

LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of Planning Committee Meeting held in the Council Chamber and in Remote Locations on Monday, 7 November 2022 at 10.00 am

PRESENT IN CHAMBER:

Alderman J Tinsley (Chairman)
Aldermen W J Dillon MBE, D Drysdale and O Gawith
Councillors D J Craig, M Gregg, U Mackin and A Swan

PRESENT IN REMOTE LOCATION:

Councillor John Palmer (Vice-Chairman)
Alderman A Grehan
Councillor J McCarthy

IN ATTENDANCE IN CHAMBER:

Director of Service Transformation
Head of Planning & Capital Development
Principal Planning Officer (RH)
Senior Planning Officers (RT and MB)
Member Services Officers
Technician
IT Officer

Mr B Martyn (Cleaver Fulton Rankin) – Legal Advisor

IN ATTENDANCE IN REMOTE LOCATION:

Mr S Masterson (Cleaver Fulton Rankin) – Legal Advisor

Commencement of Meeting

At the commencement of the meeting, the Chairman, Alderman J Tinsley, welcomed those present to the Planning Committee. The Chairman pointed out that, unless the item on the agenda was considered under confidential business, this meeting would be audio recorded.

At this point, the Member Services Officer read out the names of the Elected Members and Officers in attendance at the meeting.

The Head of Planning & Capital Development advised on housekeeping and evacuation procedures.

1. **Apologies**

There were no apologies.

2. Declarations of Interest

At this point, declarations of interest were made as follows:

- Alderman D Drysdale in respect of item 4.1 (iv) Planning Application LA05/2022/0133/F, as he had met with both parties involved and did express an opinion; and
- Alderman A Grehan in respect of item 4.1 (v) Planning Application LA05/2021/0067/F as she had been involved in this matter through the Northern Ireland Housing Executive.

The Chairman, Alderman J Tinsley, pointed out that all Members of the Planning Committee would have an interest in Planning Applications LA05/2022/0290/F and LA05/2022/0598/F. However, section 6.6 of the Northern Ireland Local Government Code of Conduct for Councillors provided dispensation for Members to speak, and vote on, these applications.

During the meeting, the following further declaration of interest was made:

- Councillor D J Craig in respect of item 4.4, Submission of Pre-Application Notice (PAN) for the erection of new post primary school, primary school and nursery unit with associated works including car park, bus drop-off area and playing pitches at Forthill, given that he was a member of the Education Authority Board.

3. Minutes of Meeting of Planning Committee held on 3 October, 2022

It agreed that the minutes of the meeting of Committee held on 3 October, 2022 be confirmed and signed.

4. Report from the Head of Planning & Capital Development

4.1 Schedule of Applications

4.1.1 Applications to be Determined

The Head of Planning & Capital Development advised that, at the request of the Northern Ireland Environment Agency, Water Management Unit, Planning Application LA05/2020/0998/F had been removed from the schedule as further information was required.

Councillor John Palmer joined the meeting at this point, as did Councillor S Mullholland (10.10 am).

The Legal Advisor, Mr S Masterson, 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) LA05/2021/0206/O – Demolition of existing building and construction of 4 detached two-storey dwellings with garages at 14a Feumore Road, Ballinderry Upper, Lisburn (00:09:50)

Councillor S Mulholland left the meeting during consideration of this item of business (11.20 am).

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

The Chairman, Alderman J Tinsley, put on record his thanks to the residents of 14g Feumore Road for permitting Members attending the recent site visit to come onto their property to allow full examination of the site.

The Committee received the following speakers, who responded to a number of queries raised by Members:

- Mr P Donnelly – against the application
- Councillor R T Beckett – against the application
- Mr D Donaldson (accompanied by Mr J Caithness and Mr J Mairs for the purpose of answering questions) – in support of the application

A number of Members' queries were responded to by Planning Officers.

Vote

Having considered the information provided within the report of the Planning Officer, the Committee agreed, on a vote being taken, to adopt the recommendation to approve the application, the voting being 6 in favour and 5 against.

Mr S Masterson, Legal Advisor, left the meeting and Mr B Martyn, Legal Advisor, arrived to the meeting at this point (11.24 am).

- (ii) LA05/2021/0836/F – Proposed infill dwelling on site adjacent to 113 Belfast Road, Saintfield (01:18:30)

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

The Committee received Mr G Rolston to the meeting in order to speak in support of the application and he responded to a number of queries raised by Members.

A number of Members' queries were responded to by Planning Officers.

Vote

Having considered the information provided within the report of the Planning Officer, the Committee agreed, on a vote being taken, to adopt the recommendation to refuse the application, the voting being 8 in favour and 3 against.

Adjournment of Meeting

The Chairman, Alderman J Tinsley, declared the meeting adjourned for a comfort break at this point (12.34 pm).

Resumption of Meeting

The Chairman, Alderman J Tinsley, declared the meeting resumed (12.42 pm).

- (iii) LA05/2022/0598/F – Change of use of a loading bay to a parklet adjacent to The Cardan, Lisburn, at The Cardan Bar & Grill, 41 Railway Street, Lisburn (02:29:15)

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

No requests for speaking rights had been received in respect of this application and there were no queries raised with Planning Officers.

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.

Adjournment of Meeting

The Chairman, Alderman J Tinsley, declared the meeting adjourned for lunch (12.48 pm).

Resumption of Meeting

The Chairman, Alderman J Tinsley, declared the meeting resumed (1.30 pm).

- (iv) LA05/2022/0290/F – Proposed replacement of an existing all weather astro turf pitch and existing grass pitch with a new 3G pitch, additional car parking spaces, floodlighting, fencing, ball catching netting, pedestrian and vehicle access gates, retaining walls, and access path and all associated site works at Lough Moss Leisure Centre, Hillsborough Road, Carryduff BT8 8HR (02:35:44)

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

The Committee received Mr A Gibson and Mr B Courtney (Head of Sports Services) in order to speak in support of the application and they address a number of Members' queries.

In response to a query by Councillor M Gregg, Mr Gibson stated that the specification for lighting had not been approved and the provision of redshift led eco-friendly lighting could be looked at as part of the proposed condition relating to lighting.

- (iv) LA05/2022/0290/F – Proposed replacement of an existing all weather astro turf pitch and existing grass pitch with a new 3G pitch, additional car parking spaces, floodlighting, fencing, ball catching netting, pedestrian and vehicle access gates, retaining walls, and access path and all associated site works at Lough Moss Leisure Centre, Hillsborough Road, Carryduff BT8 8HR (Contd)

The Chairman, Alderman J Tinsley, stated that Mr B Courtney should respond directly to Councillor John Palmer in respect of his query regarding wind turbines.

A number of Members' queries were responded to by Planning Officers.

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) LA05/2021/0067/F – Residential development comprising 90 dwellings in a mix of apartments, detached and semi-detached dwellings, bungalows and townhouses with associated car parking and landscaping at lands at 49-51 Hillsborough Old Road, Lisburn, BT27 5EW (03:18:11)

Having declared an interest in this item of business, Alderman A Grehan left the meeting during its consideration.

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

No requests for speaking rights had been received in respect of this application.

A number of Members' queries were responded to by Planning Officers.

During discussion, the following was agreed:

- Condition 12 should read "Prior to construction of the first dwelling commencing, the detailed drainage design shall be submitted to and agreed in writing with the Council;
- a planning condition would be included stipulating that the play park should be constructed in the location indicated in the plans and prospective residents should acquaint themselves with those drawings; and
- the wording of condition 5 be strengthened to ensure provision of the play park at an earlier stage.

Vote

Having considered the information provided within the report of the Planning Officer, the Committee agreed, on a vote being taken, to adopt the recommendation to approve the application, the voting being 9 in favour and 1 against.

Adjournment of Meeting

The Chairman, Alderman J Tinsley, declared the meeting adjourned for a comfort break at this point (3.17 pm).

Resumption of Meeting

The Chairman, Alderman J Tinsley, declared the meeting resumed (3.26 pm).

Alderman A Grehan had returned to the meeting.

- (vi) LA05/2021/1358/O – Proposed dwelling and garage between 21 and 25 Mill Road West, Belfast (04:19:15)

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

The Committee received the following speakers, who responded to a number of queries raised by Members:

- Ms C Millar – for the application and against the recommendation
- Councillor N Anderson – for the application and against the recommendation

A number of Members' queries were responded to by Planning Officers.

Following discussion, it was proposed by Alderman O Gawith, seconded by Alderman D Drysdale and, on a vote being taken, agreed that this application be deferred for a site visit, the voting being 6 in favour and 5 against.

- (vii) LA05/2022/0133/F – Car port with decking over and a 900mm balustrade (retrospective) at 8 Robbs Road, Dundonald, BT16 2NA (5:10:20)

Having declared an interest in this item business, Alderman D Drysdale left the meeting at this point (4.17 pm).

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

The Committee received Mrs McMillen in order to speak in support of the application.

A number of Members' queries were responded to by Planning Officers.

Vote

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

- (viii) LA05/2020/0998/F – Planning application for the retention of an existing on-farm (500KW) Anaerobic Digestion Facility (to include provision for 1 Digestate Storage Tank, 1 covered Digestate Tank, 2 Agricultural Feedstock Storage Clamps, Biogas Feeder System, Associated CHP, pump room and office building, Emergency Backup Generator Container, Containerised Pressure Relief Container, Underground Pre-Reception Tank, 5 erected Lighting Columns, associated retaining walls and existing hard standing area and access laneway, together with the proposed erection of a portal roof covering over the existing feedstock storage clamps, proposed new solid separator clamp and feedstock building, weighbridge, ancillary works and associated landscaping at lands approximately 175 meters west of Lisleen Road East, Comber, BT5 7TG

As advised at the start of the meeting, this application was withdrawn from the schedule.

4.2 Statutory Performance Indicators – September 2022 (05:48:03)

It was proposed by Alderman O Gawith, seconded by Councillor M Gregg and agreed that the Statutory Performance Indicators for September 2022, together with the explanatory narrative in this regard, be noted.

4.3 Planning Statistics for Quarter 1 (April – June 2022) (05:51:27)

It was proposed by Alderman O Gawith, seconded by Councillor M Gregg and agreed that the planning statistics for Quarter 1 (April – June 2022) be noted.

4.4 Submission of Pre-Application Notice (PAN) for the erection of new post primary school, primary school and nursery unit with associated works including car park, bus drop-off area and playing pitches at Forthill, Lisburn (05:53:08)

Having declared an interest in this item of business, Councillor D J Craig took no part in its consideration.

It was proposed by Alderman O Gawith, seconded by Councillor M Gregg and agreed that the Pre-Application Notice in relation to the above application be noted and submitted in accordance with the relevant section of the legislation and related guidance.

4.5 Submission of Pre-Application Notice (PAN) for the proposed erection of 8 industrial units, related access improvements, parking and ancillary site works at Comber Road, Dundonald (05:53:51)

The Head of Planning & Capital Development advised that the above application was in fact for 9 industrial units. The applicant had erred in the submission.

It was proposed by Alderman O Gawith, seconded by Councillor M Gregg and agreed that the Pre-Application Notice in relation to the above application be noted and submitted in accordance with the relevant section of the legislation and related guidance.

- 4.6 Submission of Pre-Application Notice (PAN) for the erection of discount food store, provision of accesses, car parking, landscaping and associated site works at Sprucefield Park, Lisburn (05:55:26)

It was proposed by Alderman O Gawith, seconded by Councillor M Gregg and agreed that the Pre-Application Notice in relation to the above application be noted and submitted in accordance with the relevant section of the legislation and related guidance.

- 4.7 Replacement of the Northern Ireland Planning Portal (05:56:13)

It was proposed by Alderman O Gawith, seconded by Councillor M Gregg and agreed that the current position in relation to the implementation of the new Planning Portal System be noted.

- 4.8 Planning Publication Policy (05:59:50)

It was proposed by Alderman O Gawith, seconded by Councillor M Gregg and agreed to note information in relation to the Planning Publication Policy.

- 4.9 Abandonment at Quay Street, Lisburn (05:59:35)

It was proposed by Alderman O Gawith, seconded by Councillor M Gregg and agreed to note correspondence for the Department for Infrastructure and to progress on the abandonment of land at Quay Street, Lisburn.

- 4.10 Cost Award Appeal Decision in respect of Planning Application LA05/2017/0882/F (06:00:38)

It was proposed by Alderman O Gawith, seconded by Councillor M Gregg and agreed to note the decision of the Planning Appeals Commission in respect of the above planning application and that Officers pursue costs with the applicant.

5. Any Other Business

- 5.1 January 2023 Committee Meeting (06:01:25)
Chairman, Alderman J Tinsley

The Chairman, Alderman J Tinsley, advised that, in light of the first Monday in January being a Bank Holiday, the Planning Committee meeting would take place on Monday, 9 January, 2023.

There being no further business, the meeting was terminated at 5.09 pm.

Chairman/Mayor