

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 6 November 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 Boulton), Clark, Copland, Farquhar (for all items except item 11), 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.

DECLARATIONS OF INTEREST OR CONNECTIONS

1. Councillor Blake noted as a transparency statement that in relation to agenda items 6.1 and 6.2, that she was a member of Aberdeen Climate Action, an organisation that actively supported the Save St Fittick's Park campaign, however Councillor Blake advised that she had never commented on any matters in relation to this. She did not consider that the connection amounted to an interest which required a declaration to be made or would require her to leave the meeting for that item.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 25 SEPTEMBER 2025

2. The Committee had before it the minute of the previous meeting of 25 September 2025, for approval.

The Committee resolved:-

to approve the minute as a correct record.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS) OF 9 OCTOBER 2025

3. The Committee had before it the minute of the Planning Development Management Committee visits meeting of 9 October 2025, for approval.

The Committee resolved:-

to approve the minute as a correct record.

COMMITTEE PLANNER

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

The Committee resolved:-

to note the committee business planner.

PLANNING APPEAL DIGEST

5. 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.

LAND AT ST FITTICK'S PARK AND DOONIES FARM, ABERDEEN - 250429

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 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 at land at St Fittick's Park And Doonies Farm, Aberdeen, be approved subject to the following conditions:-

Conditions

1. PHASING ORDER

That the works shall take place consecutively in the numerical order indicated on the Phasing Plans hereby approved for St Fittick's Zone A and Doonies Zone C, including allowing for overlap between adjacent sub-phases, unless otherwise agreed in writing by the planning authority. (Significant changes to the phasing would require approval through a Matters Specified in Conditions application)

Reason: In order to ensure appropriate timing of provision of mitigation measures.

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2. FOOTPATH TO TULLOS HILL

That during the period of any works there shall remain at all times a public footpath link to Tullos Hill including signage indicating any temporary diversion, unless otherwise agreed in writing by the planning authority. (For the avoidance of doubt this may include a number of temporary diversions).

Reason: In order to ensure that a recreational path is available during the construction period.

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, representing Torry Community Council, Mr Ian Baird, Dr Susan Smith, Ms Christine Aldred and Dr Ishbel Shand, who all objected to the proposed planning application.

The Committee then heard from Mr Neil Young and Mr Martin Forbes, supported by Mr Henry Farrar and Mr Michael Stewart, agent/applicant for the proposed application, who spoke in support of the application and answered various questions from Members.

The Committee resolved:-

to approve the application conditionally.

LAND AT ST FITTICK'S PARK, ABERDEEN - 250440

7. 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 5 c,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), at land At St Fittick's Park, Aberdeen, be approved unconditionally.

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 Ms Rachel Smith, Dr Susan Smith, Dr Ishbel Shand, Mr Scott Herrett and Ms Christine Aldred, who all objected to the proposed application.

The applicant and agent were also available for questions from Members.

The Committee resolved:-

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to approve the application unconditionally.

LAND NORTH OF ARYBURN FARM, DYCE, ABERDEEN - 241197

8. 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 a battery storage unit with associated infrastructure, control building, switch room, inverter containers, lighting, fencing and associated works including access road at land north of Aryburn Farm, Dyce, Aberdeen, be refused for the following reasons:-

That it had not been adequately demonstrated that a site within the green belt was essential for the proposed battery energy storage facility. It was considered that it would be possible to locate such a facility on a more sequentially preferable site in conjunction with more appropriate land uses in the surrounding area and in closer proximity to the Dyce Cothal View Grid Substation. In addition, the proposals would introduce an “industrial” style of development to this rural and agricultural setting which would have an adverse urbanising effect on the character of the area, resulting in the significant erosion of the rural, agricultural feel and providing a facility that would be at odds with the tranquil setting of the surrounding area, which had not previously seen developments of this type. The proposals would therefore undermine the setting of the green belt in this location and could not be supported. The proposals were therefore considered to be contrary to Policy 8 (Green Belts) of National Application Reference: 241197/DPP Planning Framework 4 and Policy NE1 (Green Belt) of the Aberdeen Local Development Plan 2023 and there were no material planning considerations that would warrant approval of planning permission in this instance.

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

The Committee then heard from Mr Robin Simpson, who objected to the proposed application and spoke against the application.

The Committee then heard from Mr David Bowman, agent for the proposed application who spoke in support of the application and answered questions from Members.

The Committee resolved:-

to refuse the application.

12 SALISBURY TERRACE ABERDEEN - 250726

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

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That the application for Detailed Planning Permission for the erection of a single-storey extension to the rear, installation of new rooflights, replacement garage roof to rear, enlargement of side window, and installation of external cladding to existing extension, at 12 Salisbury Terrace Aberdeen, be approved subject to the following condition:-

Condition

(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.

The Committee heard from Mr Jan Frontzek, Planner, who spoke in furtherance of the application and answered questions from Members.

The Committee resolved:-

to approve the application conditionally.

HAZLEHEAD ACADEMY, GROATS ROAD ABERDEEN - 250479

10. 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 a secondary school community campus with associated external amenities, including landscaping, parking and sports pitches, including demolition of the existing school and associated buildings, at Hazlehead Academy, Groats 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) MATERIALS

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That no development pursuant to the academy school building shall take place unless a scheme and/or samples detailing all external finishing materials to the roof, walls and windows of the development hereby approved has been submitted to, and approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed. This shall include clarification of colour of mortar and bonds used in the brickwork

Reason - In the interests of visual amenity.

(03) BAT SURVEY

That a preliminary bat roost assessment and summer bat survey shall be undertaken during the survey season in 2026, and that the recommendations as set out in that bat survey shall be implemented in full prior to demolition of the three school buildings located along the southern site boundary.

Reason – To ensure the demolition of the three buildings with moderate bat roosting potential will have no adverse impact on the bat population in the surrounding area.

(04) BAT MITIGATION MEASURES

That a detailed scheme providing as a minimum eight bat boxes in the proximity of the three school buildings located in the southern part of the site or in the woodland immediately to the south of the application site shall be submitted and approved in writing by the Planning Authority. The approved scheme shall subsequently be installed during 2026.

Reason – To ensure that the demolition of the three buildings with moderate bat roosting potential will have no adverse impact on the bat population in the surrounding area.

(05) BIODIVERSITY IMPROVEMENT MEASURES

That prior to occupation of the development hereby approved, biodiversity improvement measures as specified in section 4.4 of the Biodiversity Net Gain Feasibility Assessment by EnviroCentre, dated July 2025 shall be implemented in full and that photographic evidence of implementation of these measures have been provided to the Planning Authority.

Reason – To ensure an improvement to biodiversity across the site.

(06) LANDSCAPING SCHEME (IMPLEMENTATION)

That all planting, seeding and turfing comprised in the approved scheme of landscaping as shown in the hereby approved drawing 8461-RYD-00-EX_00-D-L-001906/Rev02 shall be carried out in the first planting season following the completion of the development and any trees or plants which within a period of 5 years from the completion of the

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development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority - in the interests of the amenity of the area.

(07) TREE PROTECTION (01)

That no development shall take place unless the scheme for tree protection as shown on drawing 'Tree Protection Plan' by Struan Dalgleish Arboriculture has been implemented. Subsequently, the tree protection shall remain in place during construction works on the site.

Reason – To ensure adequate protection for the trees on site during the construction of the development.

(08) TREE PROTECTION (02)

That no materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities shall be permitted within the protected areas specified in the aforementioned scheme of tree protection without the written consent of the Planning Authority and no fire shall be lit in a position where the flames could extend to within 5 metres of foliage, branches or trunks.

Reason - To ensure adequate protection for the trees on site during the construction of the development.

(09) OUTDOOR SEATING AND EQUIPMENT

That no development pursuant to the academy building shall take place unless details of outdoor seating, including canopies, and proposed external gym equipment as set out on the hereby approved drawing 8461-RYD-00-EX_00-D-L-001902/Rev04 have been submitted and approved in writing by the Planning Authority. Subsequently, the building shall not be brought into use until the approved details have been implemented.

Reason – To ensure a good quality environment for students and in the interest of visual amenity.

(10) CYCLE PARKING

That the academy building hereby approved shall not be occupied unless details of cycle parking storage areas have been submitted and approved in writing by the Planning Authority, and the approved details have been implemented in full.

Reason – To promote sustainable transport modes.

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(11) PHOTOGRAPHIC SURVEY

No demolition or any other works in connection with the development hereby approved shall commence unless a photographic survey of the existing buildings and structures on the application site has been submitted to and approved in writing by the Planning Service. All external elevations of the buildings and structures together with the setting of the buildings, structures and play areas shall be photographed, together with key internal spaces (a typical classroom, hall, canteen area etc). The photographic viewpoints must be clearly annotated on a plan to accompany the survey. The photographs and plan must be in a digital format and must be clearly marked with the planning reference number.

Reason – To ensure that a historic record of the building is made for inclusion in the National Record of the Historic Environment for Scotland and in the local Historic Environment Record, owing to its community role it has served since 1970.

(12) CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN

That no development shall take place until a Construction Environment Management Plan has been submitted to and approved in writing by the Planning Authority. As a minimum, this should cover:

- (a) A Demolition Method Statement including details of the recycling of waste materials;
- (b) An 'Air Quality (Dust) Risk Assessment' carried out by a suitably qualified consultant, to predict the likely dust levels resulting from the proposed development and its impact on air quality including a determination of it significant; and
- (c) A 'Dust Management Plan', which shall be based on the results of the 'Air Quality (Dust) Risk Assessment'
- (d) A 'Construction Noise Impact Assessment', which should:
 - i. Be undertaken by a suitably qualified noise consultant
 - ii. Demonstrate adherence to the guidance contained within: BS8228 – 1:2009+A1:2014 Code of practice for noise and vibration control on construction sites and open sites – Part 1 Noise and Part 2: Vibration
 - iii. Identify the sources of construction noise likely to impact on the existing residences.
 - iv. predict the impacts of the noise sources on the proposed residential development
 - v. Detail the noise mitigation measures to reduce noise from the construction noise sources to an acceptable level to reasonably protect the amenity of the occupants of the proposed residences.
 - vi. The methodology for the noise assessment should be submitted and agreed in writing with the Environmental Protection Team in advance of the assessment.

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Any such scheme as has been approved shall subsequently be implemented during the construction works.

Reason: In the interest of public health.

(13) RESTRICTION ON HOURS – MULTI-USE GAMES AREAS

That the multi-use games areas hereby approved shall not be in use between 22:00 and 08:00 on any given day.

Reason – in the interest of residential amenity.

(14) SCHOOL TRAVEL PLAN

That the academy building hereby approved shall not be brought into use unless a Travel Plan, incorporating suitable aims and measures to encourage the use of sustainable and active travel by staff and students to and from the site, has been submitted to and agreed in writing by the Planning Service. Thereafter the development shall be operated in accordance with the agreed Travel Plan.

Reason – In the interest of promoting the use of sustainable and active travel by staff and students.

(15) PAVEMENT – GROATS ROAD

That the academy building hereby approved shall not be occupied unless a scheme detailing the installation of a footpath along the east side of Groats Road for a minimum distance of 125m in a southwards direction from its junction with Queens Road, and a parallel crossing into the school grounds has been submitted to and agreed in writing by the Planning Service. Any such scheme as has been approved shall subsequently be implemented prior to opening of the academy building.

Reason – In the interest of promoting the use of sustainable and active travel by staff and students.

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

During questioning, Councillor Macdonald advised that she was a Board member on Aberdeen Heat and Power Network but did not feel that the connection would prevent her from remaining in the meeting during consideration and determination of the application.

The Committee resolved:-

- (i) to note that Councillor Blake would email over her concerns in relation to the travel plan to the planning service as soon as possible; and
- (ii) to approve the application conditionally.

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CITY CENTRE AFFORDABLE HOUSING WAIVER - CR&E/25/227

11. With reference to article 2 of the minute of Council of 25 August 2022, the Committee had before it a report by the Chief Officer – Strategic Place Planning, which sought to extend the Council's Affordable Housing requirement waiver, which was due to expire in December 2025. The waiver currently applied to new planning applications for eligible residential developments that were submitted in the City Centre area.

The report recommended:-

that the Committee –

- (a) note that on 25 August 2022, Council approved an extension of the Affordable Housing waiver until 31 December 2025; and
- (b) agree to further extend the Affordable Housing waiver until the adoption of the next Aberdeen Local Development Plan.

The Committee resolved:-

- (i) to approve recommendation (a) ;and
 - (ii) to agree to further extend the Affordable Housing waiver until 31 December 2027.
- **Councillor Ciaran McRae, Convener**