LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of Planning Committee Meeting held in the Council Chamber and in Remote Locations on Monday, 7 September, 2026 at 10.00 am

PRESENT IN CHAMBER: Councillor D Bassett (Chair)

Alderman J Tinsley (Vice Chair)

Aldermen O Gawith and A Grehan

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

PRESENT IN REMOTE LOCATION: Alderman M Gregg

IN ATTENDANCE: Director of Regeneration and Growth
Principal Planning Officer (PS)
Senior Planning Officers (MB, GM and LMcC)
Member Services Officers (EW and FA)

Cleaver Fulton Rankin

Mr B Martyn
Ms C McPeake (Zoom)
Mr P Lockhart (Zoom)

Commencement of Meeting

Alderman M Gregg (Zoom) and Councillor N Trimble joined the meeting during this item of business (10.02 am).

At the commencement of the meeting, the Chair, Councillor D Bassett, 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 Senior Planning Officer outlined the evacuation procedures in the case of an emergency.

1. Apologies

Councillor P Catney joined the meeting during this item of business (10.03 am).

No apologies were recorded.

2. Declarations of Interest

The Chair, Councillor D Bassett, advised that by virtue of being Members of Council, all Members of the Planning Committee would have an interest in planning application LA05/2026//0512/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.

2. Declarations of Interest (Cont'd)

No other declarations of interest were made.

3. Minutes of Meeting of Planning Committee held on 3 August, 2026

It was proposed by Councillor J Laverty, seconded by Alderman O Gawith, and agreed that the minutes of the meeting of Committee held on 3 August, 2026 be confirmed and signed.

4. Report from the Head of Planning & Capital Development

In the absence of the Head of Planning & Capital Development, the Principal Planning Officer, Mr P Savage, presented the report. He informed the committee that item (iii) Application No: LA05/2026/0089/F (43 Edentrillick Hill) had been deferred from the current schedule. Following the submission of late supporting information on Friday afternoon, officers require additional time for assessment. The application will be presented at the October committee meeting.

4.1 Schedule of Applications

The Chair, Councillor D Bassett, advised that there were 4 local applications on the schedule for consideration at the meeting.

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, she advised, needed to be borne in mind when determinations were being made.

(i) LA05/2024/0639/O – Replacement dwelling and retention of existing dwelling (with alterations) as farm building on lands approximately 180 metres north of 19 Ballycrune Road, Royal Hillsborough

Alderman M Gregg left and returned to the meeting during this item of business (10.31 am and 10.51 am respectively).

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

The committee received Mr A McCready to speak in support of the application and a number of Members queries were addressed.

Planning Officers responded to questions from Members.

Debate

During the debate:

- Councillor P Catney noted that noise, smells, and odours are inherent to any working farm. He stated that he had not seen or heard sufficient

Debate (Cont'd)

evidence to justify a setback or separation distance of 80 metres, regardless of whether a dwelling was present. Consequently, he indicated he would be voting in agreement with the officers' recommendation.

- Alderman O Gawith referred to a letter received from Mr Rutherford. Following advice from the legal advisor, he stated that he would be unable to vote as he felt he did not possess all the necessary information. He noted that if the information was valid, proceeding would be unfair, and enquired whether a further deferral could be granted to allow the applicant to properly collate the details. He concluded by advising that if the vote were to proceed, he would abstain due to uncertainty regarding the information currently available.

- Councillor D J Craig concurred with the point raised by Alderman O Gawith. He enquired whether it was necessary for the information to be formally presented before a legal expert and signed off, or if there would be merit in requesting that the information simply be supplied directly to officers and the committee.

- The Principal Planning Officer advised that if the building is formally accepted as a former dwelling, policy dictates it should be preserved and converted back into residential use. Specifically, the conversion and re-use of the building must comply with policy CUO4.

Following discussion, the Director of Regeneration and Growth recommended that the Committee move into confidential business. This was to allow Members to receive legal advice on the statutory declaration and to consider the related policy implications arising from the debate before determining the matter.

"In Committee"

It was proposed by Councillor D J Craig, seconded by Councillor A Martin, and agreed to go into committee.

Members of the public and press left the meeting at 11.13 pm.

During confidential business Members received legal advice on the statutory declaration and related policy implications.

Resumption of Normal Business

It was proposed by Councillor P Catney, seconded by Alderman J Tinsley, and agreed to come out of committee and normal business was resumed (11.37 am).

Debate (Cont'd)

Members of the public and press returned to the meeting (11.37 am).

Councillor N Trimble spoke against a further deferral of the application, noting that the committee possessed sufficient information to make an immediate decision and that the matter had already been deferred previously. He observed that the case centred on two distinct debates: the nature of the proposed dwelling

Debate (Cont'd)

and its physical location. Regarding Policy COU3, Paragraph A, he highlighted that a replacement dwelling must be located within the established curtilage of the existing structure unless it is

demonstrated that either (1) the curtilage is too restricted to accommodate a modest dwelling, or (2) an alternative nearby location would deliver clear landscape, heritage, access, or amenity benefits. Councillor Trimble concluded that planning officers had correctly assessed the application, as he saw no evidence to satisfy the exception criteria under Point 2.

- Alderman O Gawith formally requested that the application be deferred so the Committee could consider complete and robust information before making its decision.

- Councillor D J Craig agreed with Councillor N Trimble that the application did not meet the criteria under Point 2. He stated that if there was merit in a deferral to gather more information, he would support it on that basis. Specifically, he would ask the applicant to provide evidence proving a viable legal reason for the 80m distance. Councillor Craig added that if the proposer accepted that a deferment would resolve both of these questions, he would be happy to second the motion.

A vote was taken on Alderman O Gawith's proposal of deferring the application, seconded by Councillor D J Craig, the voting being:

In favour: Councillor D J Craig, Alderman O Gawith and Councillor A Martin **(3)**

Against: The Chair, Councillor D Basset, Councillor S Burns, Councillor P Catney, Alderman A Grehan, Councillor J Laverty, Councillor N Trimble and Alderman J Tinsley (Vice-Chair) (**7**)

Abstain: None (**0**)

As Alderman M Gregg was not present for the full item he did not vote.

The Chair, Councillor D Bassett advised that the proposal had fallen.

Vote

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

In favour: The Chair, Councillor D Bassett, Councillor S Burns, Councillor P Catney, Alderman A Grehan, Councillor J Laverty, Councillor J Laverty, Councillor N Trimble and Alderman J Tinsley (Vice-Chair) (**7**)

Against: Councillor A Martin (**1**)

Vote (Cont'd)

Abstain: Councillor D J Craig and Alderman O Gawith (**2**)

As Alderman M Gregg was not present for the full item he did not vote.

Adjournment of Meeting

The Chair, Councillor D Bassett, declared the meeting adjourned at this point for a comfort break (11.48 am).

Resumption of Meeting

The meeting was resumed at 11.54 am.

(ii) LA05/2026/0137/RM – Extension of dwelling, garage and associated siteworks on land between 5 and 5a Crewe Road, Ballinderry Upper, Lisburn

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

The committee received Ms S Kavanagh to speak in opposition of the application. A number of Members queries were addressed.

The committee received Mr N Coffey to speak in favour of the application. A number of Members queries were addressed.

Planning Officers responded to a number of questions from Members.

Debate

During the debate:

- Councillor N Trimble noted that because this was a reserved matters application, it does not typically appear before the committee in this format. In evaluating the application against Policy COU16, specifically the criteria regarding rural character and Paragraph C, he questioned whether the proposal respected the area's traditional settlement pattern. He observed that if this were the only multi-storey building in the locality, it would fail to meet the requirements of Paragraph C. However, because he felt the application did ultimately satisfy these criteria, he supported the officer's recommendation to approve it.

- Alderman O Gawith expressed agreement with Councillor N Trimble. He noted that his decision was partly based on the two site visits he attended, and affirmed that he would back the planners.

- Alderman M Gregg stated that while he agreed with several points raised by Councillor N Trimble, he felt the application did not comply with policy COU16 C. He noted that the application failed to match the character of the surrounding area and indicated he would vote against the planning officer's recommendation.

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 Chair, Councillor D Bassett, Councillor S Burns, Councillor P Catney, Councillor D J Craig, Alderman O Gawith, Alderman A Grehan, Councillor J Laverty, Councillor A Martin and Councillor N Trimble and Alderman J Tinsley (Vice-Chair) (**10**)

Against: Alderman M Gregg (**1**)

Abstain: None (**0**)

Adjournment of Meeting

The Chair, Councillor D Bassett, declared the meeting adjourned at this point for lunch (12.43 pm).

Resumption of Meeting

The meeting was resumed at 1.24 pm.

(iv) LA05/2022/0634/F – Proposed residential development of 28 apartments in 4 blocks (6 no. affordable units) with associated private and shared public space, 42 car parking spaces, vehicle and pedestrian access from the approved development to the west and north from Mealough Road, and all other ancillary development including culverting of Carryduff River on land south of 615 Saintfield Road, Carryduff

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

The committee received Mr D Worthington to speak in support of the application, and a number of Members queries were addressed.

Planning Officers responded to a number of questions from Members.

Debate

During the debate:

- Alderman M. Gregg raised two main concerns regarding the application. First, he noted that the documentation incorrectly aligns low-energy lighting and insulation with Policy RE2. He clarified that RE2 specifically governs the integration of microgeneration renewable energy technologies and focuses on design, rather than insulation or lighting efficiency. Second, he expressed strong reservations about the negative condition concerning wastewater management. Drawing on historical precedents, he pointed out that developers have occasionally given only superficial compliance to such conditions, compounded by historically slow enforcement responses.

Debate (Cont'd)

Consequently, he felt hesitant about the proposal and concluded that the application is, at best, premature.

Vote

Having considered the information provided within the report of the Planning Officer, the Committee agreed unanimously to adopt the recommendation to approve this application.

(v) LA05/2026/0512/F – Proposed erection of a Ball Stop Fence for a Softball diamond. Fence to be 6.0 metres high and 15.0 metres long with rigid steel mesh panels galvanised and powder coated, colour, green RaI 6005 at Barbour Memorial Playing Fields, 67 Ballynahnich Road, Lisburn

Councillor J Laverty and Councillor N Trimble left the meeting during this item of business (2.06 pm).

Alderman M Gregg left the meeting during this item of business (2.07 pm).

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

There were no speakers on the application.

Planning Officers responded to questions from Members.

Debate

During the debate:

- Alderman J Tinsley, Vice-Chair, welcomed the council application, noting that it introduces a new softball offering by utilising existing facilities. He concluded that the initiative represents a highly positive development for the community.

- Councillor P Catney supported the application and highlighted how well-used the park is.

Vote

Having considered the information provided within the report of the Planning Officer, the Committee agreed unanimously to adopt the recommendation to approve this application.

4.2 Statutory Performance Indicators – July 2026

It was proposed by Councillor P Catney, seconded by Alderman O Gawith, and agreed that information relating to Statutory Performance Indicators for July 2026 be noted.

4.3 Appeal Decision– LA05/2024/20/O

It was proposed by Councillor D J Craig, seconded by Alderman O Gawith, and agreed that the report and decision of the Planning Appeals Commission in respect of the above appeal be noted.

4.4 Pre-application Notice (PAN) for a proposed holiday park and associated ancillary works on lands adjacent to and west of 156, 158 and 160 Ballyskeagh Road and 12 to 18 The Hermitage Drumbeg

It was proposed by Councillor A Martin, seconded by Alderman O Gawith, and agreed to note the information on the content of the Pre-Application Notice attached and agree that it is submitted in accordance with the relevant sections of the legislation and related guidance.

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

It was proposed by Councillor P Catney, seconded by Alderman O Gawith, and agreed that information regarding notification by telecommunication operators of intention to utilise Permitted Development Rights at locations in the Council area be noted.

Conclusion of the Meeting

At the conclusion of the meeting, the Chair, Councillor D Bassett, thanked those present for their attendance. There being no further business, the meeting was terminated at 2.22 pm.

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Chair/Mayor