Date: 13 October 2026
Time: 6.30pm
Venue: Ace Winches Suite, Buckie Thistle Football Ground, Buckie
Attendees: Ann Mitchell (AM), Treasurer - Daska Murray (DM), Co-chair Neilian Toms (NT), Secretary - Sharon Innes (SI), Co-chair Richard Simpson (RS), George Dawson (GD) Cllr. Sonya Warren (SW), Ashleigh Smith (AS) Community Warden, Laura Russell (LR) MC Childrens Services Planning Team

Apologies: Christine Allan (CA), John Stuart (JS), Alison Durno (AD), Mark Bayliss (MB) Police Inspector of Police Scotland , Michael Coull (MC) for Buckie Community Sports Hub,

Pubic present: Eileen Flatters, Cathy Cormack, Wilma Fielding, Maureen Cross, Dougall Simpson, Charlie Blake, Colin Mackay, Sonia Ritchie, Wilma & Frank McGettrick, Cara Kennie, Lesley Gardiner, Robert Munro, Sandy McWhirter, George Dawson, Ian Fraser, Richard Nye, Mr & Mrs W. Teunion, Mr & Mrs Russell, Pauline Richards, John Pirie, Robert Geddes, Helen Rennie, Jason Rennie, and on behalf of Buckie Rovers Natasha Soutar, Peter Fiske, Gordon Bowie, Francie Simpson,

Minutes of Meeting

Agenda Item	Discussed	Follow up / Action by
Welcome, Apologies and Introductions	Everyone welcomed NT chaired the meeting.	
Meeting protocol	Visitors are made aware via agenda that meetings are recorded electronically for the purpose of supporting minute-taking, with recordings erased thereafter.	
	As a number of residents had attended to discuss specific concerns about Mersons Park and the proposed community sports hub, it was agreed that these matters would be discussed before the remaining agenda items.	
Mersons Park Community Asset Transfer	1.1 Background and concerns raised A significant discussion took place concerning the proposed asset transfer of Mersons Park, to the proposed Buckie Community Sports Hub, herein known as BCSH.	

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	Residents and representatives expressed concern about the lack of clear and accessible information regarding: - The precise land and facilities included in the proposed transfer. - The plans for the park, pavilion and proposed sports facilities. - The relationship between the Buckie Community Sports Hub and Buckie Rovers. - Who would manage and operate the facilities on a day-to-day basis. - Whether Buckie Rovers would have representation on BCSH committee. - The future arrangements for existing users, community groups and sporting activities. - The financial arrangements, proposed funding applications and long-term sustainability of the project. - The future maintenance, access arrangements and protection of the park as community green space. Residents stated that they had received limited information and that some had become aware of the proposals through information delivered to their homes or through other local contacts. Concern was expressed that the information available had not adequately explained the proposals to the wider community. 1.2 Position of Buckie Rovers Representatives associated with Buckie Rovers stated that they had not been adequately informed about the proposed arrangements and did not have a clear understanding of the BCSH plans or governance. Concerns were raised about the club's representation within BCSH, the future use of the pavilion and facilities, and the costs and responsibilities associated with maintaining and improving the site. The discussion highlighted the need for clarification regarding the club's future involvement, the management structure and the arrangements for existing users. No definitive agreement about the future relationship between Buckie Rovers and BCSH was established during the meeting. 1.3 Buckie Community Sports Hub	

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	The meeting discussed information describing BCSH as an independent local charity established in 2025 by community members. Its stated aims include developing community sports and recreational facilities and increasing opportunities for physical activity across the wider local community. Proposals mentioned during the discussion included sports facilities, a pavilion, squash courts, a running track, recreational and wellbeing facilities, and associated parking and landscaping. The exact scope and status of these proposals require confirmation from the relevant documents and organisations. Attendees requested clarification about BCSH governance, membership, funding, management responsibilities and plans for community access. Concerns were also raised about the consequences if the organisation were unable to sustain the facilities in the longer term. 1.4 Common good status and legal considerations Residents referred to information in the title documentation indicating that the land was intended to remain a recreation park or playing field and that other uses were restricted. Some residents stated that they understood the park to be protected as common good land and questioned how a transfer or change of use could lawfully proceed. Councillor Sonya Warren explained that a community asset transfer involving common good land may require a legal process, including consideration by the courts. She noted that the legal position was complex and that she could not provide definitive legal advice during the meeting. It was explained that residents could submit their views through the current consultation and that objections could also be pursued through the appropriate legal process where applicable.	

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	The meeting noted the need for the Council's relevant legal, property and community asset transfer officers to explain the applicable process, the status of the land and the implications of the proposals. 1.5 Consultation and communication The meeting was informed that a statutory consultation concerning the proposed transfer was available through the Council's Moray Engage online consultation platform. The closing date was stated to be 23 October 2026. An email from Martin Robertson, associated with the Council's community support function, was read out. It indicated that the consultation had been running since August and that the Council considered it part of the community asset transfer process. The email also referred to engagement activities and the publication of consultation information. Several attendees questioned whether these activities had adequately reached affected residents and existing park users. They emphasised that a published online consultation did not replace the need for clear explanations and meaningful opportunities to ask questions. The email also indicated that a query concerning access to the park had been referred to the Council's estates, legal and planning teams for consideration, with a further response awaited. 1.6 Funding and long-term management Attendees asked how the proposed development would be funded, whether Council funding was involved and what grants BCSH intended to pursue. The discussion referred to the potential for an independent charitable organisation to access funding opportunities that might not be available to the Council directly. However, questions remained about the proposed funding applications, the total anticipated costs, the responsibilities of the hub and the arrangements that would apply if the organisation could no longer operate the facilities.	

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	The meeting also discussed the importance of preserving public access and ensuring that the future management arrangements would serve the wider community. 1.7 Request for a public meeting There was broad support among those participating in the discussion for a properly organised public meeting to explain the proposals. Attendees requested that the meeting: - Be held locally and at an accessible venue. - Include the relevant Council officers responsible for community asset transfers, legal matters and property. - Include representatives of the Buckie Community Sports Hub and relevant existing users, including Buckie Rovers. - Explain the proposed land transfer, development plans, governance, funding and management arrangements. - Allow residents and community groups to ask questions and express their views. The Fishermen's Hall was suggested as a possible venue, subject to availability and confirmation. The Community council will cover any associated hire cost. The Chair and councillors indicated that they would pursue the matter with the relevant Council contacts. However, no confirmed date or commitment to hold the public meeting was established during the discussion. 1.8 Extension of the consultation period Given the level of concern expressed and the short time remaining before the consultation deadline, the possibility of requesting an extension was discussed. The Community Council will consider requesting an extension beyond 23 October 2026, citing the concerns raised about communication, public understanding and the opportunity for residents to respond fully. No extension was confirmed at the meeting.	

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	Mersons Park – Agreed Actions The following actions were identified during the discussion: 1. Residents and community groups: Submit comments, support or objections through the Moray Engage consultation before 23 October 2026. 2. Community Council: Prepare and submit its own response to the consultation, taking account of the concerns raised at the meeting. 3. Counsellor Sonya Warren: Raise the request for a public information meeting with the relevant Council contacts and seek participation from the Council and sports hub. 5. Community Council: Consider requesting an extension to the consultation deadline due to the concerns raised about communication and the time available. 6. Community Council: Share updates with attendees using the contact details provided and publish relevant meeting information through its website and events calendar.	SI & NT SW SI & NT SI & DM
	The Chair invited attendees who had come for other matters to remain for the rest of the meeting or leave once their specific business had concluded.	
Early Help Hub and Community Safety Initiative	Laura Russell (LR) MC Childrens Services Planning Team and Ashleigh Smith (AS) Community Warden, introduced a pilot initiative aimed at addressing anti-social behaviour and supporting children, young people and families. Key Points •A multi-agency mapping exercise identified Buckie, Forres and Elgin as areas requiring significant support. •An Early Help Hub has been established at Buckie High School, meeting weekly. •The hub brings together: •Children's Services •Social Work •Community Safety •Schools •Community Groups •Third Sector organisations	

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	•The focus is on early intervention and preventing crises. •A community conversation event is planned for 28 October to gather local views and community feedback. •Community Council representatives were invited to participate in future meetings. Discussion Members raised concerns regarding: •Lack of youth facilities. •Need for youth clubs and activities. •Need for better communication between schools, parents and services. •Importance of inter-generational projects and community engagement. •Opportunities to make better use of existing facilities and public spaces. Actions 1. Community Council to nominate representative to attend future community conversation events. George Dawson to attend first meeting with other members supporting if required. 2. Community members to share local concerns and emerging issues through established contacts.	GD ALL
Proposed Dog Park	Residents, Mr & Mrs McGettrick and Colin Mackay expressed significant concerns regarding a proposal for a fenced dog exercise area. Concerns Raised •Suitability of locations within residential areas. •Potential impact on: •Existing park users. •Children's play areas. •Sports and recreational activities. •Noise levels. •Visual appearance of parkland. •Traffic and parking pressures. •Questions regarding consultation methods and representation of local opinion. Response from Community Council •Current consultation is a first-stage consultation to establish demand. •No final location has been selected. •Alternative sites continue to be considered.	

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	•A second consultation phase would examine potential locations in greater detail. Actions Comments and objections will be recorded and considered within future consultation stages.	 NT & DM
Rathburn Watercourse and Flooding Concerns	A resident of Portessie, Richard Nye raised concerns regarding the condition of the Rathburn watercourse. Issues Raised •Significant vegetation growth and rubbish accumulation. •Reduced water flow capacity. •Increased risk of flooding to nearby properties. •Historic maintenance by Moray Council has largely ceased. Discussion •Ownership is believed to be linked to Seafield Estate, although confirmation is required. •Residents previously undertook voluntary clearance works during COVID periods, however with return to work, this is no longer doable. •Concerns exist ahead of winter weather conditions. Actions •Community Council to write to Seafield Estate: •Confirm ownership responsibilities. •Raise concerns regarding flood risk. •Request maintenance and clearance of the burn. •Update resident when a response is received.	 SI SI
Proposed Windfarm at Aultmore	Members of the public raised concerns regarding proposed wind farm developments and associated transmission infrastructure. Topics Discussed •Environmental impact. •Possible effects on water supplies. •Visual impact on landscape. •Community consultation concerns. •Economic value to local communities. •Ongoing consultation and planning processes. Actions 1. Community Council to investigate local campaign groups and existing representations.	 GD & SI ALL

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	2. Explore how community concerns can be effectively communicated through consultation processes. 3. Email objections to Energy Consents Unit ASAP	SI & NT
3. Approval of previous meetings minutes	The minutes of the previous meeting were approved without amendment by NT and DM. All attendees in agreement.	
4. Treasurers Report	Balance 31st September 2026 £22,514.18. Breakdown available on treasurer update. All Linzee Gordon monies now spent. Almost ready to prepare Annual accounts.	DM
5. Open business	• **Little Norway Project** – no update • **A new Community Council website** www.buckiecc.org went live on 1 October 2026. o Features •Community events calendar. •News updates. •Public event submissions. •Meeting information and notices. Actions 1. Community organisations encouraged to submit events. 2. Community Council members to continue promoting the platform. • **Community Noticeboards** o Former harbour notice board has been removed. o •No replacement board is currently available. o •Funding would be required to install a new notice board. • **Local Place Plan** Discussion A Local Place Plan is being developed to support future planning decisions affecting Buckie. Areas of Interest •Protection of green spaces.	SW ALL ALL

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Agenda Item	Discussed	Follow up / Action by
	•Protection of community assets. •Future land use. •Road safety concerns. •Community priorities and development aspirations. Actions 1. Members to review mapping information between meetings. 2. Consider community engagement approaches. 3. Gather public views over coming months.	 ALL ALL ALL
	• **Project Tracking and Working Methods** Discussion The Council discussed creating a shared digital system to: •Monitor project progress. •Allocate actions. •Improve communication between meetings. Options Considered •Dropbox •Microsoft Teams •Shared online spreadsheets Action 1. Continue investigating suitable shared platforms.	SI
	• **Elected Members and representation** Members discussed concerns regarding attendance and engagement of elected councillors after news of Neil Mclennan moving to Egypt. Councillor John Stuart confirmed via email that he resides in Buckie. Issues Raised •Perceived lack of attendance at Community Council meetings. •Questions regarding councillor accessibility and representation. Action 1. Community Council to consider appropriate correspondence regarding concerns raised.	SI & NT

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	• **Queen Elizabeth II Memorial Consultation** The Community Council received correspondence seeking local input for a memorial recognising Queen Elizabeth II's service. Questions for Public Consideration •Nature and location of a memorial. •Suitable materials and format. •Collection of local memories and photographs from royal visits. Actions 1. Promote consultation through website and social media. 2. Invite residents to submit memories, photographs and suggestions by end of October. 3. Prepare response before the November deadline. • **Community Environment and Town Appearance** Discussion took place regarding: •Weeds. •Litter. •General appearance of the town. •Lack of resources available for maintenance. Suggestions •Establish a dedicated environmental subgroup. •Engage schools, youth organisations and community groups. •Develop volunteer-led improvement projects. •Investigate improved litter bins and infrastructure. Actions 1. Consider formation of a dedicated environmental subgroup at a future meeting. 2. Develop proposals for community involvement initiatives.	DM DM SI & DM RS RS

Agenda Item	Discussed	Follow up / Action by
	All other agenda items deferred to next months meeting.	
Next Meeting	Tuesday 10th November 2026 at Ace Winches Suite 6.30pm	AD

Community Council meeting closed at 2130 hrs.

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