

**LISBURN & CASTLEREAGH CITY COUNCIL**

**Minutes of Planning Committee Meeting held in the Council Chamber and in Remote Locations on Monday, 6 January, 2025 at 10.05 am**

**PRESENT IN CHAMBER:**

Alderman M Gregg (Chair)

Councillor S Burns (Vice-Chair)

Aldermen O Gawith and J Tinsley

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

**IN ATTENDANCE:**

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

Mr B Martyn (Cleaver Fulton Rankin) – Legal Advisor

Mr S Masterson (Cleaver Fulton Rankin) – observing remotely

Ms L Agnew (Cleaver Fulton Rankin) – observing in chamber

**Commencement of Meeting**

At the commencement of the meeting, the Chair, Alderman M Gregg, welcomed those present to the Planning Committee and wished them a Happy New Year. 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 apologies for non-attendance at the meeting on behalf of Councillors D Bassett and D J Craig.

2. **Declarations of Interest**

There were no declarations of interest.

3. **Minutes of Meeting of Planning Committee held on 2 December, 2024**

It was proposed by Alderman J Tinsley, seconded by Councillor G Thompson and agreed that the minutes of the meeting of Committee held on 2 December, 2024 be confirmed and signed.

4. Report from the Head of Planning & Capital Development

4.1 Schedule of Applications

The Chair, Alderman M Gregg, advised that there were 3 local applications on the schedule for consideration at the meeting, with 2 applications having previously been withdrawn from the schedule.

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) LA05/2023/0107/F – Dwelling and garage on a site between 35 and 37 Glebe Road, Annahilt

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

In advance of receiving the registered speakers, Alderman J Tinsley, having stated that he would benefit from viewing the location of the development, proposed that this application be deferred for a site visit. This was seconded by Alderman O Gawith and agreed on a vote being taken, the voting being 6 in favour and 3 against.

(ii) LA05/2022/0831/F – Proposed retention of recently constructed agricultural building on land adjacent to 112 Back Road, Drumbo

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

The Committee received Mr N Reid and Alderman J Baird to speak in support of the application and a number of Members' queries were addressed.

Alderman O Gawith, having stated that he would benefit from viewing the building to assess its prominence in the landscape, proposed that this application be deferred for a site visit. This was seconded by Councillor U Mackin and agreed on a vote being taken, the voting being 6 in favour, 2 against and 1 abstention.

Adjournment of Meeting

The Chair, Alderman M Gregg, declared the meeting adjourned at this point for a comfort break (11.13 am).

Resumption of Meeting

The meeting was resumed at 11.19 am.

- (iii) LA05/2024/0100/F – Erection of eight dwellings (change of house type to sites 148-151, 156-157 & 193-194 and alternative layout to that previously approved under reference LA05/2020/0720/F) on lands 90 metres North of 1-7 (odd numbers) Sir Richard Wallace Gardens, Lisburn & 30 metres west of 1-9 (odd numbers) Sir Richard Wallace View, Lisburn

The Senior Planning Officer (GM) 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 responded to by Planning Officers.

#### Debate

There were no comments made at the debate stage.

#### 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.

- 4.2 Proposed new-build residential development comprising 102no. housing units, comprising of 4no. five-bedroom detached houses, 36no. four-bedroom detached houses, 32no. four-bedroom semi-detached houses, 2no. three-bedroom detached houses and 8no. three-bedroom semi-detached houses. A total of 20% of the housing units are provided as affordable housing scattered throughout the development, including 2no. three-bedroom detached houses & 18no. three-bedroom semi-Detached houses. The development incorporates landscaped open Space, car parking and associated site works on lands northeast of Nos. 1-19 Chestnut Hall Avenue, No.27c Maghaberry Road, southeast of Maghaberry Community Centre, northwest of Nos. 3, 5, 5a & 5b Yewtree Hill Road. The site is accessed from Maghaberry Road

It was proposed by Councillor P Catney, seconded by Councillor A Martin and agreed to note the information on the content of the Pre-application Notice and that it be submitted in accordance with the relevant section of the legislation and related guidance.

Further to comments by Alderman O Gawith, the Head of Planning & Capital Development agreed to bring to the attention of the applicant that the proposed 20 affordable housing units was less than 20% of the total units of 102.

- 4.3 Proposed mixed use development to include new housing, including affordable housing (Use Class C1), employment (Use Classes B1, B2 B3 and B4), and healthcare (Use Class D1(A)) with associated local needs convenience retailing (Use Class A1), riverside parkland, landscaping and associated infrastructure on Lands at Blaris, Lisburn (lands between existing M1 Junction 8/A 101 roundabout and Moira Road/Knockmore Road junction)

It was proposed by Councillor P Catney, seconded by Councillor A Martin and agreed to note the information on the content of the Pre-application Notice and that it be submitted in accordance with the relevant section of the legislation and related guidance.

- 4.4 Appeal Decision – LA05/2021/0786/O

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

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

It was proposed by Councillor U Mackin, seconded by Alderman J Tinsley 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.

- 4.6 Update to the Protocol for the Operation of the Planning Committee

Members were provided with a copy of the Protocol for the Operation of the Planning Committee which had been revised at paragraphs 29 to 33, relating to Members' Declarations of Interest. The Head of Planning & Capital Development and the Director of Service Transformation responded to a number of comments and queries raised by Members and emphasised that the document was 'fluid' and could be reviewed at any time.

It was proposed by Councillor P Catney, seconded by Alderman O Gawith and agreed that the revised Protocol be approved.

## 5. Any Other Business

- 5.1 Thanks to Planning Unit Staff  
Alderman J Tinsley

Alderman J Tinsley acknowledged the compassion and professionalism shown recently by Officers in the Planning Unit in dealing with an applicant who was ill and had since passed away.

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 12.03 pm.

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Chair/Mayor