

LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of Meeting of the Planning Committee held remotely and in the Council Chamber, Island Civic Centre, The Island, Lisburn on Monday 13th June 2022 at 10.00 am.

PRESENT:

Present in Chamber

Alderman J Tinsley (Chairman)

Councillor John Palmer (Vice-Chairman)

Aldermen W J Dillon MBE, D Drysdale and O Gawith

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

Present on a Remote Basis

Alderman A Grehan

IN ATTENDANCE:

Present in Chamber

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

Mr B Martyn (Cleaver Fulton Rankin) - Legal Adviser

Present on a Remote Basis

Ms L Agnew (Cleaver Fulton Rankin) - Legal Adviser

Commencement of Meeting

The Chairman, Alderman J Tinsley, welcomed everyone to the meeting which was being live streamed to enable members of the public to hear and see the proceedings.

The Chairman stated that Planning Officers were present in the Chamber and that those persons speaking for or against the applications had the option of attending in person or on a remote basis.

The Member Services Officer then read out the names of the Elected Members and Officers in attendance at the meeting.

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

1. Apologies

There were no apologies for non-attendance at the meeting.

2. Declarations of Interest

The Chairman sought Declarations of Interest from Members and reminded them to complete the supporting forms which had been left at each desk. He indicated that a form would also be available for remote attendance.

The following declarations were made:-

- Councillor A Swan referred to LA05/2021/0944/f and advised of a family connection and that he had lobbied on behalf of the applicant. Councillor Swan advised of his intention to leave the meeting during discussion.
- Alderman J Tinsley referred to LA05/2021/0944/F and advised that he had spoken with the agent and had received some background information. Alderman Tinsley had advised that he was a member of the Planning Committee and stated that he remained open-minded on the application.
- LA05/2021/1093/F – The Chairman, Alderman J Tinsley, advised that – by virtue of being Members of the Council - Members of the Planning Committee had an interest in this planning application. The Chairman stated that the dispensation under Paragraph 6.6 of the Code of Conduct applied and therefore Members might speak and vote on this application. The Chairman further advised that, as all Members had the same interest in this case, it was not considered necessary for each Member to individually declare their interest.

3. Minutes of Meeting of the Planning Committee held on 9th May 2022

It was agreed that the minutes of the Meeting of Committee held on the 9th May 2022 as circulated be signed.

4. Report from the Head of Planning and Capital Development

4.1 Schedule of Applications

4.1.1 Application Withdrawn

The Head of Planning and Capital Development advised that - at the request of the applicant - the following application was being withdrawn from the Schedule under consideration:-

LA05/2017/0021/F – Demolition of existing buildings and erection of a Care Home Class 3 (B) of the Schedule of the Planning (Use Class) Order (NI) 2015, comprising 86 bedrooms, day rooms, kitchens, offices, stores and ancillary accommodation (on three floors of accommodation), modification of an existing access to Saintfield Road and provision of car parking (in the basement), visitor parking and servicing at 531 Saintfield Road, Belfast, BT8 8ES

The Head of Planning and Capital Development advised that a representation on behalf of objectors had been received late the previous day and it required formal consideration, including that of a statutory consultee. Members expressed concern at the late submission of such information and questioned if the Committee's determination of this application should not proceed as listed.

It was proposed by Councillor A Swan, seconded by Alderman W J Dillon and agreed that the meeting go "into Committee" in order to seek advice from the Council's legal advisor. The live-stream was paused at this stage in proceedings. The Head of Planning and Capital Development and those persons seated in the public gallery left the meeting. (10.13 am)

Ms L Agnew (Legal Advisor), joined the meeting remotely and advised that her colleague, Mr B Martyn, was journeying to the meeting.

Mr B Martyn (Legal Advisor) entered the Chamber at 10.15 am.

The Director of Service provided further clarity on the late information and explained that time was required for it to be considered. The legal advisor also provided advice in this regard.

Councillor J McCarthy entered the Chamber during the confidential discussion of this item of business. (10.20 am)

It was proposed by Councillor A Swan, seconded by Councillor J Craig and agreed to come "out of Committee". Normal business and the live-stream were resumed.

The Head of Planning and Capital Development and those persons who had been seated in the Public Gallery returned to the Chamber. (10.31 am)

LA05/2017/0021/F – Demolition of existing buildings and erection of a Care Home Class 3 (B) of the Schedule of the Planning (Use Class) Order (NI) 2015, comprising 86 bedrooms, day rooms, kitchens, offices, stores and ancillary accommodation (on three floors of accommodation), modification of an existing access to Saintfield Road and provision of car parking (in the basement), visitor parking and servicing at 531 Saintfield Road, Belfast, BT8 8ES (Continued)

The Chairman, Alderman J Tinsley, reported that planning application LA05/2017/0021/F was being withdrawn from the schedule under consideration in order to allow for consideration of a late representation, and that it was hoped the application could be included in the Schedule for the meeting of Committee on the 4th July 2022.

The officers noted Members' comments that a procedure should be in place whereby submissions after a certain date and time would not be accepted.

At this stage in the meeting, the Chairman reminded Members that they needed to be present for the entire determination of an application. If absent for any part of the discussion they would render themselves unable to vote on the application.

The Legal Adviser (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.

4.1.2 Applications to be Determined

- (i) LA05/2017/0021/F – Demolition of existing buildings and erection of a Care Home Class 3 (B) of the Schedule of the Planning (Use Class) Order (NI) 2015, comprising 86 bedrooms, day rooms, kitchens, offices, stores and ancillary accommodation (on three floors of accommodation), modification of an existing access to Saintfield Road and provision of car parking (in the basement), visitor parking and servicing at 531 Saintfield Road, Belfast, BT8 8ES

Dealt with under “Applications Withdrawn”.

- (ii) LA05/2021/1093/F – New metal clad shed (7.5 x 9.0 metres) for indoor golf studio on unused grass area at Castlereagh Hills Golf Course, 73 Upper Braniel Road, Gilnahirk, Belfast, BT5 7TX

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

Speakers

No requests received.

- (ii) LA05/2021/1093/F – New metal clad shed (7.5 x 9.0 metres) for indoor golf studio on unused grass area at Castlereagh Hills Golf Course, 73 Upper Braniel Road, Gilnahirk, Belfast, BT5 7TX (Continued)

Questions to Planners

A question and answer session with the Planning Officers proceeded. The following issue arose:-

- Alderman O Gawith asked if noise could be an issue with this facility. The Senior Planning Officer stated that this would not be the case as activity associated with the proposed structure was confined to indoors.

Debate

During debate, the following comments were made:-

- Alderman D Drysdale stated that the proposed facility was likely to attract more patrons and would enhance the facilities available at the Golf Course.

Vote

Having considered the information provided within the report of the Planning Officer, the Committee agreed by a unanimous vote to approve the application as outlined in the report.

- (iii) LA05/2018/0862/F – Proposed infill site for 2 dwellings with detached garages between 26 & 30 Magheraconluce Road, Hillsborough

Councillor M Gregg left the meeting when this application was being considered.

The Principal Planning Officer (RH) presented this application as outlined and drew Members' attention to the following:-

- A revised report had been provided to the Committee on the 10th June 2022 and also at the meeting. In addition to a few typographical corrections, the revised report included reference to a Judicial Review case at Glasdrumman Road, Ballynahinch which could have some relevance to the application being considered.

Speakers

No requests received.

Questions to Planners

A question and answer session with the Planning Officers proceeded. The following issues arose:-

- Councillor J Craig sought clarification as to why the application had been presented to Committee. The Head of Planning and Capital Development stated that this was due to an application having been previously called-in and decided by the Committee. The same process of decision making is followed for the purpose of consistency.

(iii) LA05/2018/0862/F – Proposed infill site for 2 dwellings with detached garages between 26 & 30 Magheraconluce Road, Hillsborough (Continued)

- Councillor A Swan enquired about the frontage of the gap. The Head of Planning and Capital Development explained how such gaps are assessed with reference to the supporting documentation in the presentation.

Debate

During debate, the following comments were made:-

- Alderman W J Dillon stated that as the application complied with relevant policies, he would be supporting the recommendation.

Vote

Having considered the information provided within the report of the Planning Officer, the Committee agreed by a unanimous vote to approve the application as outlined in the report.

Adjournment of Meeting

The Chairman declared the meeting adjourned at 11.08 am.

Resumption of Business

The Chairman declared the meeting resumed at 11.15 am.

(iv) LA05/2018/1030/F – Demolition of existing buildings and erection of service station, associated forecourt and parking at 99 Moneyreagh Road, Moneyreagh

The Senior Planning Officer (RT) presented the application as outlined within the circulated report and drew Members' attention to the following:-

- A site meeting for the application had taken place on the 27th May 2022.
- Further to preparation of the report as circulated, a further representation of support had been received.

Mr Philip Campbell

The Committee received Mr Philip Campbell (via Zoom) who wished to speak in objection to the application and who had provided the Committee with a written submission in advance of the meeting. In addition to his written submission, Mr Campbell outlined the facilities offered by his retail business in Moneyreagh and stated that he fully concurred with the recommendation to refuse the application.

Questions to Mr Campbell

Mr Campbell responded to Members' questions as follows:-

(iv) LA05/2018/1030/F – Demolition of existing buildings and erection of service station, associated forecourt and parking at 99 Moneyreagh Road, Moneyreagh (Continued)

- Alderman D Drysdale sought information about Mr Campbell's retail outlet. Mr Campbell confirmed that his convenience shop which incorporated post office facilities was located in the centre of Moneyreagh, and that it enjoyed custom from the surrounding housing developments and also passing trade.

Mr Brendan Starkey (O'Toole & Starkey Planning Consultants)

The Committee received Mr Brendan Starkey from O'Toole and Starkey Planning Consultants. Mr Starkey was accompanied by Suneil Sharma (owner of site location), Karen McShane (Kevin McShane Ltd Civil Engineering) and Michael Monteith (Henderson Group). Mr Starkey wished to speak in support of the application and had provided the Committee with a written submission in advance of the meeting. Mr Starkey made his presentation.

Questions to Mr Starkey

The presenters responded to Members' questions as follows:-

- Councillor J Craig sought clarification as to how the application met road safety requirements. Ms McShane cited the road safety measures which were being proposed and emphasized that such measures were a great improvement on the existing layout. She also cited the "Design Manual for Roads & Bridges" which is a guidance document as opposed to a policy one. A taper turning right into the Hillsborough Road is sharper than it should be due to an existing building. There is also however an issue of limited visibility for drivers approaching a hill north of the site should there be an obstruction on the road.
- Alderman W J Dillon referred to the dangers associated with the road junction. Ms McShane referred to the staggered distance with Hillsborough Road and to the fact that policies had been met. Separation with housing on the Belfast side of the junction had been achieved by the provision of a right turn. As there exists a possibility to re-use the site as a shop only, it is imperative that the junction be made safe.
- Alderman D Drysdale referred to the scenario of traffic emerging from the Comber Road, turning right and then immediately left into the site. Ms McShane advised that the stagger distance was improved within the proposal. Alderman Drysdale considered the improvement to still be too tight.
- Councillor U Mackin enquired about the existing volume of traffic on the site compared to that projected. Ms McShane stated that a transport assessment had been carried out when a car sales facility had been at the location. There would be periods of the day when volume of traffic would be intensified.

- (iv) LA05/2018/1030/F – Demolition of existing buildings and erection of service station, associated forecourt and parking at 99 Moneyreagh Road, Moneyreagh (Continued)

Councillor T Mitchell

The Committee received Councillor T Mitchell (via Zoom) who wished to speak in support of the application and had provided the Committee with a written submission in advance of the meeting. Councillor Mitchell made his presentation.

Questions to Councillor Mitchell

Councillor Mitchell responded to Members' questions as follows:-

- Alderman D Drysdale asked if the shop in the centre of Moneyreagh would be detrimentally affected by the proposed facility. Councillor Mitchell did not envisage any detriment to the existing shop.
- Alderman W J Dillon referred to existing problems of road safety at the junction including issues of tail-back traffic wishing to turn right into both Comber Road and Hillsborough Road. Alderman Dillon asked how Councillor Mitchell would envisage this being resolved. Councillor Mitchell considered that the right-turn pockets should address these issues.

Councillor S Lowry

The Committee received Councillor S Lowry (via Zoom) who wished to speak in support of the application and had provided the Committee with a written submission in advance of the meeting. The submission had been received late on the 10th June 2022 and the Chairman had agreed that it could be considered and that Councillor Lowry could be received. Councillor Lowry made her presentation.

Questions to Councillor Lowry

Councillor Lowry responded to Members' questions as follows:-

- Alderman D Drysdale referred to the scenario of traffic emerging from the Comber Road, turning right and then immediately left into the site. Councillor Lowry considered that the proposed right hand turn pockets would improve traffic flow and address road safety issues.
- Alderman O Gawith asked about the impact of the proposed development on the existing shop in Moneyreagh. Councillor Lowry stated that Moneyreagh was an expanding settlement and there would be business for both facilities.

Questions to Planners

Mr Stephen Cash from DfI Roads Service was available via Zoom.

A question and answer session with the Planning Officers proceeded. The following issues arose:-

(iv) LA05/2018/1030/F – Demolition of existing buildings and erection of service station, associated forecourt and parking at 99 Moneyreagh Road, Moneyreagh (Continued)

- The Chairman, Alderman J Tinsley, enquired from Mr Cash if Roads Service remained of the opinion that – from a roads’ perspective - this application still could not be supported. Mr Cash affirmed that Roads Service remained of the opinion that this application could not be supported.
- Councillor J Craig sought Mr Cash’s opinion on the scenario of emerging from the Comber Road, turning right and immediately left into the site. Mr Cash advised that there remained the dangers posed by traffic travelling at speed from the Belfast direction.
- Alderman O Gawith referred to the definition of the site as a “Brown Field Site”. The Head of Planning and Capital Development stated that the site was previously developed and a “Brown Field Site”. He went on to clarify the current uses including a vacant shop unit. He indicated however that neither the car sales operation nor the petrol filling station of some years previous could be weighted in the assessment as there was no planning history for the car sales and the petrol pumps were not there. He further clarified that Moneyreagh Road is a protected route – not a trunk road – and there is no policy for petrol filling stations on a protected route. The sale of petrol is the principal use and the main factor to be considered in the application.
- Councillor J McCarthy referred to the application of Policy ICI5. The Head of Planning and Capital Development advised that this policy may be acceptable but only on a trunk road and where there is a clear indication of need.
- Councillor U Mackin enquired as to how the turning lane dimensions associated with a proposal at Saintfield Road, Lisburn had been different to those for the proposal under consideration and asked why consistency was not applied. Mr Cash advised that he could only speak today in regard to the application under consideration.
- Councillor U Mackin enquired about sewerage conditions associated with the application. The Senior Planning Officer (RT) advised that NI Water had been content with the sewerage proposals. Additional factors would be the subject of an application. Conditions regarding sewerage provision could be attached to the Decision Notice if Members were in fact minded to approve the application.
- Alderman D Drysdale asked Mr Cash if he considered that the proposals for traffic emerging from the Comber Road, turning right and immediately left into the site were acceptable. Mr Cash outlined a number of issues affecting this, ie design, speed of road.

(iv) LA05/2018/1030/F – Demolition of existing buildings and erection of service station, associated forecourt and parking at 99 Moneyreagh Road, Moneyreagh (Continued)

- Alderman D Drysdale sought clarification about the issue of Moneyreagh Road being a protected route. The Head of Planning and Capital Development cited AMP Policies 2 and 3 (Access, Movement & Parking) and stated that the proposal was contrary to the requirements of both and setting out why the specific criteria to both policies were not met.

Debate

During debate, the following comments were made:-

- Councillor A Swan stated that he would be supporting the recommendation.
- Alderman W J Dillon stated that - given that the proposal did not bear any relationship to what was currently in place and taking into account road safety shortcomings, he agreed with the recommendation.
- Councillor J Craig stated that – given that Roads Service could not support the application and also the longstanding road safety concerns at this junction, he would be supporting the recommendation.
- Alderman D Drysdale stated that whilst the facility would be a welcome addition to the area, the road safety concerns were high and that he would be supporting the recommendation.
- Alderman O Gawith stated that he would be supporting the recommendation.
- Councillor John Palmer stated that – based on the current plans – he would be supporting the recommendation.
- Councillor U Mackin stated that he did not agree with Refusal Reasons 1-7 but that he did agree with Refusal Reasons 8-10. He would be supporting the recommendation.

Vote

Having considered the information provided within the report of the Planning Officer, the Committee agreed by a unanimous vote to refuse the application as outlined in the report.

Adjournment of Meeting

The Chairman declared the meeting adjourned at 12.58 pm.

Resumption of Business

The Chairman declared the meeting resumed at 1.42 pm. All attendees, apart from the Director of Service Transformation, returned to the meeting (both in the Chamber and remotely).

- (v) LA05/2021/0944/F – Dwelling under Policy CTY 6 on land 35 metres south east of 252 Hillhall Road, Lisburn

Councillor A Swan left the meeting as he had earlier declared an interest in this item of business. (1.43 pm)

The Senior Planning Officer (RT) commenced her presentation of the application.

Due to technical difficulties being experienced by the sole speaker for the above application who wished to join the meeting remotely, proceedings were paused at 1.45 pm to endeavour to have such difficulties resolved.

The Chairman stated that the remainder of the business on the agenda would be considered at this point in the meeting so as to allow for the technical difficulties to be resolved and for the speaker to gain access to the proceedings.
(1.48 pm)

4.2 Statutory Performance Indicators – April 2022

It was agreed that the Statutory Performance Indicators for April 2022, together with the explanatory narrative in this regard, be noted.

The Head of Planning and Capital Development stated that staffing levels were constantly under review to ensure a full complement of staff in the unit.

Alderman A Swan returned to the Chamber during presentation of the above item.
(1.50 pm)

- 4.3 Appeal Decision in respect of Planning Application LA05/2018/0307/F – Replacement dwelling with retention and conversion of existing stone built vernacular building (former dwelling) to stables/outbuildings 130m north of 47 Ballymullan Road, Lisburn

It was agreed that the decision of the Planning Appeals Decision in respect of the Planning Appeal for the above planning application be noted.

- 4.4 Appeal Decision in respect of Planning Application LA05/2019/0347/RM – 2 no. additional dwellings, comprising 1 no. two-and-a-half storey detached and 1 no. two storey, three bed detached dwelling at 1 Bells Lane, Lambeg, Lisburn

It was agreed that the decision of the Planning Appeals Decision in respect of the Planning Appeal for the above planning application be noted.

- 4.5 Appeal Decision in respect of Planning Application LA05/2019/0640/F – 5 no. residential dwellings (4 no. semi-detached and 1 no. detached), garages, landscaping and all other associated site works on lands opposite and north west of Nos. 10-20 Old Church Heights, Milltown, Lisburn

It was agreed that the decision of the Planning Appeals Decision in respect of the Planning Appeal for the above planning application be noted.

- 4.6 Submission of Pre-Application Notice (PAN) for the construction of one general industrial unit (Class B3) and one general industrial unit with offices (B1 & B3) with associated access and parking facilities along with other ancillary works 50 metres south west of Ferguson Drive, Knockmore Hill Industrial Estate, Lisburn

It was agreed that the Pre-Application Notice in relation to the above application, together with the attendant Site Location plan, be noted.

- 4.7 Submission of Pre-Application Notice (PAN) for a mixed use development comprising mixed tenure residential development and employment uses, park & ride provision and associated landscaping, car parking and site works on lands at 160 Moira Road, Lisburn

It was agreed that the Pre-Application Notice in relation to the above application, together with the attendant Site Location plan, be noted.

Councillor John Palmer drew attention to the fact that under Section 11 of the PAN, the Elected Members for the Downshire West District Electoral Area had been listed instead of those for the Lisburn South District Electoral Area which was the area in which the proposal was located. The Head of Planning and Capital Development would request that an Officer of the Planning Unit convey this correction to the necessary planning agent.

- 4.8 Feedback on Guidance for Councils on Building Preservation Notices/Schemes of Delegation (Closing date: 1st July 2022)

Members were provided with copy of a publication entitled “Building Preservation Notices – A good practice guide for District Councils” which had been received from the Historic Environment Division. Comments thereon were sought by the 1st July 2022.

At its meeting held on the 1st June 2022, the Development Committee had delegated authority for the response to be prepared by Officers and for the final response to be included in the noting schedule of the Development Committee.

It was proposed by Alderman O Gawith, seconded by Councillor M Gregg and agreed that the request from the Historic Environment Division for feedback in regard to the above be noted and that a response be prepared and submitted under the authority delegated by the Development Committee on the 1st June 2022.

Alderman A Swan left the meeting. (2.00 pm)

5. Applications to be Determined (Continued)

- (v) LA05/2021/0944/F – Dwelling under Policy CTY 6 on land 35 metres south east of 252 Hillhall Road, Lisburn

The Senior Planning Officer (RT) re-commenced her presentation of the application and drew Members' attention to the following:-

- Medical records (in regard to the applicant's parents) to support the application had been received but were too substantial to upload to Decision Time. A copy could be made available to any interested Member. However the report before the meeting provided a synopsis of the medical records.

Ms Laura McCausland

The Committee received Ms Laura McCausland (via Zoom) who wished to speak in support of the application and had provided the Committee with a written submission in advance of the meeting. Ms McCausland made her presentation.

Questions to Ms McCausland

Ms McCausland responded to Members' questions as follows:-

- Alderman J Tinsley asked if any other solutions by way of the provision of suitable accommodation were available. Ms McCausland referred to the medical records provided and to the nature of ailments which the applicant's parents suffered and which would not improve with age. In addition to the medical conditions, there was also the issue of mental wellbeing and social support which living in an adjacent dwelling would provide. An extension to the existing dwelling or the conversion of an existing outbuilding would not be options for the reasons as detailed in the submission. Refusal of the application would also affect the applicant's availability to care for younger dependents and grandchildren.
- Alderman D Drysdale enquired about vehicular access to the site by medical persons/carers etc. Ms McCausland stated that all care is currently provided by the applicant at a location where the parents currently reside.
- Alderman W J Dillon sought background to the present caring arrangements for the applicant's parents who currently live some miles away. These were provided by Ms McCausland.
- Councillor J McCarthy enquired about the loss of garden space should an extension to the existing dwelling be provided. Ms McCausland stated that the substantial loss of 65% garden space would be detrimental to the amenity space enjoyed by the dwelling house and for care arrangements for children and grandchildren at that location.

(v) LA05/2021/0944/F – Dwelling under Policy CTY 6 on land 35 metres south east of 252 Hillhall Road, Lisburn (Continued)

- Councillor John Palmer asked if No. 252 Hillhall Road could be part of the application. Ms McCausland confirmed that No 252 was a separate entity and was not part of the application under consideration.

Questions to Planners

A question and answer session with the Planning Officers proceeded. The following issues arose:-

- It was proposed by Alderman W J Dillon, seconded by Councillor John Palmer and agreed that the meeting go “into Committee” in order to consider the medical records provided. The live-stream was paused at this stage in proceedings. The public left the meeting also.

The Head of Planning and Capital Development responded to questions in regard to the medical records provided.

It was proposed by Councillor J Craig, seconded by Alderman W J Dillon and agreed to come “out of Committee”. Normal business and the live-stream were resumed.

- Councillor J Craig enquired as to the dimensions of the proposed dwelling, and those which an extension to the current dwelling and also the conversion of an outbuilding would provide. The Head of Planning and Capital Development provided these dimensions. He further clarified that the Officer considered there to be sufficient space to extend the existing dwelling, to provide care and to still have a large garden space necessary to serve a large family dwelling. The option to convert an outbuilding would result in a unit equivalent in size to a two bedroom apartment. Therefore the accommodation need for the applicant’s parents could be addressed by such alternative provisions.
- Councillor U Mackin enquired about mobile home provision as an option. The Head of Planning and Capital Development stated that whilst it would be an alternative means of accommodation, a mobile home would only be a temporary measure as planning permission would only apply for a three year period and it would then require to be renewed. As the need appeared to be for a longer period, this type of alternative accommodation appeared not to be a viable option.

Debate

During debate, the following comments were made:-

- Alderman W J Dillon stated that he did not consider the medical evidence to be compelling so as to merit the proposed dwelling and that he would be supporting the recommendation.

(v) LA05/2021/0944/F – Dwelling under Policy CTY 6 on land 35 metres south east of 252 Hillhall Road, Lisburn (Continued)

- Alderman D Drysdale stated that the evidence presented would not allow him to overturn the recommendation.
- Alderman J Tinsley considered the application to be finely balanced.
- Alderman O Gawith stated that the evidence presented would not allow him to overturn the recommendation.
- Councillor J Craig stated that the application required a balanced decision. However given that a policy existed as did alternative options for accommodation, he would support the recommendation.
- Councillor John Palmer considered the case to be a difficult one on which to make a decision.

Vote

Having considered the information provided within the report of the Planning Officer, the Committee agreed by a vote of 9:1 with no abstentions to refuse the application as outlined in the report. (Councillor A Swan was not present for this item of business, having declared an interest in it.)

6. Any Other Business

There was no other business.

There being no further business, the meeting concluded at 3.20 pm.

CHAIRMAN / MAYOR