



To: Councillor McRae, Convener; Councillor Greig, Vice-Convener; and Councillors Alphonse, Boulton, Clark, Copland, Farquhar, Lawrence and Macdonald.

Town House,
ABERDEEN 29 October 2025

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

The Members of the **PLANNING DEVELOPMENT MANAGEMENT COMMITTEE** are requested to meet in **Committee Room 2 - Town House** on **THURSDAY, 6 NOVEMBER 2025 at 10.00 am.** This is a hybrid meeting and Members may also attend remotely.

The meeting will be webcast and a live stream can be viewed on the Council's website.
<https://aberdeen.public-i.tv/core/portal/home>

JENNI LAWSON
CHIEF OFFICER – GOVERNANCE

B U S I N E S S

MEMBERS PLEASE NOTE THAT ALL LETTERS OF REPRESENTATION ARE NOW AVAILABLE TO VIEW ONLINE. PLEASE CLICK ON THE LINK WITHIN THE RELEVANT COMMITTEE ITEM.

MOTION AGAINST OFFICER RECOMMENDATION

- 1.1. Motion Against Officer Recommendation - Procedural Note (Pages 5 - 6)

DETERMINATION OF URGENT BUSINESS

- 2.1. Determination of Urgent Business

DECLARATION OF INTERESTS AND TRANSPARENCY STATEMENTS

- 3.1. Members are requested to intimate any declarations of interest or connections

MINUTES OF PREVIOUS MEETINGS

- 4.1. Minute of Meeting of the Planning Development Management Committee of 25 September 2025 - for approval (Pages 7 - 14)
- 4.2. Minute of Meeting of the Planning Development Management Committee (Visits) of 9 October 2025 - for approval (Pages 15 - 24)

COMMITTEE PLANNER AND PLANNING DIGEST

- 5.1. Committee Planner (Pages 25 - 28)
- 5.2. Planning Appeal Digest - for noting (Pages 29 - 32)

GENERAL BUSINESS

WHERE THE RECOMMENDATION IS ONE OF APPROVAL

- 6.1. Approval of matters specified in Conditions 4 (phasing - Zone A) and 41 (phasing - Zone C) in relation to Planning Permission in Principle (Ref: 231371/PPP) for the Proposed business / industrial development (Class 4/5/6); road infrastructure; active travel connections; landscaping and environmental works including drainage and other infrastructure - Land at St Fittick's Park And Doonies Farm, Aberdeen (Pages 33 - 50)

Planning Reference – 250429/MS

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Lucy Greene

- 6.2. Approval of matters specified in conditions 5c,d,e (design, layout, siting), 8 (details of East Tullos burn works), 9 (biodiversity), 10 (landscaping), 12 (flood risk assessment), 16 (CEMP), 20a,c,d,g,h (mitigations) and 21 (archaeological works) of application ref. 231371/PPP for the realignment and enhancement of the East Tullos Burn, landscape works and biodiversity enhancement, path connections and associated mitigation works (Phase 1 of Zone A) - Land At St Fittick's Park, Aberdeen, (Pages 51 - 70)

Planning Reference – 250440/MS

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Lucy Greene

- 6.3. Detailed Planning Permission for the erection of single-storey extension to rear, installation of new rooflights, replacement garage roof to rear, enlargement of side window, and installation of external cladding to existing extension - 12 Salisbury Terrace Aberdeen (Pages 71 - 82)

Planning Reference – 250726

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Jan Frontzek

- 6.4. Detailed Planning Permission for the erection of secondary school community campus with associated external amenities, including landscaping, parking and sports pitches, including demolition of the existing school and associated buildings - Hazlehead Academy, Groats Road Aberdeen (Pages 83 - 102)

Planning Reference – 250479

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Dineke Brasier

WHERE THE RECOMMENDATION IS ONE OF REFUSAL

- 7.1. Detailed Planning Permission for the erection of battery storage units with associated infrastructure, control building, switch room, inverter containers, lighting, fencing and associated works including access road - land north of Aryburn Farm, Dyce, Aberdeen (Pages 103 - 126)

Planning Reference – 241197

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Gavin Clark

OTHER REPORTS

8.1. City Centre Affordable Housing Waiver - CR&E/25/227 (Pages 127 - 136)

DATE OF NEXT MEETING

9.1. Thursday 4 December 2025 - 10am

Integrated Impact Assessments related to reports on this agenda can be viewed [here](#)

To access the Service Updates for this Committee please click [here](#)

Website Address: aberdeencity.gov.uk

Should you require any further information about this agenda, please contact Lynsey McBain, Committee Officer, on 01224 067344 or email lymcbain@aberdeencity.gov.uk