

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 15 January 2026. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor McRae, Convener; and Councillors Alphonse, Boulton, Clark, Cooke (as substitute for Councillor Greig, the Vice Convener), Copland, Houghton, Lawrence and Macdonald.

The agenda and reports associated with this minute can be located here [here](#).

Please note that if any changes are made to this minute at the point of approval, these will be outlined in the subsequent minute and this document will not be retrospectively altered.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 4 DECEMBER 2025

1. The Committee had before it the minute of the previous meeting of 4 December 2025, for approval.

The Committee resolved:-

to approve the minute as a correct record.

COMMITTEE BUSINESS PLANNER

2. The Committee had before it the committee business planner, as prepared by the Chief Officer – Governance.

The Committee resolved:-

to note the business planner.

PLANNING APPEAL DIGEST

3. The Committee had before it a report by the Chief Officer – Strategic Place Planning, which provided an update in relation to various planning appeals.

The report informed Members about planning appeals and notifications in relation to Aberdeen City Council decisions that the Scottish Government's Division for Planning and Environmental Appeals (DPEA) had received or decided since the last Planning Development Management Committee meeting and also listed appeals that were still pending.

The Committee resolved:-

to note the information contained in the planning appeal digest.

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LAND AT ST FITTICK'S PARK, PHASE 1 ZONE A, ABERDEEN - 250929

4. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for Detailed planning Permission for the erection of an accessible entrance feature, path connections, social shelter, spectator seating, paved area and associated works at land At St Fittick's Park, Phase 1 Zone A, Aberdeen, be approved subject to the following conditions:-

Conditions

(01) DURATION OF PERMISSION

The development to which this notice relates must be begun not later than the expiration of 3 years beginning with the date of this notice. If development has not begun at the expiration of the 3-year period, the planning permission lapses.

Reason - in accordance with section 58 (duration of planning permission) of the 1997 act.

(02) TREE PROTECTION

That no development of the path adjoining the frontage of Tullos Primary School site, steps or ramp shall take place unless there has been submitted to, and approved in writing by the planning authority, a layout plan and details of tree protection measures to the mature trees in the north east corner of the Primary School site.

Reason - In the interests of avoiding damage to trees.

(03) SITE INVESTIGATION AND DRAINAGE

That no development shall take place unless the following details have been submitted to and approved in writing by the planning authority:

- a) Infiltration rate at the site of the proposed soakaway based on a trial pit in that location, and details of proposed soakaway.
- b) Details of drainage arrangements / measures for areas of proposed new hardstanding.

The soakaway shall not, thereafter, be constructed other than in full accordance with the approved details

Reason - In the interests of ensuring that additional surface water does not adversely affect the surrounding area.

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(04) SHELTER

That within 6 months of development commencing there shall be submitted to and approved in writing by the planning authority details of the 'Twisted Youth' shelter noted on drawing number ETZ_SLR_AE_07_D_L_910307 Rev 00 or other such shelter of similar size and quality approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with such details as so agreed.

Reason - In the interests of providing facilities for young people.

The Committee heard from Ms Lucy Greene, Senior Planner, who spoke in furtherance of the application and answered various questions from Members.

The Committee then heard from Mr David Fryer, Torry Community Council who objected to the proposed application.

The Committee then heard from Mr Neil Young and Mr Martin Forbes, ETZ, applicant for the proposed application, who spoke in support of the application.

The Committee resolved:-

to approve the application conditionally with condition 3 amended and a new condition 5 to read:-

(03) SITE INVESTIGATION AND DRAINAGE

That no development shall take place unless the following details have been submitted to and approved in writing by the planning authority:

- c) Infiltration rate at the site of the proposed soakaway based on a trial pit in that location, and details of proposed soakaway (location and design to ensure safety).
- d) Details of drainage arrangements / measures for areas of proposed new hardstanding.

The soakaway and hardstanding shall not, thereafter, be constructed other than in full accordance with the approved details.

Reason - In the interests of ensuring that additional surface water does not adversely affect the surrounding area.

(05) BINS

That no development shall take place unless there has been submitted to and approved in writing by the planning authority a plan showing the locations of proposed and existing litter bins within the site and existing bins within the wider area of Tullos playing fields. The proposed bins shall, thereafter, be installed in full accordance with the approved details.

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Reason – In the interests of amenity

- **Councillor Ciaran McRae, CONVENER**