise, working on behalf of the Sports Hub, had contacted the Community Council to discuss plans for Merson Park. They aim to bring the park into community ownership, initially to upgrade current facilities and eventually to develop a full community sports hub, possibly including a sports hall. The consultant's role involves reviewing recent work, conducting further community consultation, and supporting business planning. They're keen to speak with local groups, including the Council, to gather views and ideas. They're proposing an online meeting or call, with availability on Wed 17, Fri 19 or during the week of 22 September, and are open to speaking with either a group or individual representative. As the message had only been received, RS proposed handling this discussion offline to check diaries.</p> <p><b>Moray Tourism Strategy</b> - SCOTO Consulting is working with Moray Council to create a new tourism strategy shaped by local feedback. SCOTO is inviting input through three channels: a 20-minute online survey (open till early November), seven in-person workshops across Moray in late September/early October and six themed online forums</p>	RS/ALL

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	in November. All are aimed at residents, businesses, and community groups.	
<b>AOB</b>	RS suggested using WhatsApp for improved communication. DD confirmed this is acceptable provided no formal decisions are made within the group.	
<b>Date/venue of next meeting</b>	<p>The next meeting is scheduled for 14 October 2025 at 6pm, however this falls within the nomination period and school holidays, so usual venue is unlikely to be available. DD and DB advised that the group could meet but can't make major decisions on spending for example. The group felt a meeting would be needed to tie up outstanding items. DD will seek guidance from Democratic Services about holding meetings within nomination periods.</p> <p>DD had sent out a draft inaugural meeting schedule for 25 November which suited all present.</p>	DD

Community Council meeting closed at 20:45 hrs.