

**LISBURN & CASTLEREAGH CITY COUNCIL**

**Minutes of Planning Committee Meeting held in the Council Chamber and in Remote Locations on Monday, 4 November, 2024 at 10.08 am**

**PRESENT IN CHAMBER:**

Alderman M Gregg (Chair)

Councillor S Burns (Vice-Chair)

Aldermen O Gawith and J Tinsley

Councillors P Catney, D J Craig, U Mackin, A Martin, G Thompson and N Trimble

**IN ATTENDANCE:**

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

Mr B Martyn (Cleaver Fulton Rankin) – Legal Advisor

**Commencement of Meeting**

At the commencement of the meeting, the Chair, Alderman M Gregg, 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. He went on to outline the evacuation procedures in the case of an emergency.

1. **Apologies**

It was agreed to accept an apology for non-attendance at the meeting on behalf of Councillor D Bassett.

2. **Declarations of Interest**

There were no declarations of interest.

The Chair, Alderman M Gregg, stated that, by virtue of being Members of Council, all Members of the Planning Committee would have an interest in planning application LA05/2023/0695/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.

3. **Minutes of Meetings of Planning Committee held on 14 and 17 October, 2024**

It was proposed by Alderman J Tinsley, seconded by Councillor S Burns and agreed that the minutes of the meetings of Committee held on 14 and 17 October, 2024 be confirmed and signed, subject to the following:

3. Minutes of Meetings of Planning Committee held on 14 and 17 October, 2024  
(Contd)

- 14 October minutes, page 3, first paragraph under item (i) be amended to read 'Councillor U Mackin left the meeting and was only present in the Council Chamber when addressing the Committee; and
- 14 October minutes, page 3, fourth paragraph under item (i) be amended to read 'Councillor U Mackin apologised on behalf of Mr E Poots MLA who was unable to be present at the meeting today, but advised that the views he had expressed at the previous meeting had not changed.

In respect of the minutes of 14 October, Councillor U Mackin stated that the minutes accurately recorded him as having left the meeting at 4.02 pm, but there was no record of him having been brought back into the Chamber and the meeting was over before he was told. The Chair, Alderman M Gregg, pointed out that the meeting had terminated immediately following consideration of the application for which Councillor Mackin had left the Chamber. Alderman Tinsley stated that Councillor Mackin may have had an item of Any Other Business to raise after this application had been considered. The Chair took on board the comments made by Alderman Tinsley, but pointed out that there was no further business to be considered at that time, given that outstanding items on the agenda, including Any Other Business, were being deferred for consideration at a continuation meeting on 17 October.

4. Report from the Head of Planning & Capital Development

4.1 Schedule of Applications

The Chair, Alderman M Gregg, advised that there were 2 major and 3 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, he advised, needed to be borne in mind when determinations were being made.

- (i) LA05/2023/0695/F – Section 54 application to vary conditions No.2 (Phasing Plan), No.9 (Landscape Works) and No.10 (Tree Protection) of Planning Approval LA05/2020/0048/F to allow amendments to the parking and landscaping layout at the proposed Dundonald International Ice Bowl, 111 Old Dundonald Road, Dundonald

The Director of Regeneration and Growth left the top table and took a seat in the public gallery when this application was being considered.

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

- (i) LA05/2023/0695/F – Section 54 application to vary conditions No.2 (Phasing Plan), No.9 (Landscape Works) and No.10 (Tree Protection) of Planning Approval LA05/2020/0048/F to allow amendments to the parking and landscaping layout at the proposed Dundonald International Ice Bowl, 111 Old Dundonald Road, Dundonald (Contd)

The Committee received Ms S Pearson to speak in support of the application. The Director of Regeneration and Growth and the Director of Leisure and Community Wellbeing joined Ms Pearson when making her verbal presentation and Mr T Sloan was also available to answer questions. A number of Members' queries were addressed by Ms Pearson and the Director of Regeneration and Growth.

A Member's query was responded to by the Head of Planning & Capital Development.

### Debate

During debate:

- Alderman J Tinsley welcomed this application, which was very positive. A lot of work had gone into this application over the years and this was the final step before it got started. There was no loss of green space and car parking remained the same. Alderman Tinsley stated that he was in support of the recommendation of the Planning Officer to approve planning permission; and
- the Chair, Alderman M Gregg, stated his slight disappointment in a loss of 1.3% green space and the significant landscaping on the approach to the Ice Bowl from the Old Dundonald Road; however, this would still be better than what was currently on site. He looked forward to this development being implemented and was in support of the recommendation of the Planning Officer to approve planning permission.

### Vote

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

In favour: Councillor S Burns, Councillor D J Craig, Alderman O Gawith, Councillor U Mackin, Councillor A Martin, Alderman J Tinsley, Councillor G Thompson, Councillor Trimble and the Chair, Alderman M Gregg (9)

Against: None (0)

Abstain: Councillor P Catney (1)

- (ii) LA05/2024/0038/F – Proposed of an industrial unit with ancillary office, sprinkler pumphouse, two pumphouses, substation, external plant including silos, rooftop solar panels, car parking, landscaping and all associated site and access works on land located 400m east of Lissue Road, 300m south of Ballinderry Road, and 200m west of Ferguson Drive

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

The Committee received Mr A Heasley, accompanied by Mr P Stinson and Mr K Somerville, to speak in support of the application and a number of Members' queries were addressed.

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

### Debate

During debate:

- Councillor D J Craig stated it wasn't often an application was received for industrial land to be used for industrial purposes. He welcomed this application and the fact that it would bring additional manufacturing to the Council area. He was fully in support of the recommendation of the Planning Officer to approve planning permission;
- Councillor P Catney too welcomed this application for use of land previously zoned for industrial use. He was in support of the recommendation of the Planning Officer to approve planning permission;
- Councillor N Trimble stated that he had had concerns that there was a flood plain on the site. The Committee didn't often approve any development where there was a flood plain; however, there was a route within FLD1 that allowed approval if the development was of significant sub-regional economic importance. The benefit was worth the risk in this case. Councillor Trimble considered that Officers had worked with the applicant to mitigate the risk as much as possible. This application should be welcomed and he wished the applicant every success in this endeavour, should the application be approved;
- Alderman O Gawith stated that he had been reassured that, in respect of the very wide class B3 that encompassed all sorts of things, the design of this proposal was quite specific to the purpose of the applicant. Given that the Council should be encouraging industry in the area, Alderman Gawith was delighted to see this proposal and was in support of the recommendation of the Planning Officer to approve planning permission; and
- the Chair, Alderman M Gregg, agreed that it was good to see an application for industrial land being used for industry and employment. He welcomed this development on industrial land and the jobs it would bring to the local area.

### 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 Chair, Alderman M Gregg, declared the meeting adjourned at this point for a comfort break (11.33 am).

Resumption of Meeting

The meeting was resumed at 11.46 am.

- (iii) LA05/2022/1177/F – Proposed erection of two detached dwellings and double garages and associated site works (infill sites) on lands 60m south of 41 Windmill Road, Ballyworfy, Hillsborough

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

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

- Mr A Stephens, accompanied by Mr D Haire; and
- Mr D Honeyford MLA.

A number of Members' queries were addressed by the speakers.

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

Following discussion, Alderman O Gawith proposed that this application be deferred for a site visit as he considered it would be beneficial to view the location. This proposal was seconded by Councillor U Mackin and, on a vote being taken, agreed, the voting being 7 in favour and 3 against.

Adjournment of Meeting

The Chair, Alderman M Gregg, declared the meeting adjourned at this point for lunch (12.50 pm).

Resumption of Meeting

The meeting was resumed at 1.35 pm.

- (iv) LA05/2022/1135/F – Retention of change of use from single dwelling to serviced accommodation at 72 Antrim Road, Lisnagarvey, Lisburn

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

The Committee received the following to speak in opposition to the application:

- Mrs W McConnell; and
- Councillor N Parker.

- (iv) LA05/2022/1135/F – Retention of change of use from single dwelling to serviced accommodation at 72 Antrim Road, Lisnagarvey, Lisburn (Contd)

A number of Members' queries were addressed by the speakers.

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

Following discussion, it was proposed by Councillor G Thompson that this application be deferred to allow further information to be provided regarding whether or not the telephone complaints made by Mrs McConnell to the Planning Office were passed on to, and considered by, Environmental Health and whether those Officers had had sight of Mrs McConnell's written letter of objection prior to submitting their response to this application. This proposal was seconded by Councillor D J Craig and, on a vote being taken, agreed, the voting being 9 in favour and 1 against.

#### Adjournment of Meeting

The Chair, Alderman M Gregg, declared the meeting adjourned at this point for a comfort break (3.22 pm).

#### Resumption of Meeting

The meeting was resumed at 3.33 pm.

- (v) LA05/2021/0772/F – Proposed new dwelling in compliance with Policy COU2 on land between 56a-60 Halfpenny Gate Road, Moira, Craigavon

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

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

- Mr D Honeyford MLA; and
- Mr Wm Martin, together with his agent.

A number of Members' queries were addressed by the speakers.

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

Following discussion, Councillor G Thompson proposed that this application be deferred for a site visit as she considered it would be beneficial to view the location. This proposal was seconded by Councillor N Trimble and, on a vote being taken, agreed, the voting being 6 in favour, 3 against and 1 abstention.

4.2 Statutory Performance Indicators – September 2024

The Head of Planning & Capital Development having answered a number of queries, it was proposed by Alderman O Gawith, seconded by Councillor P Catney and agreed that information relating to Statutory Performance Indicators for September 2024 be noted.

4.3 Quarter 1 Statistical Bulletin – April to June 2024

It was proposed by Councillor N Trimble, seconded by Alderman O Gawith and agreed that the information in relation to the Quarter 1 Statistical Bulletin be noted.

4.4 Proposal for a two-storey building with retail unit, creche with equipped children's play area, community social hall and associated access, parking and servicing areas and landscaping; proposed three-storey mixed use building comprising ground floor community uses and pharmacy with apartments above, and access, parking, communal amenity space and landscaping; proposed extension to existing Wallace Village Eurospar and associated parking and landscaping; proposed three-storey apartment block with access, parking, communal amenity space and landscaping on land east of 72 – 78 Lady Wallace Road and 8 – 17 Cottage Gardens, lands east of 53 – 65 Lady Wallace Road, and lands south of 14 – 15 Lady Wallace Forge & 23 Lady Wallace Walk, Lisburn

The Head of Planning & Capital Development having answered a number of queries, it was proposed by Councillor P Catney, seconded by Councillor U Mackin and agreed to note information in respect of the above Pre-Application Notice and that it be submitted in accordance with the relevant section of the legislation and related guidance.

4.5 Appeal Decision – LA05/2020/0106/O

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

4.6 Appeal Decision – LA05/2021/1048/O and LA05/2021/1049/O

Councillor P Catney left the meeting during consideration of this item of business (4.34 pm).

It was proposed by Councillor G Thompson, seconded by Councillor N Trimble and agreed that the report and decision of the Planning Appeals Commission in respect of the above appeal be noted.

4.7 Proposed Abandonment at Belsize Way, Lisburn

It was proposed by Councillor N Trimble, seconded by Councillor G Thompson and agreed that the Department's intention to abandon land at Belsize Way, Lisburn, be noted.

4.8 Letter from Natural Environment Division of DAERA in relation to Freshwater SAC Conservation Objectives (Rivers) – Updated Supplementary Advice

It was proposed by Councillor G Thompson, seconded by Alderman O Gawith and agreed that the update provided in relation to Freshwater SAC Conservation Objectives (Rivers) be noted.

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

It was proposed by Councillor D J Craig, seconded by Councillor U Mackin and agreed to note 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.

5. Any Other Business

5.1 Proposal for a two-storey building with retail unit, creche with equipped children's play area, community social hall and associated access, parking and servicing areas and landscaping; proposed three-storey mixed use building comprising ground floor community uses and pharmacy with apartments above, and access, parking, communal amenity space and landscaping; proposed extension to existing Wallace Village Eurospar and associated parking and landscaping; proposed three-storey apartment block with access, parking, communal amenity space and landscaping on land east of 72 – 78 Lady Wallace Road and 8 – 17 Cottage Gardens, lands east of 53 – 65 Lady Wallace Road, and lands south of 14 – 15 Lady Wallace Forge & 23 Lady Wallace Walk, Lisburn

The Head of Planning & Capital Development took note of comments by Alderman J Tinsley that Elected Members had received email notification last week that the public consultation event in respect of the above Pre-Application Notice had been cancelled.

5.2 Regeneration and Growth Committee – 7 November, 2024

The Director of Regeneration and Growth extended an invitation, on behalf of the Chair, to Members of the Planning Committee to attend the meeting of the Regeneration and Growth Committee on 7 November, 2024, specifically for the consideration of items 3.1 'NI Water Infrastructure Update' and 3.2 'Planning Service Improvement Plan'.

5.3 Date of Next Meeting

The Chair, Alderman M Gregg, advised that the next meeting of the Planning Committee would be held on Monday, 2 December, 2024 and invited Members and Officers to wear Christmas attire that day.



Conclusion of the Meeting

At the conclusion of the meeting, the Chair, Alderman M Gregg, thanked those present for their attendance.

There being no further business, the meeting was terminated at 4.41 pm.

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Chair/Mayor