LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of Planning Committee Meeting held in the Council Chamber and in Remote Locations on Monday, 5 October, 2026 at 10.08 am

PRESENT IN CHAMBER:

Alderman J Tinsley (Acting Chair)

Aldermen O Gawith

Councillors S Burns, P Catney, D J Craig and N Trimble

PRESENT IN REMOTE LOCATION:

Aldermen M Gregg and A Grehan

IN ATTENDANCE:

Director of Regeneration and Growth
Head of Planning & Capital Development
Principal Planning Officer (PS)
Senior Planning Officers (MB, GM and LMcC)
Member Services Officers (FA and EW)
Construction Services Manager (GY)

Cleaver Fulton Rankin

Mr B Martyn
Ms I Clarke (remote)
Mr P Lockhart (remote)
Ms U Keenan (remote)

Commencement of Meeting

In the absence of the Chair, Councillor D Bassett, the Vice-Chair, Alderman J Tinsley, took the chair and conducted the business on the agenda.

At the commencement of the meeting, the Acting Chair, Alderman J Tinsley, welcomed those present to the Planning Committee. He pointed out that, unless the item on the agenda was considered under confidential business, this meeting would be audio recorded. The Head of Planning & Capital Development outlined the evacuation procedures in the case of an emergency.

1. Apologies

It was agreed to accept an apology for non-attendance at the meeting on behalf of the Chair, Councillor D Bassett and Councillors J Laverty and A Martin.

2. Declarations of Interest

The Acting Chair, Alderman J Tinsley, advised that by virtue of being Members of Council, all Members of the Planning Committee would have an interest in planning application LA05/2026/0560/F. However, the dispensation under paragraph 6.6 of the Code of Conduct applied and Members were permitted to speak and vote on the application.

Alderman A Grehan declared an interest in application LA05/2026/0089/F as she worked in the office of Mr D Honeyford MLA and he would be addressing the committee in support of the application.

3. Minutes of Meeting of Planning Committee held on 7 September, 2026

It was proposed by Councillor D J Craig, seconded by Councillor S Burns and agreed that the minutes of the meeting of Committee held on 7 September, 2026 be confirmed and signed.

4. Report from the Head of Planning & Capital Development

4.1 Schedule of Applications

The Head of Planning and Capital Development referred to a letter which had been received in support of application LA05/2024/0483/F on the Friday prior, and circulated to Members shortly before the start of the meeting. He advised that the application had been withdrawn from the schedule for the day to allow Officers time to consider to the points raised in the letter.

4.1.1 Applications to be Determined

The Legal Advisor, Mr B Martyn, highlighted paragraphs 43-46 of the Protocol for the Operation of the Lisburn & Castlereagh City Council Planning Committee which, he advised, needed to be borne in mind when determinations were being made.

(i) LA05/2024/0505/O – Proposed two replacement dwellings with garages on lands located 40 metres NNE of 80 Ballynahinch Road, Derry, Dromara

The Senior Planning Officer (MB) presented the above application as outlined within the circulated report.

The committee received Mr S Hawthorne to speak in support of the application and a number of Members questions were addressed.

The committee received Councillor U Mackin to speak in support of the application after which he responded to questions from Members.

Planning Officers responded to questions from Members.

(i) LA05/2024/0505/O – Proposed two replacement dwellings with garages on lands located 40 metres NNE of 80 Ballynahinch Road, Derry, Dromara (Cont'd)

Durning the questions to Planning Officers it was proposed by Councillor D J Craig and seconded by Alderman O Gawith to defer the application to allow for a site visit. On a vote being taken, this proposal was declared 'carried', the voting being 6 in favour and 1 against.

Adjournment of Meeting

The Acting Chair, Alderman J Tinsley, declared the meeting adjourned at this point for a comfort break (10.51 am).

Resumption of Meeting

The meeting was resumed at 10.57 am.

(ii) LA05/2026/0089/F – Erection of replacement dwelling (to replace previously damaged dwelling) solar panels to roof of existing garage, upgraded access arrangement and all associated site works at 43 Edentrillick Road, (directly opposite and to the north of 46) Royal Hillsborough

Having declared an interest in this application, Alderman A Grehan left the meeting during its hearing.

The Senior Planning Officer (LMcC) presented the above application as outlined within the circulated report.

The committee received Mr K Turnbull to speak in support of the application. Mr Turnbull was joined by Messrs T Stokes and S Watt and a number of Members queries were addressed.

The committee received Mr D Honeyford MLA to speak in support of the application from a remote location. No questions were put to Mr Honeyford MLA.

Planning Officers responded to a number of questions from Members.

Debate

During the debate:

- Councillor N Trimble advised that it was very clear to him the application ought to meet the requirements of policy COU3 for a replacement dwelling, and that he felt the applicant and their agents had done what was the best thing to do in that moment in time. He referred to policy COU3 which states "*In cases where a dwelling has recently been destroyed, for example, through an accident or a fire, planning permission may be granted for a replacement dwelling. Evidence about the status and previous condition of*

(ii) LA05/2026/0089/F – Erection of replacement dwelling (to replace previously damaged dwelling) solar panels to roof of existing garage, upgraded access arrangement and all associated site works at 43 Edentrillick Road, (directly opposite and to the north of 46) Royal Hillsborough (Cont'd)

the building and the cause and extent of the damage must be provided." and advised that this was not prescriptive of the nature of the demolition, and that a wealth of evidence had been provided by the applicant in relation to the demolition. Councillor Trimble continued that the reason for refusal put forward by Officers in relation to policy COU8 *"Infill/Ribbon Development"* was not relevant as there had already been a dwelling on the site, and this application was not seeking to infill a gap. Councillor Trimble concluded that an application for 41 Edentrillick Road, as an infill property, had been approved on the basis of 43 and 39 Edentrillick Road already existing and that it respected the character of the area, therefore by reinstating 43 Edentrillick Road this would be respecting the character of the area. As a result of the reasons he had outlined, Councillor Trimble advised that he would be voting against the recommendation of the Officers; and

- Alderman M Gregg advised that he was in agreement with Councillor N Trimble's comments. Alderman Gregg spoke of the evidence provided as to why the building was deemed unsafe following the asbestos removal which resulted in the remaining portion being demolished, and that he accepted this evidence. Alderman Gregg stated that he felt the application complied with policy COU3 as a replacement dwelling and as such the reasons for refusal given by Officers in relation to policies COU8 and COU16(e) were no longer applicable, following which the reason for refusal relating to policy COU1 would fall away. In conclusion Alderman Gregg stated that he would be voting against the recommendation of the Officers.

Vote

On a vote being taken, it was agreed not to adopt the recommendation of the Planning Officer to refuse planning permission, the voting being:

In favour: Councillor P Catney (**1**)

Against: The Acting Chair, Alderman J Tinsley, Councillor S Burns, Councillor D J Craig, Alderman O Gawith, Alderman M Gregg and Councillor N Trimble (**6**)

Abstain: None (**0**)

Given that the Officer recommendation to refuse planning permission had fallen, the Acting Chair, Alderman J Tinsley, stated that a new proposal was required. It was proposed by Councillor N Trimble and seconded by Alderman M Gregg that planning application LA05/2026/0089/F be approved.

The proposal by Councillor N Trimble, seconded by Alderman M Gregg was put to the committee and, on a vote being taken, agreed that the application be approved, the voting being as follows:

(ii) LA05/2026/0089/F – Erection of replacement dwelling (to replace previously damaged dwelling) solar panels to roof of existing garage, upgraded access arrangement and all associated site works at 43 Edentrillick Road, (directly opposite and to the north of 46) Royal Hillsborough (Cont'd)

In favour: The Acting Chair, Alderman J Tinsley, Councillor S Burns, Councillor D J Craig, Alderman O Gawith, Alderman M Gregg, and Councillor N Trimble (**6**)

Against: Councillor P Catney (**1**)

Abstain: None (**0**)

In agreeing to approve the application, the following reasons were offered by Councillors N Trimble and Alderman M Gregg:

- The application met the policy requirement for a replacement dwelling under policy COU3 as a building which had recently been destroyed, given that the extensive asbestos removal from the previous dwelling at 43 Edentrillick Road had left it in an unsafe condition which resulted in demolition;
- As policy COU3 had been met the Officers other reasons for refusal, namely COU8 and COU16(e) no longer applied and thus COU1 had fallen away;
- Delegated authority be given to Officers to draft the appropriate conditions for the approval;
- Evidence of a former dwelling and garage at 43 Edentrillick Road could be found in Officers reports for applications LA05/2018/1152/F, LA05/2021/1298/F and LA05/2023/0313/F which had been accepted by Planning Officers. Photographs of the former dwelling had also been included in the Officers presentation;
- Extensive evidence had been provided by the applicant, including a Hazardous Materials Report, timeline of events, and correspondence, and which had been included in appendix 1 of the Officers report. This evidence was accepted by Members; and
- Mr K Turnbull's interpretation of the "Demolition Document" was accepted.

Adjournment of Meeting

The Acting Chair, Alderman J Tinsley, declared the meeting adjourned at this point for lunch (12.39 pm).

Resumption of Meeting

The meeting was resumed at 1.17 pm. Alderman A Grehan did not return to the meeting after the lunch break.

(iii) LA05/2025/0839/F – Proposed change of house type to dwelling approved under LA05/2021/0020/RM on a site adjacent to 16 Magees Road, Ballinderry Upper, Lisburn

Alderman M Gregg left the meeting during the hearing of this application (1.31 pm)

The Senior Planning Officer (LMcC) presented the above application as outlined within the circulated report.

The committee received Mr P Mobbs to speak in opposition to the application via a remote location and he responded to questions from Members.

The committee received Mr J Sergeant to speak in support of the application. Mr Sergeant was joined by Mr P McCreanor Jr and together they responded to queries from Members.

Planning Officers responded to questions from Members.

Debate

During the debate:

- Councillor N Trimble spoke of the importance of the Certificate of Lawful Use or Development (CLUD) which regularised whether the extant permission remained on the site and was used by Officers to support their recommendation. Councillor Trimble advised that having heard the differing opinions on the CLUD he was left confused and suggested a deferral of the application to seek clarity may be beneficial;
- The Acting Chair, Alderman J Tinsley queried what clarity could be provided if the application was deferred; and
- The Head of Planning and Capital Development advised that further information could be requested from the applicant, in the form of a land survey which mapped out the boundaries and overlayed the plans allowing for comparison, and a copy of the CLUD could be appended to any future report thus allowing Members to examine the details and cross reference the locations. In this circumstance the Members could defer the application.

At this stage in the debate, it was proposed by Councillor N Trimble and seconded by Alderman O Gawith to defer the application to seek further information in relation to the CLUD and land surveys. On a vote being taken, this proposal fell, the voting being 2 in favour and 4 against.

The debate continued during which:

- Alderman O Gawith advised that he felt too confused and would not be confident in making a decision on the application without additional information. As a result, Alderman Gawith stated that he would abstain from the vote;
- Councillor N Trimble echoed the comments from Alderman O Gawith; and

(iii) LA05/2025/0839/F – Proposed change of house type to dwelling approved under LA05/2021/0020/RM on a site adjacent to 16 Magees Road, Ballinderry Upper, Lisburn (Cont'd)

- Councillor P Catney stated that he would vote in favour of the Officers recommendation given that Officers assessment of the CLUD was that it was applicable.

Vote

On a vote being taken, it was agreed to adopt the recommendation of the Planning Officer to approve this application, the voting being:

In favour: The Acting Chair, Alderman J Tinsley, Councillor S Burns, Councillor P Catney and Councillor D J Craig (**4**)

Against: None (**0**)

Abstain: Alderman O Gawith and Councillor N Trimble (**2**)

At this stage in the meeting Councillor D J Craig declared an interest in the next application (LA05/2026/0560/F) as board member of the Education Authority as he believed the application had been submitted by the Education Authority. The Director of Regeneration and Growth clarified that the application had been made by the Council, and it would form part of a community managed facility with shared access. Councillor Craig advised that as that was the case he had no additional interest to declare other than that which was declared by the Acting Chair, Alderman J Tinsley on behalf of all Members (dealt with under item 2).

(iv) LA05/2026/0560/F – Amendment to approval application (LA05/2025/0798/F) for the provision of an emergency and maintenance Vehicular entrance onto Church Road at Carryduff Primary School, Killynure Road, Belfast

The Senior Planning Officer (GM) presented the above application as outlined within the circulated report.

No-one was registered to speak on this application.

Planning Officers and the Construction Services Manager responded to questions from Members.

Debate

There were no comments made at the debate stage.

Vote

On a vote being taken, it was agreed to adopt the recommendation of the Planning Officer to approve this application, the voting being:

(iv) LA05/2026/0560/F – Amendment to approval application (LA05/2025/0798/F) for the provision of an emergency and maintenance Vehicular entrance onto Church Road at Carryduff Primary School, Killynure Road, Belfast (Cont'd)

In favour: The Acting Chair, Alderman J Tinsley, Councillor S Burns, Councillor P Catney, Alderman O Gawith and Councillor N Trimble (**5**)

Against: None (**0**)

Abstain: Councillor D J Craig (**1**)

4.2 Statutory Performance Indicators – August 2026

Members agreed that information relating to Statutory Performance Indicators for August 2026 be noted.

4.3 Appeal against Enforcement Notice (LA05/2025/0139/CA)

The Head of Planning and Capital Development presented the report and responded to questions from Members.

Members agreed that the report and decision of the Planning Appeals Commission in respect of the above appeal be noted.

4.4 Notification by telecommunication operator(s) of intention to utilise permitted development rights

Members agreed that information regarding notification by telecommunication operators of intention to utilise Permitted Development Rights at locations in the Council area be noted.

4.5 Committee for Infrastructure – Call for Evidence on a Proposed Tree Protection Bill

Members agreed to note the information in relation to the proposed Tree Protection Bill.

5. Any Other Business

There was no other business to discuss.

Conclusion of the Meeting

At the conclusion of the meeting, the Acting Chair, Alderman J Tinsley, thanked those present for their attendance. There being no further business, the meeting was terminated at 2.23 pm.

_____

Chair/Mayor