

Public Document Pack



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

Town House,
ABERDEEN 06 January 2026

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

The Members of the **PLANNING DEVELOPMENT MANAGEMENT COMMITTEE** are requested to meet in **Committee Room 2 - Town House on THURSDAY, 15 JANUARY 2026 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 4 December 2026 - for approval (Pages 7 - 16)

COMMITTEE PLANNER AND PLANNING DIGEST

- 5.1. Committee Planner (Pages 17 - 20)
- 5.2. Planning Appeal Digest (Pages 21 - 22)

GENERAL BUSINESS

WHERE THE RECOMMENDATION IS ONE OF APPROVAL

- 6.1. Detailed Planning Permission for the erection of an accessible entrance feature, path connections, social shelter, spectator seating, paved area and associated works - land At St Fittick's Park, Phase 1 Zone A, Aberdeen (Pages 23 - 32)

Planning Reference – 250929

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

[Link.](#)

Planning Officer: Lucy Greene

DATE OF NEXT MEETING

- 7.1. Thursday 12 February 2026 - 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](#). Please note that a Service Update was recently issued in regards to National Planning Framework 4 and can be accessed in the link above.

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 lymcain@aberdeencity.gov.uk

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Agenda Item 1.1

Members will recall from the planning training sessions held, that there is a statutory requirement through Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 for all planning applications to be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. All Committee reports to Planning Development Management Committee are evaluated on this basis. It is important that the reasons for approval or refusal of all applications and any conditions to be attached are clear and based on valid planning grounds. This will ensure that applications are defensible at appeal and the Council is not exposed to an award of expenses.

Under Standing Order 29.11 the Convener can determine whether a motion or amendment is competent and may seek advice from officers in this regard. With the foregoing in mind the Convener has agreed to the formalisation of a procedure whereby any Member wishing to move against the officer recommendation on an application in a Committee report will be required to state clearly the relevant development plan policy(ies) and/or other material planning consideration(s) that form the basis of the motion against the recommendation and also explain why it is believed the application should be approved or refused on that basis. The Convener will usually call a short recess for discussion between officers and Members putting forward an alternative to the recommendation.

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PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 4 December 2025. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor McRae, Convener; Councillor Greig, Vice Convener; and Councillors Alphonse, Blake (as substitute for Councillor Lawrence), Boulton, Clark, Copland, Farquhar and Macdonald.

The agenda and reports associated with this minute can be located [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 6 NOVEMBER 2025

1. The Committee had before it the minute of the previous meeting of 6 November 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.

15 BON ACCORD SQUARE ABERDEEN - 251082

3. 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 change of use of ground floor to box storage facility (within the rear element of the building) and associated office accommodation (to the front), at 15 Bon Accord Square Aberdeen, be approved subject to the following conditions:-

Conditions

(01) DURATION OF PERMISSION

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

4 December 2025

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) PROPOSED USE AND HOURS OF OPERATON

That the use hereby approved shall be operated in general accordance with the details set out in the supporting statement by Bowden Developments Ltd (Ref: 251082-01) and shall be utilised as a box storage facility only as described by the applicant.

Reason – in the interests of residential amenity.

(03) HOURS OF OPERATION

That the use hereby approved shall not operate outwith the hours of 08:00 and 18:00 on any day. Application Reference: 251082/DPP

Reason – in the interests of residential amenity.

(04) CYCLE STORAGE FACILITIES

That the development hereby granted planning permission shall not be brought into use unless a scheme detailing cycle storage provision has been submitted to, and approved in writing by the planning authority, and thereafter implemented in full accordance with said scheme. Reason - in the interests of encouraging more sustainable modes of travel.

The Committee heard from Mr Gavin Clark, Senior Planner, who spoke in furtherance of the application and answered questions from Members.

The Committee also asked questions of the applicant, Mr Martin Bowden.

The Committee resolved:-

to approve the application conditionally.

18D HOLBURN ROAD ABERDEEN - 251075

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 change of use of flat to short-term let accommodation with maximum occupancy of 2 people, at 18D Holburn Road Aberdeen, be approved subject to the following conditions:-

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

4 December 2025

Conditions

(1) 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.

(2) TIME LIMIT FOR SHORT-TERM LET USE

The hereby approved use of the property as Short-Term Let accommodation shall expire 5 years following the date of the grant of permission as stated on this notice, unless a further planning permission has been granted for continued use of the property as Short-Term Let accommodation in the meantime. Should no further planning permission be granted then the property shall revert to mainstream residential use as a flat after the aforementioned 5-year period.

Reason: In order to allow the local housing need and demand situation and the local economic benefits derived from the use of the property as a Short Term Let to be reassessed in 5 years' time, to ensure that the loss of the property as residential accommodation would remain compliant with Policy 30 of NPF4.

The Committee heard from Mr Samuel Smith, Planner, who spoke in furtherance of the application and answered various questions from Members.

The Committee then heard from Mr Callum Duff, who objected to the proposed application.

The Convener moved, seconded by the Vice Convener:-

That the application be approved conditionally in line with the recommendation.

Councillor Boulton moved as an amendment, seconded by Councillor Copland:-

That the application be refused for the following reasons:-

It was considered that the proposed change of use of the property to short term let accommodation would likely result in significant detrimental impacts upon the amenity of the immediate neighbouring residential properties within the application building beyond what could typically be expected if it were to be used as mainstream residential accommodation through noise disturbance, the frequency of changes in occupants, and the impact on security, real or perceived, within the communal areas of the building. The proposed change of use was thus considered to be contrary to Policy 30 (Tourism), paragraph (e) part (i) and (ii) of National Planning Framework 4, and Policy H1 (Residential Areas) and Policy WB3 (Noise) of the Aberdeen Local Development Plan 2023 (ALDP).

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

4 December 2025

On a division, there voted – for the motion (4) – the Convener, the Vice Convener and Councillors Blake and Macdonald – for the amendment (5) – Councillors Alphonse, Boulton, Copland, Clark and Farquhar.

The Committee resolved:-

to adopt the amendment, therefore refuse the application.

99 WESTBURN ROAD ABERDEEN - 250319

5. 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 change of use from physiotherapy practice [class 1A (shops, financial professional and other services) use] to cafe / hot food takeaway [mixed class 3 (food and drink) use and sui generis use], at 99 Westburn Road 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) ODOUR MITIGATION

The use hereby authorised shall not take place unless evidence has been provided to the planning authority that the specific odour mitigation measures identified in the approved kitchen ventilation report (TKM Ventilation Services, 29th July 2025) have been implemented in full. The approved use shall not operate unless the approved measures are thereafter retained. For the avoidance of doubt, the following specific measures are required:

- Wall mounted extract canopy located directly above cooker;
- Canopy to include baffle type filters (washable);
- Rigid extract ductwork routed to the exterior of the building incorporating sufficient access panels, or ability to demount ductwork sections, to permit cleaning;
- New carbon filter unit for removal of grease and odour. Carbon filter to have a minimum dwell time of 0.2 seconds. Suitable access will be required to the filter unit;

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

4 December 2025

- In-line extract fan;
- Exhaust to atmosphere via weather louvre at rear of building;
- Fresh-air make-up via ducted system with filter/fan;
- Both supply and extract fans operated via speed controllers.

Reason - In order to protect the existing residential amenity of the neighbourhood.

(03) NOISE MITIGATION

The use hereby authorised shall not take place unless evidence has been provided to the planning authority that the specific noise mitigation measures identified in the approved noise impact assessment (Vibrock, 23rd October 2025 [Ref: R25.12738/1/IK/Let1]) have been implemented in full. The approved use shall not operate unless the approved measures are thereafter retained. For the avoidance of doubt, the following specific measures are required:

- The Local Extract Ventilation (LEV) intake/extract are located as shown in Figure 1 of the report;
- The LEV shall have an intake/extract fan with equivalent (or lower) noise emissions than the In-line TD-500/150-160 Silent 3V Fan (Table 1);
- The LEV intake/extract shall be fitted with a silencer that provides (as a minimum) the dynamic insertion loss values shown in Table 2 of the report;
- The suspended ceiling shall be upgraded in accordance with the Planning Statement (LAS Architecture, June 2025) – “replace the existing plasterboard on the lowered ceiling with 15mm thick British Gypsum fire / acoustic plasterboard, together with 100mm thick Knauf acoustic insulation above”.

Reason - In order to protect the existing residential amenity of the neighbourhood.

(04) CYCLE PARKING

The use hereby authorised shall not take place unless the cycle stands identified in the approved site plan (ref. LAS24079-04D) have been implemented in full. The approved use shall not operate unless the approved stands are thereafter retained.

Reason - In order to encourage sustainable transport.

(05) LITTER / RECYCLING BINS

The use hereby approved shall not take place unless litter and recycling bins have been provided for the use of customers of the premises on the external area at the Watson Street frontage of the site.

Reason – In order to preserve the amenity of the neighbourhood and reduce risk of litter generation.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

4 December 2025

(06) HOURS OF OPERATION

The premises shall not be open for business outwith the hours of 07.00-19.00 on Monday to Saturday and 09.00- 17.00 on Sundays.

Reason - In order to protect the existing residential amenity of the neighbourhood.

The Committee heard from Mr Robert Forbes, Senior Planner, who spoke in furtherance of the application and answered various questions from Members.

The Committee resolved:-

to approve the application conditionally.

FORMER ABERDEEN EXHIBITION AND CONFERENCE CENTRE, EXHIBITION AVENUE, ABERDEEN - 240850

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

That the application for approval of matters specified in conditions 1 (phasing), 2 (design), 2a (levels), 2b (drainage), 2c (foul water connection), 2d (cut/ fill), 2e (roads), 2f (walls/fences), 2g (landscaping), 2h (layout, siting, design, finish), 2j (waste collection), 3 (landscaping), 4 (access), 5 (safe routes to schools), 8 (travel plan), 9 (framework of travel plan), 11 (public transport strategy), 12 (flooding), 13 (waterways), 13 (CEMP), 14 (SUDS), 15 (drainage maintenance), 16 (street design), 17 (air quality assessment), 19 (protected species), 20 (archaeology), 21 (energy/sustainability), 22 (tree protection), 23 (tree management), 24 (green belt zone) in relation to Planning Permission in Principle (ref P150824) for erection of 333 homes and associated works, at the Former Aberdeen Exhibition And Conference Centre, Exhibition Avenue, Aberdeen, be approved subject to the following conditions:-

Conditions

1. PHASING ORDER

That the phases of the development hereby approved shall be implemented in the numerical order indicated by the Phasing Plan SILVR-HFM-ZZ-ZZ-DR-A-02 05 P06, with each phase being fully completed (with the exception of landscape planting) prior to the commencement of the subsequent phase unless otherwise agreed in writing by the planning authority. This shall include completion of the road, footways, footpaths, open spaces, play areas and SUDS measures.

Reason: In order to ensure that public realm infrastructure is implemented in full.

2. PARKING RESTRICTIONS

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

4 December 2025

That no houses within phase 1 shall be occupied unless there have been installed double yellow lines or other such measures to avoid parking that would obstruct refuse vehicle movements, in accordance with a scheme that has been submitted to and approved in writing by the planning authority.

Reason: In the interests of road safety.

3. BURN AND MAINTENANCE

That no houses within phase 3 shall be occupied unless the Silver Burn has been daylighted as shown on the approved plans and there has been submitted to and approved in writing by the planning authority, a maintenance schedule to ensure all culverts are kept clear. Thereafter the maintenance shall be carried in accordance with the agreed schedule.

Reason: In order to ensure that the burn is daylighted to the benefits of the water environment and biodiversity and that maintenance takes place to avoid flooding of houses.

4. PLAY AREA

- (a) That no houses within Phase 3 shall be occupied unless there has been provided on site a play area and trim trail in accordance with a layout plan, details and specifications of equipment following the general principles set out in the Play Strategy. Tree planting shall also be included within the play area and details of species and size at planting shall be provided. Tree planting shall take place within or before the planting season following completion of the play area and any trees damaged or dying within five years shall be replaced with similar species;
- (b) That no houses within phase 2 shall be occupied unless there has been provided on site a play area in accordance with a layout plan, details and specification

Reason: To ensure provision of recreational facilities and amenity.

5. NOISE MITIGATION MEASURES

That the mitigation measures noted in the Noise Impact Assessment addendum report dated 6 March 2025, by Sandy Brown Consultants, or other such report as subsequently agreed in writing with the planning authority, shall be implemented in full prior to occupation of the houses indicated in Figure 8 of the aforementioned report.

Reason: In the interests of residential amenity.

6. PRE-CONSTRUCTION ECOLOGY SURVEYS

That no development shall commence within any individual phase unless pre-construction surveys for protected species for that phase have taken place in accordance

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

4 December 2025

with the timescales indicated in the Preliminary Ecology Survey. The survey results and recommendations shall be submitted to the planning authority prior to development commencing and any recommendations shall be implemented in full unless otherwise agreed in writing with the planning authority.

Reason: In order to ensure protection of the relevant species.

7. BAT SURVEY (PHASE 2)

That prior to the commencement of development in Phase 2 a bat survey shall be carried out on the electrical sub-station building in accordance with the recommendations of the Bat Activity Survey by Brindley Associates 31 May 2024 and the results and any recommendations submitted to and agreed in writing by the planning authority. Any measures recommended shall be followed and implemented in full as appropriate.

Reason: In the interests of protecting bats.

8. BIODIVERSITY ENHANCEMENT PLAN

That no houses shall be occupied within any individual phase unless the biodiversity measures in the Brindley Associates Biodiversity Enhancement Plan Revision F for that phase have been installed or implemented in full as appropriate, unless other timing is agreed in writing with the planning authority.

Reason: In order to ensure biodiversity enhancement.

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 Daniel Harrington, on behalf of Royal Aberdeen Golf Club, who objected to the application.

Finally the Committee heard from Mr Gregor Scotland, Persimmon Homes North Scotland, applicant, who spoke in support of the application.

The Committee resolved:-

to approve the application conditionally with an extra condition added to read:-

That no development shall take place within Phase 3 unless there has been submitted to and approved in writing by the planning authority:

1. an updated tree survey of the trees alongside the eastern site boundary of that phase (ie. all trees within phase 3);
2. proposals for tree management for safety reasons and tree and shrub planting within the area to the east of the houses within Phase 3, including species, density and size at planting;

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

4 December 2025

3. proposals for a boundary enclosure along the eastern site boundary or alterations to the existing enclosure to the east, shown in relation to tree root protection areas and including details of materials, height and means of fixing into the ground.

The houses within Phase 3 shall not be occupied unless the tree works and fencing as so agreed have been carried out in accordance with the plans thereby approved in writing by the planning authority.

Reason: In the interests of enhancing tree cover within this area of the site and public safety in relation to the adjoining golf course.

- **Councillor Ciaran McRae, CONVENER**

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	A	B	C	D	E	F	G	H	I	
1	PLANNING DEVELOPMENT MANAGEMENT COMMITTEE BUSINESS PLANNER									
The Business Planner details the reports which have been instructed by the Committee as well as reports which the Functions expect to be submitting for the calendar year.										
2	Report Title	Minute Reference/Committee Decision or Purpose of Report	Update	Report Author	Chief Officer	Directorate	Terms of Reference	Delayed or Recommended for removal or transfer, enter either D, R, or T	Explanation if delayed, removed or transferred	
3			15 January 2026							
4	Land at St Fitticks Park - 250929	To approve or refuse the application for erection of an accessible entrance feature, path connections, social shelter, spectator seating, paved area and associated works		Lucy Greene	Strategic Place Planning	Place	1			
5			12 February 2026							
6	10 Hopetoun Court Aberdeen - 251110	To approve or refuse the application for the erection of two-storey and single storey extensions to replace existing single storey extension, covered area and all associated external works and landscaping		Gavin Clark	Strategic Place Planning	Place	1			
7			12 March 2026							
8			23 April 2026							
9			21 May 2026							
10			18 June 2026							
11			20 August 2026							
12			17 September 2026							
13			29 October 2026							
14			03 December 2026							
15			Future applications to PDMC (date of meeting yet to be finalised.							
16	490 King Street - 241451	To approve or refuse the application for extension to form 21 Student Flats		Robert Forbes	Strategic Place Planning	Place	1			

	A	B	C	D	E	F	G	H	I
	Report Title	Minute Reference/Committee Decision or Purpose of Report	Update	Report Author	Chief Officer	Directorate	Terms of Reference	Delayed or Recommended for removal or transfer, enter either D, R, or T	Explanation if delayed, removed or transferred
2									
17	Oldfold, Milltimber Block G - 250750/S42	To approve or refuse the application for variation of condition 3 of 220466/S42 to change the number of units (increase from no more than 400 to 500) that shall be completed before the proposed mixed-use centre within block G has been completed and is available for		Matthew Easton	Strategic Place Planning	Place	1		
18	Oldfold, Milltimber Phase 5A (block U) - 250755	To approve or refuse the application for residential development comprising 49 houses, including infrastructure and open space		Matthew Easton	Strategic Place Planning	Place	1		
19	Oldfold, Milltimber Block G - 250754	To approve or refuse the application for 37 units + commercial space		Matthew Easton	Strategic Place Planning	Place	1		
20	Annual Effectiveness Report - Service Update	At the meeting of Council on 16 April 2025, it was agreed that Annual Effectiveness Report would now be a service update		Lynsey McBain	Governance	Customers Service	GD 8.7		
21	Article 4 Directions	At the meeting on 19 September 2024, it was agreed to instruct the Chief Officer – Strategic Place Planning to report the outcomes of the public consultation and any proposed recommendations on the Article 4 Directions to a subsequent Planning Development Management Committee within the next six months.	Delayed consultation start due to begin early May. Will report back after this is completed.	Laura Robertson	Strategic Placing Planning	Place	5		
22	Draft Aberdeen Guidance Wind Turbine	At the Council meeting on 3 November 2023, it was agreed to instruct the Chief Officer - Strategic Place Planning to update the draft Aberdeen Planning Guidance on Wind Turbine Development in light of consultation responses received and the policy shift within NPF4 and incorporate it within draft Aberdeen Planning Guidance on Renewable Energy Development, a draft of which should be reported to the Planning Development Management Committee within 12 months.	At the Committee meeting of 21 August 2025, it was noted that with the introduction of National Planning Framework 4, this would now be a Draft Aberdeen Planning Guidance on Energy. An update would be added to the planner once Scottish Government planning guidance on energy developments have been published, and officers would identify if there was a requirement for local guidance to be produced at this time.	David Dunne	Strategic Place Planning	Place	5		

	A	B	C	D	E	F	G	H	I
	Report Title	Minute Reference/Committee Decision or Purpose of Report	Update	Report Author	Chief Officer	Directorate	Terms of Reference	Delayed or Recommended for removal or transfer, enter either D, R, or T	Explanation if delayed, removed or transferred
2									
23	Aberdeen Planning Guidance: Health Impact Assessments	At the meeting of 21 August 2025, it was agreed that a report be brought back to this Committee in one year, to provide details on how the guidance had been implemented		Donna Laing	Strategic Place Planning	Place	5		
24	Land To South And West Of Forrit Brae, Bucksburn, Aberdeen (Rowett South) 251332	To approve or refuse the application for residential-led mixed use development including approx. 1700 homes, local retail and commercial provision, education, leisure and community uses and associated new and upgraded access roads, landscaping and ancillary engineering works (variation of condition 17 (noise mitigation for new homes) of 180650/S42 to reduce the required standards for noise in line with neighbouring developments		Gavin Clark	Strategic Place Planning	Place	1		
25	1 Anderson Avenue - 251199	To approve or refuse the application for change of use from class 4 (business) to class 5 (automotive garage) and installation of cycle stand, roller shutter and door to rear and all associated works (partly retrospective)		Dineke Brasier	Strategic Place Planning	Place	1		
26									

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Planning Development Management Committee

15 January 2026

Planning Appeals Update

This report informs Planning Development Management Committee (PDMC) 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) has received or decided since the last PDMC meeting. It also lists appeals that are still pending.

Appeals Lodged

Type of appeal	Planning permission	Application Reference	241197/DPP
Address	Land North Of Aryburn Farm, Dyce		
Description	Erection Of Battery Storage Units With Associated Infrastructure, Control Building, Switch Room, Inverter Containers, Lighting, Fencing And Associated Works Including Access Road		
History	Refused by Planning Development Management Committee on 6 November 2025 This case is ready for allocation to a reporter		
DPEA weblink	Scottish Government - DPEA - Case Details		

Type of appeal	Planning permission	Application Reference	251075/DPP
Address	Flat D, 18 Holburn Road		
Description	Change Of Use Of Flat To Short-Term Let Accommodation With Maximum Occupancy Of 2 People		
History	Refused by Planning Development Management Committee on 4 December 2025 This case is awaiting registration.		
DPEA weblink	Scottish Government - DPEA - Case Details		

Appeals Pending

Type of appeal	Advertisement Consent	Application Reference	250835ADV
Address	Car Wash, Mugiemoss Road		
Description	Installation Of 1 Illuminated Free-Standing Double Sided Digital Display Sign		
History	Refused under delegated powers on 1 September 2025 The appeal has been allocated to a reporter		
DPEA weblink	Scottish Government - DPEA - Case Details		

Type of appeal	Planning permission	Application Reference	250214/DPP
Address	33 Holburn Street		
Description	Change Of Use To Class 3 (Food And Drink) With Hot Food Take Away (Sui Generis), Including Installation Of Extract Duct, Replacement Fire Escape Door, New Doors, Access Ramp, Handrails And Associated Works		
History	Refused by Planning Development Management Committee on 21 August 2025 This case is ready for allocation to a reporter.		
DPEA weblink	Scottish Government - DPEA - Case Details		

Agenda Item 6.1



Planning Development Management Committee

Report by Development Management Manager

Committee Date: 15 January 2026

Site Address:	Land At St Fittick's Park, Phase 1 Zone A, Aberdeen
Application Description:	Erection of an accessible entrance feature, path connections, social shelter, spectator seating, paved area and associated works
Application Ref:	250929/DPP
Application Type	Detailed Planning Permission
Application Date:	17 September 2025
Applicant:	ETZ Ltd
Ward:	Torry/Ferryhill
Community Council:	Torry



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RECOMMENDATION

Approve Conditionally

APPLICATION BACKGROUND

Site Description

The site includes areas of the Tullos playing fields extending from close to Girdleness Road in front of Tullos Primary School, around the grass pitch area and Cruyff Court pitch, as well as along the south side of the playing fields and extends to the edge of the site area of the Planning Permission in Principle for the Energy Transition Zone (ETZ) in the eastern area of St Fittick's Park. A small area of ground close to St Fittick's Church is also included, with the red line extending across the park to encompass that area and link to St Fittick's Road.

Relevant Planning History

- 190980/DPP - Resurfacing of existing pitch with associated drainage, replacement fencing and installation of ramp. Approved conditionally 25 July 2019.
- 231371/PPP - Proposed business / industrial development (Class 4/5/6); road infrastructure; active travel connections; landscaping and environmental works including drainage and other infrastructure. Approved conditionally 24 January 2025.
- 250231/DPP Installation of three shipping containers for ancillary sports equipment storage and community youth hub (Class 11). Approved conditionally 2 May 2025.
- 250429/MSC - 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. Approved conditionally 7 November 2025.
- 250440/MSC - 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). Approved conditionally 10 November 2025.

APPLICATION DESCRIPTION

Description of Proposal

The application proposal includes several elements:

- **Accessible Entrance:**

A new entrance would be constructed in the northwest corner of the site, off Girdleness Road, featuring a ramp, steps, and terraced seating. This will connect to the existing entrance at Tullos Primary School into the playing fields and St Fittick's Park. The upper section of the ramp would have concrete seating blocks along the upper edge. The ramp and steps would lead onto a stretch of an existing asphalt path.

- **Path Connections:**

New paths will link Tullos Playing Fields with St Fittick's Park, these would be surfaced in asphalt up to the edge of the playing fields and in semi bound compacted gravel in the park. Benches will be installed along these paths. The application includes a path link onto St

Fittick's Road. The site boundary includes only areas outside the boundary of the land subject to Planning Permission in Principle 231371/PPP.

- **Social Shelter:**

The existing damaged shelter will be replaced with a new structure, with exact design to be agreed.

- **Spectator Seating:**

Terraced seating will be added next to the sports pitches, creating dedicated areas for spectators. A multi angled bench incorporating table tops in hardwood would be installed on the paved area near to the Cruyff Court.

- **Paved Area:**

A paved section will be built near the sports pitches to accommodate storage containers for local sports clubs. The containers themselves are not included in this application.

The application proposals are part of a wider package of mitigation measures relating to the Energy Transition Zone (ETZ) development and are part of the works included within Phase 1 approved under Application Ref. 250429/MSC. The lining of grass pitches adjacent to the Cruff Court are also part of mitigations and do not require planning permission. Existing benches, bins and cycle stands would be retained.

Amendments

None.

Supporting Documents

All drawings and supporting documents listed below can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T1R590BZM4O00>

Landscape Management and Maintenance Plan

Site Investigation

Geotechnical Report

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because:

- There is an objection from the Torry Community Council.
- There are more than six letters of objection.

Determination of the application therefore falls outwith the Scheme of Delegation.

CONSULTATIONS

Aberdeen City Council (ACC) Internal Consultees

- **ACC - Roads Development Management Team** – No objection; where paths tie in with adopted footways there would need to be discussion with the Roads Construction Consent

Team; no water from proposal would be permitted to discharge onto public road; site is in the outer city boundary and not in a Controlled Parking Zone.

- **ACC - Schools Estates Team** – No comments received.
- **ACC - Structures, Flooding and Coastal Engineering** – No objection. Satisfied that infiltration rates would allow for surface water to be drained to a soakaway. Conditions should be attached requiring a trial pit on, or close to, the site with infiltration tests to inform size of soakaway. Path drainage details should also be conditioned.

External Consultees

- **Torry Community Council** – objects for the following reasons:
 - The playing fields next to Tullos Primary School flood and hold ground water, with numerous matches lost to poor pitch conditions. The pitch area is virtually at sea level and the green belt in this area is a flood plain. The application does not address these matters.
 - The application is presented as creating amenity to mitigate loss relating to an undefined industrial development in St Fittick's Park. It should be refused pending full consideration of the impact of a known end user and development.
 - Uncertainty over traffic management measures to Coast Road and St Fittick's Road are further reasons for refusal.
 - The park / flood plain hosts many habitats, high biodiversity, is a carbon-sink and air purifier, with trees planted by local people.

REPRESENTATIONS

14 representations have been received (14 objections). The matters raised can be summarised as follows –

Material Considerations

1. No evidence of comprehensive community consultation - application should be rejected until changes carry support of informal community not just relying on paid employees of various football institutions.
2. Lack of clarity over whether MUGA equipment would be replaced. Have users of MUGA pitches been consulted.
3. Application should be refused until maintenance obligations and responsibility for pitches are known.
4. Application must be assessed against details of end users and development, the details required by conditions on the planning permission in principle.
5. Inadequate drainage – as noted by ACC Flooding Team.
6. SEPA objects to development within the flood plain. This application aids the agenda of removing part of the Park.
7. Pursuing the development through fragmenting the planning application process is gaslighting and a continued abuse of the people of Torry.
8. The current application is premature and a PR exercise, with earlier applications yet to be approved (*note: these have now been approved by PDMC in November*).

Non-Material Considerations

9. There should be a public enquiry into Aberdeen City Council.
10. Work has already been put out to tender.
11. If playing fields needed re-lining why did Council not do it in-house, instead of adding another layer of bureaucracy.

MATERIAL CONSIDERATIONS

Legislative Requirements

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where making any determination under the planning acts, regard is to be had to the provisions of the development plan; and, that any determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.

Development Plan

National Planning Framework 4

National Planning Framework 4 (NPF4) is the long-term spatial strategy for Scotland and contains a comprehensive set of national planning policies that form part of the statutory development plan.

- Policy 1 (Tackling the Climate and Nature Crises)
- Policy 2 (Climate Mitigation and Adaptation)
- Policy 3 (Biodiversity)
- Policy 8 (Green Belts)
- Policy 13 (Sustainable Transport)
- Policy 14 (Design, Quality and Place)
- Policy 20 (Blue and Green Infrastructure)
- Policy 21 (Play, Recreation and Sport)
- Policy 22 (Flood Risk and Water Management)
- Policy 23 (Health and Safety)

Aberdeen Local Development Plan 2023

- Policy H1 (Residential Areas)
- Policy NE2 (Green and Blue Infrastructure)
- Policy NE1 (Green Belt)
- Policy NE5 (Trees)
- Policy D4 (Landscape)
- Policy D5 (Landscape Design)
- Policy B1 (Business and Industrial Land)
- Policy B5 (Energy Transition Zones)
- Policy WB1 (Healthy Developments)
- Policy D1 (Quality Placemaking)
- Policy NE4 (Our Water Environment)

- Policy 23 (Health and Safety)
- Policy T2 (Sustainable Transport)

Aberdeen Planning Guidance

ETZ Masterplan

EVALUATION

Key Determining Factors

In terms of the Aberdeen Local Development Plan 2023 (ALDP) zoning, the proposed steps, ramp and paths lie partly within a residential area where the main consideration is whether development is complementary to residential use. Paths also lie within Green Belt zoning and the relevant consideration is whether they fall within one of the exceptions of the general presumption against development. The suitability of the design, in terms of layout, materials, planting, biodiversity impact and drainage are also important issues for consideration.

The proposals are part of a wider project for development of land within the Energy Transition Zone which were granted planning permission in principle in January this year. The paths and stepped/ramped entrance feature provide part of the mitigation for works to the East Tullos Burn including creation of a sediment basin on land which was formerly a recreation ground. The proposed works seek to mitigate against the loss of the recreation ground east of the Nigg WWTP through the provision of enhanced facilities at the Tullos playing fields. The paths would provide improved access to the existing Cruyff Court and grass pitches which are to be lined (these are outside, but adjacent to, the application site). The adequacy of the current development as mitigation has been considered as part of previous planning applications and is not a matter for consideration here.

Residential Area

The issue for consideration is whether the proposal is complementary to residential use. The proposals are for paths, seating, a replacement youth shelter and associated ground engineering works. These would be used to enhance the recreational experience in the playing fields and park and are entirely appropriate within a residential area. The paths are not so close to homes that members of the public using the paths would create disturbance to residents..

Green Belt

There are short sections of path proposed within the Green Belt. St Fittick's Park is designated as Green Belt in the ALDP. Policies relating to the Green Belt in both NPF4 and the ALDP include a general presumption against development. Recreational uses are included in the categories of development that are acceptable, providing there is a locational justification, the purpose of the green belt is not undermined, the proposal is of appropriate design in relation to the character of the green belt and is compatible with the landscape character; and, that there is no significant long-term impact on environmental quality.

Proposals within the green belt areas of the application site are solely for paths and benches. These link to other paths within the park, including core paths and the locational justification is self-evident. The width, surfacing and layout of the paths is considered appropriate, fits with existing paths and would not overly dominate the surrounding green area, so are considered to be in line with Green Belt policy.

Natural Environment

Green Space Network

The application site falls within the Green Space Network (GSN). The purpose of the network is set out in ALDP Policy NE2 – Green & Blue Infrastructure: as being for wildlife, biodiversity, ecological systems, access, recreation, landscape and townscape. This application is for detailed planning permission and as a standalone proposal the works would enhance the recreational and ecological value of the site by including areas of wildflower seeding, tree and shrub planting and an enhanced path network. Earlier applications have established the principle of these works being in mitigation for the moving of paths and use of part of the triangular recreational ground close to the railway for the sediment basin and realignment of the East Tullos Burn.

Biodiversity and Planting

Within the application site planting of trees such as downy birch, rowan, crab apple, maple, shrubs and bulbs, urban pollinator wildflower mix and amenity grassland, would take place within the area around the park entrance steps and ramp and the paved area adjacent the Cruyff Courts in particular. These areas are currently grassed and the proposed planting would provide additional habitats and therefore enhance biodiversity.

Trees

A number of mature trees exist outside the site but along the eastern boundary of the Tullos Primary School grounds. The upper levels of the path to the steps would be within the canopy spread of one of the trees. The existing retaining walls would remain, although the path would be elevated above the existing path level. In order to protect the tree, it is recommended that a condition be attached requiring details of tree protection fencing.

Path Network

Core Paths

Core Path 103 runs along Girdleness Road past Tullos School and the proposed entrance feature would be accessible from this. The proposal includes paths that would lead onto linkages with Core Path 108, this latter path crosses the park between Balnagask Circle near the existing MUGA pitch to Coast Road to the south of the Scottish Water Treatment Works. The short section of path adjacent to St Fittick's Road would fill a gap between the adopted road and the existing footpath to the west of St Fittick's Church. The proposals align with Policy NE2 – Green & Blue Infrastructure and T2 – Sustainable Transport by providing footpaths to encourage active travel and outdoor access.

Enhancing the local path network including links to Core Paths is included as mitigation and compensation within the Energy Transition Zone Masterplan.

Flooding and Drainage

The site does not include areas shown as flood plain on SEPA maps, although anecdotal evidence and third-party representations cite waterlogging on the pitches. The path immediately to the east of the pitches skirts a small area of surface water flood risk. The application site area does not include the grass pitch, and that is also not indicated as affected by surface water, whilst there are areas around the edge of the playing field that are indicated as such.

Following a request for further information, the applicant's agent submitted a Geotechnical site investigation report which was carried out in 2019 in relation to the Cruyff Court pitch. This included a trial pit in the area that is part of the current application and calculation of infiltration rates. It concluded that a soakaway would be suitable for surface water drainage from the pitch. Taking into account the conclusion of that report, the Flooding Team consider that infiltration rates in the vicinity of the application site paths would allow use of a soakaway for surface water drainage. A condition

is recommended that requires site investigation with trial pit and infiltration rates to be calculated in order to inform the sizing of a soakaway for the current application proposals.

It is considered that the measures above would ensure that no surface water would detrimentally affect areas outside the site.

Matters Raised in Representations

1. *No evidence of comprehensive community consultation* - The existing football pitches are not part of the application site, however, the proposals do include paths and spectator seating around the Cruyff and grass pitch areas. The applicant has submitted a supporting statement describing consultations with the Dennis Law Legacy Trust, stated as being the main users of the sports facilities at present. A Community Consultation report was submitted and this covers the project as a whole. It includes a survey of use of entry points to the park and preferred improvements to the park. Seating, footpaths and planting for wildlife were amongst the areas identified.
2. *Lack of clarity over whether MUGA equipment would be replaced. Have users of MUGA pitches been consulted.* - The earlier application for works to the East Tullos Burn (Ref. 250440/MSC) involved loss of part of the recreational ground by the railway where there is MUGA equipment. The mitigation for that loss is the pitches shown on the plans that accompany the current application, however, they are not part of the current application as they do not require planning permission. The drawings indicate that heavyweight freestanding goalposts would be provided. There is an existing MUGA pitch on the east side of Balnagask Circle within the northern section of the park, this would be unaffected by the ETZ proposals.
3. *Application should be refused until maintenance obligations and responsibility for pitches are known.* - The pitches are not part of the application.
4. *Application must be assess against details of end users and development, the details required by conditions on the planning permission in principle.* - The current application is a separate application for detailed planning permission and is not formally linked to the planning permission in principle. However, there is no requirement for end users to be known at this point, the matter is covered by a condition on the PPP and will require details of the end user(s) to be approved through a separate Matters Specified in Conditions application at the relevant point in the future.
5. *Inadequate drainage, as noted by ACC Flooding Team.* - Drainage is the subject of conditions and the Flooding Team are satisfied that ground conditions would allow the use of a soakaway as necessary.
6. *SEPA objects to development within the flood plain.* - The SEPA objection related to the PPP application. The ground within the current application is not a flood plain.
7. *Pursuing the development through fragmenting the planning application process is gaslighting and a continued abuse of the people of Torry.* - The planning process being pursued is in accordance with legislation and is regularly and similarly followed for large developments that are split into logical component parts.
8. *The current application is premature and a PR exercise, with earlier applications yet to be approved.* - Earlier applications for the works to the Burn and Phasing were approved at the November 2025 Planning Development Management Committee.

ADMINISTRATIVE MATTERS

9. *There should be a public enquiry into Aberdeen City Council.* - Any outstanding matters of concern should be submitted through the Council's complaints system and thereafter through the Ombudsman if necessary.
10. *Work has already been put out to tender.* - Tendering has no connection to the planning process and is at the developer's risk.
11. *If the playing fields need re-lining the Council should do it 'in-house'.* - The pitches are not part of the application. However, it is noted that maintenance is currently carried out by Aberdeen City Council and are a core output of the joint venture ACC / ETZ company.

RECOMMENDATION

Approve conditionally

REASON FOR RECOMMENDATION

The application proposal for footpaths, steps and ramp would be complementary to the residential area and would have an insignificant impact on the landscape character of the Green Belt. The entrance steps and ramp, seating and paths would enhance access and recreational use of the park. The proposal would, therefore, comply with policies H1: Residential Areas, NE1: Green Belt, NE2: Green & Blue Infrastructure in the Aberdeen Local Development Plan 2023 (ALDP) and policies 8: Green Belts, 20: Blue and Green Infrastructure in National Planning Framework 4 (NPF4).

Proposed tree, shrub and seed planting and tree protection measures would enhance natural heritage within the area, providing improvements to biodiversity by increasing the quantity of these habitats within the area as well as the landscape character and visual amenity. The species selected are suitable for the site. The proposal therefore complies with Policy 3: Biodiversity in NPF4, D4: Landscape, D5: Landscape Design in the ALDP

There is sufficient information provided to appropriately condition the requirement for a trial pit at the site of the proposed soakaway with details of infiltration rates to indicate the size of soakaway and details of drainage measures. This would ensure that the proposal complies with Policy NE4: Water Environment in the ALDP and Policy 22: Flood Risk and Water Management in NPF4.

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.

(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.