

LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of Planning Committee Meeting held in the Council Chamber and in Remote Locations on Monday, 8 September, 2025 at 10.00 am

PRESENT IN CHAMBER:

Alderman J Tinsley (Chair)

Alderman O Gawith

Councillors S Burns, P Catney, D J Craig, J Lavery BEM, A Martin, G Thompson and N Trimble

PRESENT IN REMOTE LOCATION:

Alderman M Gregg

Councillors D Bassett

IN ATTENDANCE:

Director of Regeneration and Growth
Head of Planning & Capital Development
Senior Planning Officers (MB, PMcF and GM)
Member Services Officers (CR and RN)

Mr B Martyn (Cleaver Fulton Rankin) – Legal Advisor

Commencement of Meeting

Councillor N Trimble arrived to the meeting at 10.01 am.

At the commencement of the meeting, the Chair, Alderman J Tinsley, welcomed those present to the Planning Committee. In particular, he extended a welcome to Councillor J Lavery, who had replaced Councillor U Mackin as a Member of the Committee. The Chair 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**

There were no apologies.

2. **Declarations of Interest**

There were no declarations of interest made at this point.

The Chair, Alderman J Tinsley, stated that, by virtue of being Members of Council, all Members of the Planning Committee would have an interest in planning application LA05/2024/0717/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 (Contd)

During the meeting, Councillor D J Craig declared an interest in application LA05/2024/0717/F, as he had had several meetings with Council Officers in respect of it.

3. Minutes of Meeting of Planning Committee held on 4 August, 2025

It was agreed that the minutes of the meeting of Committee held on 4 August, 2025 be confirmed and signed.

4. Report from the Head of Planning & Capital Development

4.1 Schedule of Applications

The Chair, Alderman J Tinsley, advised that there were 2 local applications on the schedule for consideration at the meeting. Two other applications had been removed from the schedule – one as a consequence of the application having been withdrawn and the other due to legal proceedings having been issued by the planning applicant.

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) LA05/2024/0717/F – Proposed replacement changing rooms at Derriaghy CCFC, 22 Seycon Park, Dunmurry

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

No-one was registered to speak on this application.

At this point, Councillor D J Craig declared an interest in the above application and left the meeting (10.12 am).

There were no Members' queries put to Planning Officers.

Debate

During debate:

- Councillor P Catney stated that, living so close to this facility, knowing the success of the Club and taking on board the substantial community benefit this would bring to the local area, he was in support of the recommendation of the Planning Officer to approve planning permission. He stated that the application was identified as being within the greenbelt of the Lagan Valley Regional Park, but it was land zoned for recreation and open space.

- (i) LA05/2024/0717/F – Proposed replacement changing rooms at Derriaghy CCFC, 22 Seycon Park, Dunmurry (Contd)

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.

Councillor D J Craig returned to the meeting (10.15 am).

- (ii) LA05/2022/0506/F – Retrospective application for temporary change of use of lands to car sales and car wash and temporary retention of and change of use of former school building as office at 44 Scroggy Road, Glenavy

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

No-one was registered to speak on this application.

A number of Members' queries were addressed by Planning Officers.

Debate

During debate:

- Councillor A Martin stated that he would have liked the applicant to be present in order that he could question why this development had been proceeded with in the absence of planning permission. Approving planning permission could set a precedent for future applications and Councillor Martin stated that he was in support of the recommendation of the Planning Officer to refuse planning permission.

Vote

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

In favour: Councillor S Burns, Councillor P Catney, Councillor D J Craig, Alderman O Gawith, Alderman M Gregg, Councillor J Lavery, Councillor A Martin, Councillor G Thompson, Councillor N Trimble and Chair, Alderman J Tinsley **(10)**

Against: None **(0)**

Abstain: Councillor D Bassett **(1)**

4.2 Statutory Performance Indicators – July 2025

It was agreed that information relating to Statutory Performance Indicators for July 2025 be noted.

4.3 Appeal Decision – LA05/2022/1173/O

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

4.4 Appeal Decision – LA05/2023/0632/F

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

4.5 Pre-application Notice (PAN) for the Construction of an Engineered Landfill Site for Non-Hazardous Wastes within the Quarry Void and Associated Infrastructure to Include Leachate Treatment Plant, Landfill Gas Plant, Weighbridge, Offices, Car Park and Wheel Wash and Other Associated Ancillary Development at Budore Quarry, 15 Sycamore Road, Dundrod

It was proposed by Councillor P Catney, seconded by Councillor D J Craig and agreed that information on the pre-application notice be noted and that it be submitted in accordance with the relevant sections of the legislation and related guidance.

4.6 Pre-application Notice (PAN) for the Expansion to Maghaberry to Provide Neighbourhood Community Comprising of a Health and Wellbeing Hub, a Community Hub, Extension to The Shed Restaurant/Coffee Shop, Offices, Affordable and Private Housing, Affordable and Private Support Housing for Over 55s in Categories 1 and 2, Respite Care, Guesthouse and Affiliated Self-Catering Apartments, Public Open Space including Landscaping, Gardens and Play Areas, and Access from Hammonds Road and Maghaberry Road on Lands to the North, East and South of 1C Hammonds Road, Upper Ballinderry, Situated Between Hammonds Road and Maghaberry Road

It was proposed by Councillor P Catney, seconded by Councillor A Martin and agreed that information on the pre-application notice be noted and that it be submitted in accordance with the relevant sections of the legislation and related guidance.

In response to comments regarding the venue for the public consultation event, the Head of Planning & Capital Development agreed to contact the applicant to request if Maghaberry Community Centre could be used for this purpose; however, he pointed out that the change of venue could not be guaranteed.

4.7 Letter to Heads of Planning in Respect of the Planning Improvement Programme – Update of Development Plan Practice Notes

Members noted the contents of an update on forthcoming changes to the Local Development Plan Practice Notes, as provided by the Department for Infrastructure Regional Planning Policy and Casework Team.

4.8 Notification by Telecommunication Operator(s) of Intention to Utilise Permitted Development Rights

Members noted from the report, information regarding notification by telecommunication operators of intention to utilise Permitted Development Rights at a number of locations in the Council area.

4.9 Local Development Plan 2023 Quarterly Update

Councillor P Catney left, and returned to, the meeting during consideration of this item of business (10.53 am and 10.55 am respectively), as did Councillor D Bassett (10.58 am and 11.00 am respectively).

Members noted from the report, an update on progress with the development of the Local Policies Plan.

Following discussion, the Head of Planning & Capital Development agreed:

- (a) that a report would be brought to Committee indicating the quantum of time in respect of the retail policy for Sprucefield; and
- (b) to give consideration to providing an update regarding development at Sprucefield under Any Other Business at the October meeting of the Committee and a briefing session for Members, possibly at the conclusion of the November meeting of the Committee.

4.10 Enforcement Quarterly Update

Members noted from the report, a planning enforcement update in respect of the caseload.

The Chair, Alderman J Tinsley, paid tribute to the hard work of the enforcement team.

5. Any Other Business

5.1 Update on Planning Application LA05/2022/0033/F
Chair, Alderman J Tinsley

“In Committee”

It was proposed by Councillor P Catney, seconded by Councillor A Martin and agreed to go ‘into committee’ to consider this matter. Those members of the public and press in attendance left the meeting.

5.1 Update on Planning Application LA05/2022/0033/F (Contd)
Chair, Alderman J Tinsley

Members were provided with an update in respect of the legal proceedings received in respect of the above application.

Resumption of Normal Business

It was proposed by Councillor D J Craig, seconded by Councillor P Catney and agreed to come out of committee and normal business was resumed (11.29 am).

Conclusion of the Meeting

At the conclusion of the meeting, the Chair, Alderman J Tinsley, thanked those present for their attendance.

There being no further business, the meeting was terminated at 11.29 am.

Chair/Mayor