

LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of Planning Committee Meeting held in the Council Chamber and in Remote Locations on Monday, 9 October, 2023 at 3.00 pm

PRESENT IN CHAMBER:

Alderman M Gregg (Chairman)

Councillor U Mackin (Vice-Chairman)

Aldermen O Gawith and J Tinsley

Councillors S Burns, P Catney, D J Craig, A Martin, G Thompson and N Trimble

IN ATTENDANCE:

Director of Regeneration and Growth
Head of Planning & Capital Development
Principal Planning Officer (RH)
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 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.

Alderman J Tinsley arrived to the meeting at 3.02 pm.

1. **Apologies** (00:02:14)

It was agreed to accept an apology for non-attendance at the meeting on behalf of Councillor D Bassett. It was also noted that Councillor G Thompson would be arriving late.

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** (00:03:39)

There were no declarations of interest.

3. Report from the Head of Planning & Capital Development (00:04:16)

3.1 Schedule of Applications (00:04:21)

The Chairman, Alderman M Gregg, advised that there was one major application and three local applications on the schedule for consideration at the meeting. He advised that application LA05/2022/0807/O had been withdrawn in its entirety by the agent.

3.1.1 Applications to be Determined (00:04:44)

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) LA05/2020/0545/F – Demolition of 25 Carrowreagh Road and erection of 62 dwellings and 4 apartments, garages, open space with equipped children’s play, landscaping, access arrangements and other associated site works at lands immediately adjacent to and north of 104-120 Millreagh Avenue and to the rear of 2-18 (evens) Millreagh Grove, Dundonald (00:06:30)

Councillor G Thompson arrived to the meeting during consideration of this application (3.38 pm).

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

The Committee received Mr S McKee, who was accompanied by Mr M Hardy and Mr S Villiers, in order to speak in support of the application. A number of Members’ queries were responded to.

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

Debate

There were no comments made at this point.

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. Not having been present for this entire item, Councillor G Thompson did not participate in the vote.

- (ii) LA05/2022/0861/F – Erection of 38 dwellings (including a change of house type to sites 89-119 of planning approval LA05/2017/1153/F with associated car parking, detached garages, landscaping and access arrangements and associated site works at lands 300 metres to the south east of 206 Millmount Road and 1-8 Millmount Chase, Dundonald
(00:52:40)

Councillor N Trimble arrived to the meeting during consideration of this application (4.18 pm).

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

The Committee received Mr S McKee, who was accompanied by Mr M Hardy and Mr S Villiers, in order to speak in support of the application. A number of Members' queries were responded to.

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

Debate

During debate, the Chairman, Alderman M Gregg, stated that he had difficulty in supporting future housing provision when roadworks required under a previous application by the same applicant had been delayed for one reason or another. He accepted that there was a delay on behalf of DfI Roads but stated that this was a risk to be taken by the developer, not a risk for the Council. However, Alderman Gregg supported the recommendation of the Planning Officers but urged that Officers find a way to enforce conditions on this and other applications.

Vote

Councillor G Thompson requested that a recorded vote be taken.

Having considered the information provided within the report of the Planning Officer, the Committee agreed unanimously to adopt the recommendation to approve the application. Not having been present for this entire item, Councillor N Trimble did not participate in the vote.

Adjournment of Meeting

The Chairman, Alderman M Gregg, declared the meeting adjourned for a comfort break at this point (4.34 pm).

Resumption of Meeting

The meeting was resumed at 4.50 pm.

- (iii) LA05/2021/0738/O – Replacement dwelling opposite and 80m south west of 149 Hillsborough Road, Dromara (01:32:03)

The Principal Planning Officer (RH) presented the above application as outlined within the circulated report. She clarified that this was an outline application, not a full application as referred to in paragraph 14 of the report.

The Committee received Mr A McCreedy, who was accompanied by Mr A Stephens, in order to speak in support of the application. A number of Members' queries were responded to.

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

It was proposed by Councillor G Thompson, seconded by Councillor A Martin and, on a vote being taken, agreed that this application be deferred for a site visit to take place, the voting being 8 in favour and 2 against.

Adjournment of Meeting

The Chairman, Alderman M Gregg, declared the meeting adjourned for dinner (5.30 pm).

Resumption of Meeting

The Chairman, Alderman M Gregg, declared the meeting resumed (6.00 pm).

- (iv) LA05/2022/0807/O – Proposed dwelling and garage at lands 20m east of 123a Saintfield Road, Lisburn (00:04:35)

As advised earlier in the meeting by the Chairman, Alderman M Gregg, this application had been withdrawn in its entirety by the agent.

- (v) LA05/2021/0913/O – Dwelling and garage between 10 and 14 Drennan Road, Lisburn (02:13:54)

The Principal Planning Officer (RH) presented the above application as outlined within the circulated report.

The Committee received Mr A McCreedy, who was accompanied by Mr A Stephens, in order to speak in support of the application. A number of Members' queries were responded to.

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

- (v) LA05/2021/0913/O – Dwelling and garage between 10 and 14 Drennan Road, Lisburn (Contd)

Debate

During debate:

- Alderman O Gawith, Alderman J Tinsley and Councillor P Catney commented that, unfortunate as this case was, they were in support of the recommendation of the Planning Officer to refuse planning permission;
- Councillor N Trimble stated that he was not in support of the recommendation of the Planning Officer. He considered the tests of COU6 had been met and, as this was an outline application, he believed there was scope to have a design that could meet with COU15 and16. Whilst he accepted that the application did not meet CTY8, had he considered it prior to the new policies being implemented, he believed it would have met with that policy; and
- the Chairman, Alderman M Gregg, stated that he was in support of the recommendation of the Planning Officer to refuse this application. He considered that, had the application been presented to Committee prior to the new policies being implemented, it would not have been approved due to reasons of prominence and the absence of a continuous built-up frontage.

Vote

At the request of Councillor G Thompson, a recorded vote was carried out. The voting in respect of the Planning Officer's recommendation to refuse this application was as follows:

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

Against: Councillor N Trimble **(1)**

The Chairman, Alderman M Gregg, declared that the Planning Officer's recommendation to refuse the application was 'carried'.

4. Any Other Business (03:03:16)

4.1 Recorded Votes – Amendment to Standing Orders
Councillor G Thompson

It was proposed by Councillor G Thompson and seconded by Councillor P Catney that the Corporate Services Committee be requested to consider an amendment to Standing Orders that, in the interest of openness and transparency, all votes at Planning Committee meetings be 'recorded'. This proposal was agreed on a vote being taken, the voting being 9 in favour and 1 against.

Conclusion of the Meeting

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

There being no further business, the meeting was terminated at 6.57 pm.

Chairman/Mayor