

LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of the Special Meeting of the Regeneration and Growth Committee held in the Island Civic Centre, Lisburn, and remotely, on Monday 18th September, 2023 at 6.00pm

- PRESENT:** Councillor J Lavery BEM (Chairperson);
Aldermen A Ewart MBE, M Gregg and A Grehan;
Councillors K Dickson, A Martin,
T Mitchell (Vice Chairman) and C McCready.
- PRESENT IN A REMOTE LOCATION:** The Right Worshipful the Mayor, Councillor A Gowan;
Deputy Mayor, Councillor G McCleave;
Alderman S P Porter and M Guy;
Councillors P Burke, J Gallen and N Parker.
- OTHER MEMBERS IN ATTENDANCE:** Alderman J Tinsley (Zoom), Councillors S Burns,
P Catney, D J Craig (Zoom), G Hynds, C Kemp,
P Kennedy, G Thompson and Hon. N Trimble (Zoom).
- IN ATTENDANCE:** Director of Regeneration and Growth
Head Planning and Capital Development
Principal Planning Officers (RH & LJ)
Member Services Officers (BF and EW).

1. Apologies

Apologies were reported on behalf of Councillor U Mackin and Councillor M McKeever.

2. Declarations of Interest

There were no declarations of interest.

3. Report of Head of Planning and Capital Development

3.1 Adoption of Development Plan 2032 – Plan Strategy

Prior to considering the above-mentioned matter the Chairman, on behalf of the Committee, extended his thanks to the officers for their work in progressing the preparation of the Plan Strategy of Local Development Plan to this stage.

The Head of Planning and Capital Development provided an overview of the processes and various stages which had been undertaken in the drafting of Plan Strategy. He outlined also the modifications which had been made at the 'Direction' of the Department for Infrastructure following Independent Examination by the Planning Appeals Commission. He elaborated on the scope of the documents appended, particularly the sustainability appraisal and other assessments that were required to inform the adoption of the Plan.

In response to several questions from Members, the Head of Planning and Capital Development clarified the legal status of the Plan in the decision making process and whilst it was still in its emerging stage it was still a document of significant material weight as a consequence of the fact the JMS was not withdrawn by the Department. In addition, he

3.1 Adoption of Development Plan 2032 – Plan Strategy (Cont'd)

outlined the potential for future development of land beyond the southern boundary of Lisburn. In response to a further question, he gave an overview on the ability of individuals or organisations to object to the Plan on its adoption, together with the risk of judicial review.

After discussion, it was

Moved by Alderman M Gregg,
Seconded by the Vice Chairman, Councillor T Mitchell and

Resolved – That the Committee agrees to the modifications set out by the Department in the 'Direction' and the reasons to adopt, in principle the Plan Strategy of the Local Development Plan. It was further noted that the actions required by the Department for Infrastructure, as detailed in its 'Direction,' have been completed and that this allows the Plan to be adopted by resolution of the Council at its meeting on 26th September, 2023.

3.2 Notice of Opinion to Recommend Refusal of Permission for Mixed-use Development in West Lisburn

The Head of Planning and Capital Development reminded the Committee that the former Planning Committee, at its meeting on 12th April, 2021, had granted planning permission for a mixed-use development, together with permission for the development of an associated link road, on lands at West Lisburn/Blaris.

He outlined the background to the decisions and the rationale which the Committee had adopted in granting permission. Both decisions had, subsequently, been called-in by the Department for Infrastructure.

The Committee was informed that two Notices of Opinion had been issued in August 2023 by the Department for Infrastructure. It was reported that the Department had recommended approval of full planning permission for the construction of the link road. However, it had recommended refusal for outline planning permission for the mixed-use development, on the grounds that the proposal was considered contrary to the local development plan and regional policies. The Department had indicated that it would proceed to issue decisions in respect of both applications unless a request was made in writing to appear before, and to be heard by, the PAC, or a person appointed by the Department for the purpose of a hearing.

Accordingly, it was

Moved by Alderman A Ewart,
Seconded by the Vice Chairman, Councillor T Mitchell and

Resolved – that the Committee agrees to adopt the recommendation within the report and delegates authority to officers to write to the Department for Infrastructure to confirm that an opportunity be afforded for the Council to be heard by the Planning Appeals Commission or a person appointed by the Department in relation to the aforementioned matter.

There being no further business, the meeting ended at 18:37.

Chairperson