



## Formartine Area Committee Report - 23 August 2022

Reference No: APP/2022/0186

### Full Planning Permission for Formation of Cycling Tracks and Concrete Skate Park at Ellon Riverside Path, Ellon

**Applicant:**

**Ellon Community Council**

**Agent:**

**Alan Jones Associates**

Grid Ref:

E:395196 N:830331

Ward No. and Name:

W09 - Ellon And District

Application Type:

Full Planning Permission

Representations:

318

Consultations:

5

Relevant Proposals Map:

Aberdeenshire Local Development Plan

Designations:

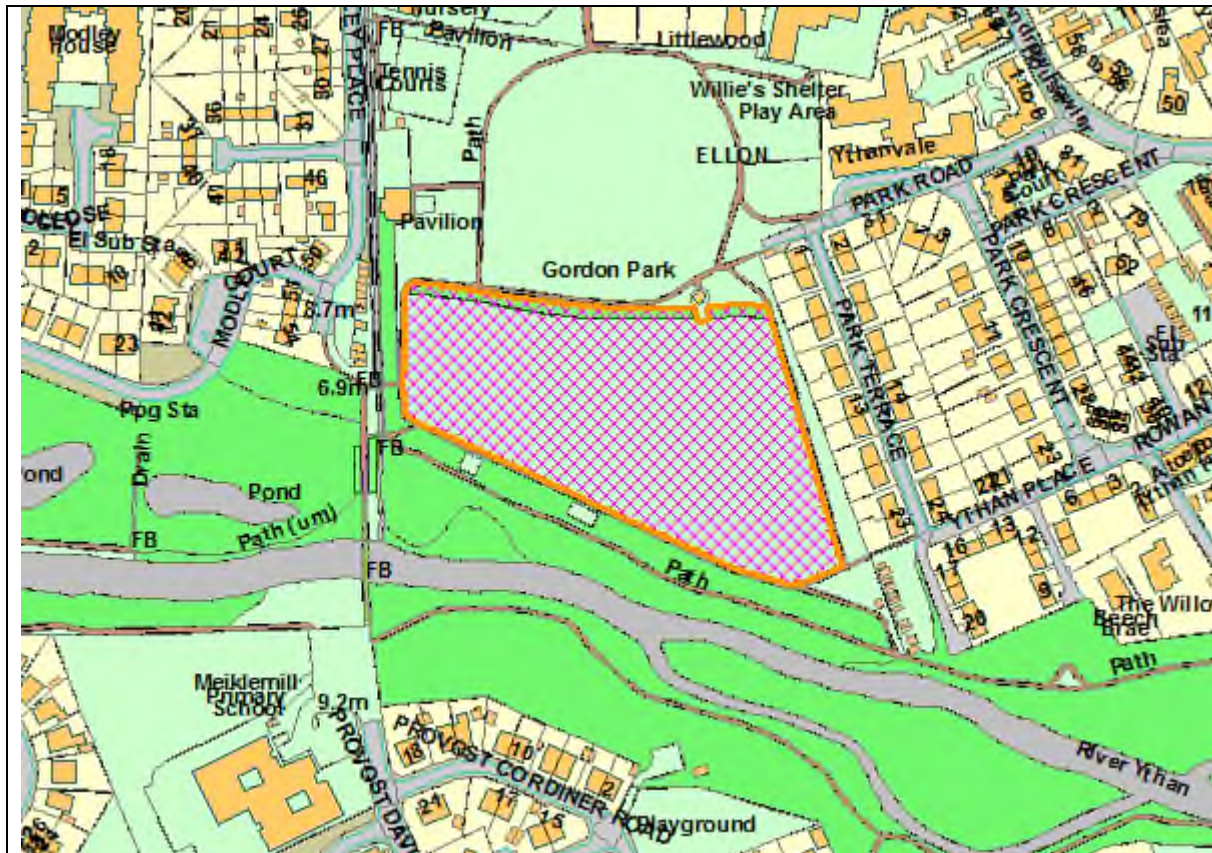
AHMA

Complies with Development Plans:

Yes

Main Recommendation:

Grant



**NOT TO SCALE**

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## 1. Reason for Report

- 1.1 The Committee is able to consider and take a decision on this item in terms of Section B.8.1 of Part 2A List of Committee Powers and Section C.3.1e of Part 2C Planning Delegations of the Scheme of Governance as the application is recommended for approval and there have been valid objections from third parties and 50% or a majority of responding Local Ward Members in the Ward in which the development is proposed have requested that the application be referred to the Area Committee.
- Cllr G Owen – This should come to Area Committee to further consider Layout, siting and design, particularly in relation to any potential adverse impact that the proposal may have on the residential areas either side of the park.
  - Cllr I Davidson – This application should be determined by FAC in terms of policies P1, RD1 and P6 in the interests of openness and transparency.
- 1.2 The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this report and their comments are incorporated within the report and are satisfied that the report complies with the Scheme of Governance and relevant legislation.

## 2. Background and Proposal

- 2.1 Full Planning permission is sought for the formation of two cycling tracks, pump track and concrete skate park within Gordon Park, Ellon. The proposed development is located to the south side of the park. To the south of the site are public paths and River Ythan beyond. To the east is Park Terrace and to the west is Modley Place. The site is currently laid to grass. **The site plan is attached to this report as appendix 1.**
- 2.2 The park would be used for all wheeled sports such as BMX cycling, mountain bike cycling, road bike cycling, in-line skating, roller skating, skateboarding and wheelchair sports.
- 2.3 The application proposes to form two cycle tracks. Track 1 is located on the west side of the development and would be 6 metres wide and 255 metres long. Track 2 would be located on the southernmost part of the site and would be 6 metres wide and 282 metres long. The two tracks may in future be connected to create one larger track, but as this is shown on the site plan, no further application would be required. The track would be finished in bituminous macadam and the centre of the track would be laid to grass.
- 2.4 The development includes a pump track within an area measuring approximately 2500 square metres. A pump track is designed for mountain bike and BMX's on a circuit of rollers and banked turns. The design includes banks that vary between 0.2 metres and 1.5 metres above the current ground levels and dips which would be between 0.2 and 0.6 metres lower than the existing ground levels. This track would be finished in bituminous macadam and the areas out-with the track would be laid to grass.

- 2.5 The design also includes a concrete skate/BMX park, measuring 26 metres by 30 metres. The shape of the skate park is established using sub-soil, the park is then reinforced with mesh and steel bars before being finished in reinforced concrete. The sides of the skate park would sit 1.5 metres above the existing ground levels with topsoil and landscape to form a 3 metre wide apron around the vertical drop of the skate park.
- 2.6 The track designs are likely to change during the tendering process, and any change may require a further planning application depending on the arrangement.
- 2.7 The applicant does not propose any additional lighting at this time and it is not part of this planning application. The installation of additional lighting, by pre-paid meters or solar power lighting is a potential future project for the applicant.
- 2.8 Furthermore, the applicant does not propose any fencing to enclose the site, therefore it will be accessible to all and free of charge. However, the proposed park will be used by the Ythan Cycle Club and the Wheel Sports Group to run classes, coaching, holiday camps and events, which are events that are charged for and the proposed park would have restricted access at these times.
- 2.9 The applicant proposes to install French drainage along the cycle track, which will treat the surface water before outfall to the watercourse. The track surface will have a minimum of a 2% or 1:40 crossfall to shed water to the French drainage.
- 2.10 In support of this application, the applicant has submitted the following documents:
- Ellon Wheel Park Project Feasibility Study by Alan Jones Associates
  - Parking Study
- 2.11 There is no relevant planning history on the site.

### **3. Representations**

- 3.1 A total of 318 valid representations (206 support/112 objection) have been received as defined in the Scheme of Governance. All valid representations can be viewed on the [Aberdeenshire Council Website](#). All issues raised have been considered. The letters raise the following material issues:

#### Object

- *Increase traffic*
- *Lack of car parking*
- *Current inconsiderate parking in adjacent residential street causes problems*

- *Not the right place for this development due to its proximity to residential properties*
- *Development will only benefit a small percentage of the population*
- *No demand for this facility*
- *Not an all year round facility*
- *Loss of green open space and footpath*
- *Other activities such as fireworks display, fun fairs, Gala, Cricket etc will not happen if this site is lost.*
- *High risk of flooding*
- *Loss of natural surface water drainage.*
- *Noise pollution*
- *The development will change the character of Ellon*
- *Adverse impact on wildlife and habitat.*
- *Impact on Bats*
- *Adverse impact on residential amenity.*
- *No toilet facilities*
- *Such a facility would be better elsewhere in the town (Deer Park or adjacent to the academy)*
- *Loss of privacy*
- *Loss of the recently planted young trees.*

#### Support

- *A learning facility for all ages and abilities*
- *Great addition to the town*
- *Accessible location by pedestrian, cycling and public transport.*
- *Much needed local leisure facility.*
- *Provides physical and mental health benefits*
- *Strengthens a community*
- *Increases the sporting opportunities for all.*
- *Attracts visitors to the area to support local businesses.*
- *Well designed development*
- *Don't have to travel to use similar facilities*
- *Ideally located for families to use the play park and the skate park*
- *Remote enough location that it will not cause too much disruption*
- *The application area is not a well-used area.*
- *Provides a purpose built facility for cyclist and those learning to cycle and removes need to compete with walkers on footpaths.*
- *Provide a safe place*
- *Promotes active travel*
- *Green space should be multifunctional*

#### **4. Consultations**

- 4.1 **Environment and Infrastructure Services (Environment – Natural Heritage)** have advised that within the last five years tree and wildflower planting has been carried out on this site comprising a 6-9 metre strip buffer of native tree planting (2,360 square metres) and a further 1,320 square metres

of grassland enhanced with wildflower plugs and daffodils. This proposal will result in the loss of all of this planting and the biodiversity improvements. Should this proposal be approved then equivalent compensatory planting should be provided in order to not lose the biodiversity enhancement that has recently been carried out.

- 4.2 **Environment and Infrastructure Services (Environmental Health)** has no objection to this application.
- 4.3 **Environment and Infrastructure Services (Flood Risk and Coastal Protection)** do not object to this application. The site is out with SEPA's indicative 0.5% Annual Exceedance Probability (AEP) fluvial flood extent, as well as out with the 0.5% AEP + climate change allowance fluvial floodplain as determined by the modelling undertaken as part of the recent Ellon Flood Study.
- 4.4 **Environment and Infrastructure Services (Roads Development)** has no comment to make on this application.
- 4.5 **Ellon Community Council** fully supports the development of the Ellon Wheeled Park in Gordon Park. The development is needed as there are few facilities in Ellon for young people. **A copy of the Community Council's consultation response is attached to this report as appendix 2.**

\*Please note Ellon Community Council were consulted as a statutory consultee.

## 5. Relevant Planning Policies

### 5.1 Scottish Planning Policy

The aim of the Scottish Planning Policies is to ensure that development and changes in land use occur in suitable locations and are sustainable. The planning system must also provide protection from inappropriate development. Its primary objectives are:

- to set the land use framework for promoting sustainable economic development;
- to encourage and support regeneration; and
- to maintain and enhance the quality of the natural heritage and built environment.

Development and conservation are not mutually exclusive objectives; the aim is to resolve conflicts between the objectives set out above and to manage change. Planning policies and decisions should not prevent or inhibit development unless there are sound reasons for doing so. The planning system guides the future development and use of land in cities, towns and rural areas in the long-term public interest. The goal is a prosperous and socially just Scotland with a strong economy, homes, jobs and a good living environment for everyone.

## 5.2 Aberdeen City and Shire Strategic Development Plan 2020

The Strategic Development Plan (SDP) was approved on 12 August 2020. The purpose of this Plan is to set a clear direction for the future development of the City Region. It sets the strategic framework for investment in jobs, homes and infrastructure over the next 20 years. All parts of the Strategic Development Plan area will fall within either a strategic growth area or a local growth and diversification area. Some areas are also identified as regeneration priority areas. There are also general objectives identified. In summary, these cover promoting economic growth, promoting sustainable economic development which will reduce carbon dioxide production, adapt to the effects of climate change and limit the amount of non-renewable resources used, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility in developments.

The Aberdeenshire Local Development Plan 2017 will continue to be the primary document against which applications are considered. The Aberdeen City & Shire SDP 2020 as approved forms part of the Development Plan.

## 5.3 Aberdeenshire Local Development Plan 2017

Policy PR1 Protecting important resources  
Policy P1 Layout, siting and design  
Policy C4 Flooding  
Policy P6 Community infrastructure  
Policy RD1 Providing suitable services  
Policy E1 Natural heritage

## 5.4 Proposed Aberdeenshire Local Development Plan 2020

Aberdeenshire Council on 5 March 2020 resolved to agree the Proposed Aberdeenshire Local Development Plan (LDP) 2020 as the "settled view of the Council" on what the final adopted content of the LDP 2022 should be. The Proposed LDP 2020 is a material consideration in the determination of planning applications. The Planning Authority must therefore assess what weight it should have in the context of this particular application. The Reporter's report of Examination of the Proposed LDP 2020 has now been published (24 June 2022). Notwithstanding, there is currently no authority to use the Proposed Local Development plan as a substitute for the Local Development Plan 2017. The weight that can be given to the phrase "settled view of the Council" can only be interpreted in the context of the publication of the Proposed Local Development Plan 2020 (March 2020). Even with the certainty associated with the Reporters' Report it still remains only a material consideration in determining planning applications. However, consideration will be given on a case by case basis where the weight of the Reporter's Report should be given overwhelming significant weight when it is most advantageous to the applicant's proposals. SPP Paragraph 34 is of associated relevance.

The Scheme of Governance reserves determination of planning policy to Full Council for resolution. As such, not until the Proposed Local Development Plan 2020 has been formally adopted by Full Council (as LDP 2022) can this be considered as the Council's "settled view".

It should be borne in mind that the LDP has been written to be implemented as a whole and not the selective use of agreeable parts.

On the 18 April 2022 with reference to the legislation the LDP 2017 became technically 'out of date'. Notwithstanding this, the Aberdeenshire LDP 2017 remains the primary document against which planning applications should be determined until such time as a new LDP for the area is adopted. Currently Scottish Planning Policy (SPP) deals with this circumstance at Paragraphs 32 to 34. The policies of the LDP 2017 are reflective of the policy position within SPP. Both SPP and the National Planning Framework 3 are confirmed as significant influences on the content of the plan, as confirmed within Section 2 – 'Influences of the Plan'. In summary, when a development plan is more than five years old the presumption in favour of sustainable development is a significant material consideration, this must be balanced against any adverse impacts of the proposed development which would significantly and demonstrably outweigh the benefits. All of these matters however are already embedded within the policies of the Local Development Plan 2017 and deemed robust in their consideration.

## **6. Discussion**

- 6.1 Paragraph 33 of Scottish Planning Policy (SPP) states that where a development plan is more than five years old, the presumption in favour of development that contributes to sustainable development will be a significant material consideration. This must be balanced against any adverse impacts of the proposed development which would significantly and demonstrably outweigh the benefits.

### Introduction

- 6.2 Full planning permission is sought for the formation of a wheeled park at Gordon Park. The wheeled park includes two cycle tracks, pump park and skate/BMX park. The main issues to consider are the principle of the formation of a wheeled park in this location, accessibility and whether the proposal would have an impact on the character or amenity of the surrounding area.

### Principle

- 6.3 The site is located within the settlement boundary of Ellon, as defined in the Aberdeenshire Local Development Plan 2017. The site is allocated as site P3, protected to conserve River Ythan area and contribute towards green network (Appendix A8c Settlement Statements Formartine). Gordon Park is a mixed-use green space providing a large area of green space with play equipment located on the northeast of the park and outdoor gym equipment



on the south west corner of the park. There is a maintained cricket field and tennis court within the park, out with the application boundary, and a pavilion. There is a footpath network on the edge of the park and through the centre.

- 6.4 Policy PR1 states that development will not normally be permitted in areas of open space unless the new use is ancillary to the use as open space. Open space is identified as “protected land” within the settlement statements. Open space is defined as an area that has the potential to provide environmental, social and/or economic benefits to communities, whether direct or indirect, within and around urban areas (LDP Glossary). Open space provision includes greenspace and hard landscaped areas, with a civic function, as well as aquatic open spaces. Developments that are ancillary to the use as open space could be a variety of functions including formal and informal recreation, civic areas, food production and amenity. The proposed wheeled park is a facility that would be found in public parks and open space. Similar to children’s play equipment, the proposed wheeled park offers a form of recreation or play for people of all ages thus providing a multifunctional open space, providing amenity and recreation within Gordon Park.
- 6.5 While the proposed development will reduce the amount of grassed areas, which a number of representations object to, public open space does not necessarily need to be areas laid to grass. The proposed skate park would not be gated therefore it would be accessible to everyone. The existing footpath at Gordon Park is unaffected by the development.
- 6.6 The “green network” as referred to on the allocation of this site is defined as being “linked open space within and between settlements used for recreation, nature conservation and landscape protection”. The proposed development would not impact upon the site’s function as a green network. The connectivity within the settlement and to the wider green spaces are unchanged because of this development. In addition, the impact on the setting of the Ythan is negligible, as the development does not impact on the river itself, the riverside pathway or the biodiversity on the banks as the proposed wheeled park is located entirely within the mowed grass of Gordon Park.
- 6.7 The proposed development is further supported by Policy P6, which supports the provision of new community facilities if it is situated in an accessible location within a settlement boundary and is available to all residents in the community, for example development taking place on land protected by Policy PR1. The proposed wheeled park will be available to all members of the community, free of charge. There will be times when the facility will be used for paid coaching/training or an event where the facility will be closed to the public, similar to any sports grounds/pitch when there is training or a game.
- 6.8 In light of the above, the proposed development does not conflict with Policy PR1, Policy P6, or the Appendix 8c of the Aberdeenshire Local Development Plan 2017.



### Layout and Design

- 6.9 In terms of Policy P1 Layout, siting and design, a high quality of design is expected across Aberdeenshire. The proposed design is typical of many skate, pump parks and cycle tracks seen elsewhere in Aberdeenshire, although it is not common for all three facilities to be seen together. The proposed development is located on the south side of Gordon Park, where the ground levels are lower. The highest parts of the pump park and the skate park are no higher than the ground levels of the upper section of the park, to minimise visual impact. In addition, the sides of the skate park are to be mounded with earth and grassed to soften the appearance of the concrete skate park. The areas between the proposed cycle tracks and pump park are to remain grassed, with the potential to naturalise or be planted with wildflowers to promote biodiversity. The applicant does not propose to enclose the proposed park, which retains the open appearance of the area and allows for good transitions between the functions of the park. The Planning Service has no concerns regarding the design of the proposed development.
- 6.10 Policy P1 encourages activity, privacy and protecting amenity. The Planning Service has received a number of objections on the potential impact the development may have on the privacy and amenity of the surrounding residential area. As Gordon Park is an area of open space that is to be enjoyed by the public, the proposed development will not significantly alter the privacy and amenity that existing residents currently have. The applicant proposes no new development between the existing public footpath at Gordon Park and the boundaries of the residential properties.
- 6.11 While the proposal may encourage additional visitors/users to this area of the park, Aberdeenshire Council's Environmental Health team have assessed this application regarding noise impact and have no objection.
- 6.12 Therefore, due to the existing and surrounding land uses, the proposed wheeled park is unlikely to cause a significant detrimental impact on the character or amenity of the surrounding area. The proposal therefore complies with Policy P1 Layout, siting and design.

### Drainage

- 6.13 The proposed development does not require a water supply or connection to the Scottish Water public sewer. The applicant proposes a 'French drain' (stone percolation chambers) along the proposed tracks to collect and sustainably drain the surface water from the hardstanding areas. The concrete skate park bowl would be fitted, as standard, with drainage ducts, which enables any surface water to naturally percolate into the soil below. Although some drainage details have been provided, a condition can be attached to the consent requesting further details, compliant with Policy RD1 Providing suitable services.

- 6.14 It is noted that the proposed development does not introduce new toilet facilities at the park, which is a matter of objection to some who have made representations, as Gordon Park does not have such facility. The Planning Service considers the proposed wheeled park to be similar to additional play or sports facilities, which would not normally attract the addition of such facilities.

#### Flooding

- 6.15 The proposed development is located between 28 and 53 metres north of the edge of the River Ythan. However, the site is outwith SEPA's indicative 0.5% AEP fluvial flood extent, as well as out with the 0.5% AEP + climate change allowance fluvial floodplain as determined by the modelling undertaken as part of the recent Ellon Flood Study. The Planning Service received letters of objection regarding concerns about the potential flood risk at the development site. Aberdeenshire Council's Flood Risk and Coast Protection team has assessed this application and due to the site location out with the fluvial flood extent and the floodplain and the nature of the development, it had no objection this planning application. As such, the proposed development is not contrary to Policy C4 Flooding.

#### Access and Parking

- 6.16 At present, Gordon Park has a small car park off Modley Place. The majority of people walk or cycle to the park from the nearby residential areas or via the extensive path network throughout Ellon, which is encouraged and welcomed. Other parking is possible within Ellon Town centre and it is known that visitors also park on the nearby residential streets. As the nature of the development is to promote and encourage an active wheeled sport, it is feasible that users will cycle or skate to the proposed facility.
- 6.17 Aberdeenshire Council's Roads Development Team has assessed the proposed development in relation to provision of access and car parking and have no comments to make on this development. Roads Development consider that the proposed development will have a negligible impact on the current car parking arrangements. As such, the proposed development complies with Policy RD1, with regard to access provision.

#### Ecology

- 6.18 The site is located on an area of Gordon Park, which is maintained with a mowed area of open green grass. The site has no nature designation afforded to it, therefore its development would not conflict with Policy E1 Natural Heritage. Within the last five years, young trees, wildflower and daffodil planting has been carried out on the south of the application site, along the public footpath, in order to improve biodiversity. This proposal will potentially result in loss of this planting. The Aberdeenshire Local Development Plan 2017 promotes the enhancement of biodiversity, therefore, the equivalent compensatory planting of trees and wildflowers should be provided in order to not lose the biodiversity enhancement that has recently

been carried out. The proposed development has many opportunities to accommodate compensatory planting along the periphery of the wheeled park and within the centre of the cycle tracks. If approved, a planning condition would be included in the decision notice for compensatory planting.

- 6.19 Some letters of objection raised concern that the proposed development would impact bats. While it is acknowledged that there are bats present in this area, the proposal does not involve the removal of buildings or mature trees. As such, the proposed development will not result in the loss of any potential bat roost sites. Bats will continue to forage along the river and associated tree belts during and after construction of the proposed wheeled park. As such, the proposed development does not conflict with Policy E1.

### Representations

- 6.20 The Planning Service received 206 letters of support to this application, listed in Section 5 above. The Planning Service also received 112 letters of objection. Many of the matters raised have been dealt with earlier in this report, however the outstanding matters relate to the proposal being in the wrong location and the impact the development would have on the delivery of local events, such as the fireworks, Gala, fun fair etc.
- 6.21 Regarding the location of the proposal, the submitted feasibility document stated the site was selected due to its central location. The Planning Service can only consider the application submitted against the policies within the development plan. The Planning Service has no concerns regarding the location of the proposed wheeled park in Gordon Park.
- 6.22 With regard to the park's ability to hold public events, such as the Gala, fireworks and fun fair: the proposed development does not occupy all of Gordon Park, therefore there is no reason why such events cannot take place.

### Conclusion

- 6.23 The policies contained in the Local Development Plan 2017 remain compliant with the principles of sustainable development as guided by the SPP and therefore provide an appropriate basis for the determination of this application.
- 6.24 Overall, the proposal is appropriate in terms of its design and scale, without causing a significant determinate impact on amenity or the character of the area. It would provide an enhanced community facility on an area which is currently used by the local community. The proposal complies with Policy P6 Community infrastructure, Policy PR1 Protecting important resources and Policy P1 Layout, siting and design of the Aberdeenshire Local Development Plan 2017, and is recommended for approval.
- 6.25 In assessing the proposed development against the wider policies of SPP and the LDP 2017 and any other material considerations, there were no adverse

impacts, which would significantly and demonstrably outweigh the benefits of the proposal.

## **7. Area Implications**

- 7.1 In the specific circumstances of this application there is no direct connection with the currently specified objectives and identified actions of the Local Community Plan.

## **8. Implications and Risk**

- 8.1 An integrated impact assessment is not required because the granting or refusing of the application will not have a differential impact on the protected characteristics of the applicant or any third parties.
- 8.2 There are no staffing and financial implications.
- 8.3 There are no risks identified in respect of this matter in terms of the Corporate and Directorate Risk Registers as the Committee is considering the application as the planning authority in a quasi-judicial role and must determine the application on its own merits in accordance with the Development Plan unless material considerations justify a departure.
- 8.4 No separate consideration of the current proposal's degree of sustainability is required as the concept is implicit to and wholly integral with the planning process against the policies of which it has been measured.

## **9. Departures, Notifications and Referrals**

### **9.1 Strategic Development Plan Departures**

None

### **9.2 Local Development Plan Departures**

None

- 9.3 The application is not a Departure from the Local Development Plan or Strategic Development Plan and no departure procedures apply.
- 9.4 The application does not fall within any of the categories contained in the Schedule of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 and the application is not required to be notified to the Scottish Ministers prior to determination.
- 9.5 The application would not have to be referred to Infrastructure Services Committee in the event of the Area Committee wishing to grant permission for the application.

## 10. Recommendation

### 10.1 GRANT subject to the following conditions:-

01. No works in connection with the permission hereby approved shall commence unless a scheme of compensatory tree planting and biodiversity planting of wild flowers has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:

- a) The location of the compensatory tree and biodiversity planting
- b) A schedule of planting to comprise species, plant sizes and proposed numbers and density.
- c) A programme for the implementation, completion and subsequent management of the proposed compensatory planting.

The compensatory tree planting shall be carried out in complete accordance with the approved scheme and any planting which, within a period of 10 years from the completion of the compensatory tree planting, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

Reason: In order to maintain woodland cover in accordance with the aims of local and national planning policies.

02. Prior to the commencement of development, full details of the proposed surface water drainage shall be provided for further written approval, and the development shall not come in to use until the surface water drainage scheme has been installed as per the agreed details.

Reason: In the interests of public health and safety.

### 10.2 Reason for Decision

The presumption in favour of sustainable development is a significant material consideration, this must be balanced against any adverse impacts of the proposed development which would significantly and demonstrably outweigh the benefits.

The proposed development accords with the Scottish Planning Policy principles of sustainable development. This carries significant material weight lending itself to an approval.

In assessing the proposed development there were no adverse impacts which would significantly and demonstrably outweigh the benefits of the proposal.

The Planning Authority considers that the application is for a development that is in accordance with the Aberdeenshire Local Development Plan 2017. The proposal is considered appropriate in terms of design and scale, without

causing a significant detrimental impact on amenity or the character of the area. It would provide an enhanced community facility on an area of open space currently used by the local community. The proposal complies with Policy P6 Community infrastructure, Policy PR1 Protecting important resources and Policy P1 Layout, siting and design.

Alan Wood  
Director of Environment and Infrastructure Services  
Author of Report: Laura Dingwall  
Report Date: 5 August 2022

APP/2022/0186  
Site Plan

Appendix 1





## **Comments for Planning Application APP/2022/0186**

### **Application Summary**

Application Number: APP/2022/0186

Address: Ellon Riverside Path Ellon

Proposal: Formation of Cycling Tracks and Concrete Skate Park

Case Officer: Laura Dingwall

### **Customer Details**

Name: Mr Trevor Mason

Address: 14 Teal Street Ellon AB41 9FP

### **Comment Details**

Commenter Type: Community Council

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Ellon Community Council fully support the plans for the Ellon Wheeled Park in Gordon Park. We discussed this at our monthly meeting in March and everyone was in agreement for the cycle track and concrete skate park to go ahead as planned

The young folk in Ellon need something like this, there are few enough facilities in Ellon for this age group.

The Community Council have not received any negative comments about this project, normally people who object to any planning cannot wait to tell us and we do take all comments made to us seriously.