

LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of Planning Committee Meeting held in the Council Chamber and in Remote Locations on Monday, 9 January, 2023 at 10.03 am

PRESENT IN CHAMBER:

Alderman J Tinsley (Chairman)

Councillor John Palmer (Vice-Chairman)

Aldermen W J Dillon MBE, D Drysdale, O Gawith and A Grehan

Councillors D J Craig, M Gregg, U Mackin and A Swan

IN ATTENDANCE IN CHAMBER:

Director of Service Transformation
Head of Planning & Capital Development
Senior Planning Officers (RT and MB)
Member Services Officers

Mr B Martyn (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. The Head of Planning & Capital Development outlined the evacuation procedures in the case of an emergency.

1. **Apologies** (00:02:20)

There were no apologies.

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

2. **Declarations of Interest** (00:03:15)

Alderman A Grehan arrived to the meeting during consideration of this item of business (10.08 am).

Councillor U Mackin advised that, in respect of planning application LA05/2021/1014/O, he had received an email from the applicant. He had acknowledged the email but had made no comment on the application.

2. Declarations of Interest (Contd)

Councillor John Palmer advised that he had received a call in respect of planning application LA05/2021/1263/F regarding a request for a site meeting. Councillor Palmer had not offered an opinion on the application; he had advised on the procedure for requesting a site meeting and provided the caller with a copy of the Protocol for the Planning Committee for information.

Councillor A Swan also submitted a declaration of interest form in respect of this application as he too had received a call regarding a request for a site meeting. He had offered no opinion on the application.

Alderman W J Dillon also advised that he had received a similar call but had offered no opinion on the application.

The Chairman, Alderman J Tinsley, advised that, in respect of planning application LA05/2020/1039/O, he had been contacted by both the applicant and objectors. He had offered no opinion on the application.

3. Minutes of Meeting of Planning Committee held on 5 December, 2022 (00:05:18)

It agreed that the minutes of the meeting of Committee held on 5 December, 2022 be confirmed and signed.

4. Report from the Head of Planning & Capital Development

4.1 Schedule of Applications (00:06:09)

4.1.1 Applications to be Determined (00:07:10)

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) LA05/2021/1263/F – Proposed two storey dwelling with alterations to existing garage so it is part of the curtilage and accessed from 5 Ballycrune Road at site between 277 Ballynahinch Road and 1B Ballycrune Road, Annahilt (00:08:25)

At the outset, Councillor U Mackin expressed concern that DfI Roads Service had no objections to the above application, especially given that a meeting was scheduled this week with DfI Roads and the PSNI to consider traffic issues in this area. It was proposed by Councillor Mackin, seconded by Councillor A Swan and agreed that this application be deferred for a site visit to take place. DfI Roads should also be represented at the site visit.

- (ii) LA05/2021/0507/F – Proposed erection of 44 dwellings (including conversion and extension of existing building to create 2 dwellings), landscaping, open space, internal road layout and access provision off the Lisburn Road along with associated development at lands at 26, 30 and 32 Lisburn Road Hillsborough (00:11:52)

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

The Committee received Mr G Smyth in order to speak in support of the application and he addressed a number of Members' queries.

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 the application, subject to the inclusion of an additional condition requiring that a detailed drainage design be agreed in writing with the Council before the construction of the first dwelling being commenced on site.

- (iii) LA05/2020/1039/O – Site for a dwelling, garage and associated site works (infill opportunity as per CTY8 of PPS21) at land between 5 and 5a Crewe Road, Ballinderry Upper, Lisburn (00:40:45)

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

The Committee received the following speakers:

- Ms T Cassidy – in opposition to the application;
- Councillor S Mullholland – in opposition to the application; and
- Mr N Coffey – in support of the application.

The above speakers addressed a number of Members' queries.

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

Adjournment of Meeting

The Chairman, Alderman J Tinsley, declared the meeting adjourned for a comfort break at this point (11.39 am).

Resumption of Meeting

The Chairman, Alderman J Tinsley, declared the meeting resumed (11.48 am).

- (iii) LA05/2020/1039/O – Site for a dwelling, garage and associated site site works (infill opportunity as per CTY8 of PPS21) at land between 5 and 5a Crewe Road, Ballinderry Upper, Lisburn (Contd)

Vote

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

- (iv) LA05/2021/1014/O – Proposed infill dwelling and garage 50 metres northeast of 75 Drennan Road, Lisburn (01:42:30)

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

The Committee received the following speakers in order to speak in support of the application:

- Mr M McNeill, accompanied by Mr G Clingan; and
- Mr E C Poots MLA.

The above speakers addressed a number of Members' queries.

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

Following discussion, it was proposed by Alderman W J Dillon, seconded by Alderman O Gawith and agreed that this application be deferred for a site visit.

4.2 Planning Statistical Bulletin – Second Quarter 2022/23 (02:41:10)

It was agreed that information in respect of planning statistics for the second quarter of 2022/23 be noted.

Following discussion, the Head of Planning & Capital Development agreed to report to the next meeting of the Committee in respect of legacy applications for single dwellings in the countryside.

4.3 Appeal Decision (2021/A0213) in respect of Planning Application LA05/2021/0202/O (02:50:48)

It was agreed to note information set out in the report in respect of the decision of the Planning Appeals Commission regarding the above planning application.

4.4 Proposed Amendment to the Planning (General Development Procedure) Order (NI) 2015 to Introduce Validation Checklists for Planning Applications (02:51:02)

It was agreed that the content of the above consultation be noted and that the response to the consultation would be made available to the Department for

4.4 Proposed Amendment to the Planning (General Development Procedure) Order (NI) 2015 to Introduce Validation Checklists for Planning Applications (Contd)

Infrastructure, having been agreed at the January meeting of the Development Committee that the introduction of validation checklists be supported and that the dispute resolution process be on the basis of the English model.

4.5 Notification by Telecommunication Operator(s) of Intention to Utilise Permitted Development Rights (02:52:30)

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

5. Any Other Business

5.1 Minutes of Planning Committee Meetings (02:53:20)
Councillor M Gregg

Councillor M Gregg commented on Planning Committee minutes being less detailed than previously was the case and sought assurance that audio recordings were retained and available in lieu of detailed minutes. The Head of Planning & Capital Development confirmed that this had been checked by Member Services in consultation with the Planning Service and that this was the case.

5.2 Blaris Road Development and Knockmore Link Road (02:55:45)
Councillor A Swan

In response to comments from Councillor A Swan regarding the length of time the planning application regarding the above development had been with the Department for Infrastructure (DfI), the Head of Planning & Capital Development explained that the Council had no control over the time taken by the Department to consider an application.

He advised that a meeting was due to take place this week with the Department's Director of Strategic Planning. He agreed to raise this matter, seek a timescale in terms of the Department's assessment and conclusion and keep Members updated on the outcome.

5.3 Permitted Developments Rights of Telecommunication Operators (02:59:23)
Councillor John Palmer

Councillor John Palmer asked if any safeguards were in place in relation to permitted development rights in areas of outstanding natural beauty, such as Lagan Valley Regional Park.

5.3 Permitted Developments Rights of Telecommunication Operators
(Contd)
Councillor John Palmer

The Head of Planning & Capital Development advised that the Planning Enforcement Team did periodically check submissions to ensure information provided was factual.

There were some restrictions in sensitive places for permitted development rights. The Head of Service asked that Councillor Palmer notify him of any specific queries he had.

5.4 Update on Local Development Plan (03:00:35)
Councillor U Mackin

Councillor U Mackin having sought an update on when a response could be expected from the DfI in respect of the Local Development Plan, the Head of Planning & Capital Development advised that this matter would be raised this week at a meeting with the Department's Director of Strategic Planning.

Councillor Mackin asked that the Director be reminded of assurances given by the Department to the LDP Spatial Working Groups that consideration of Local Development Plans would be expedited in a proper manner.

There being no further business, the meeting was terminated at 1.20 pm.

Chairman/Mayor