

**LISBURN & CASTLEREAGH CITY COUNCIL**

**Minutes of meeting of Planning Committee held in the Council Chamber and in Remote Locations on Monday, 7<sup>th</sup> July 2025 at 10.00 am**

**PRESENT IN CHAMBER:**

Alderman J Tinsley (Chair)

Councillor G Thompson (Vice-Chair)

Alderman M Gregg

Councillors D Bassett, S Burns, P Catney,  
J Craig and U Mackin

**IN ATTENDANCE:**

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

Mr B Martyn (Cleaver Fulton Rankin)

**Commencement of Meeting**

At the commencement of the meeting, the Chair, Alderman J Tinsley, welcomed those present to the Planning Committee. Alderman Tinsley pointed out that, unless the item on the agenda was considered under confidential business, the meeting would be audio recorded. The Head of Planning & Capital Development outlined 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 Alderman O Gawith; and Councillors A Martin and the Hon N Trimble.

2. **Declarations of Interest**

There were no Declarations of Interest.

3. **Minutes of Meeting of Planning Committee held on 2<sup>nd</sup> June 2025**

It was proposed by Alderman M Gregg, seconded by Councillor G Thompson and agreed that the minutes of the meeting of Committee held on the 2<sup>nd</sup> June 2025 be confirmed and signed.

4. Texas Flooding Disaster – 4<sup>th</sup> July 2025

Councillor J Craig referred to the catastrophic flash flooding in Texas on the 4<sup>th</sup> July 2025 and lasting for a few days which – to date - had resulted in the loss of 82 young lives with many more people yet accounted for. The flash flooding had also caused considerable hardship in Texas.

Given that the Planning Committee was the only meeting currently scheduled for July 2025, Councillor Craig asked that The Right Worshipful The Mayor, Alderman A Grehan, be requested to send a letter of sympathy to the relevant Mayor or the Governor of Texas. This course of action was supported by the Committee.

The Director of Regeneration & Growth would progress this matter with The Right Worshipful The Mayor.

5. Report from the Head of Planning & Capital Development

5.1 Schedule of Applications

The Chair, Alderman J Tinsley, advised that there was one major application and three local applications on the schedule. However since the preparation of the report for the meeting, the following application had been withdrawn in its entirety:-

LA05/2020/0560/F – Proposed change of use from office/showroom to a gym facility at 96 Carryduff Road, Temple.

5.1.1 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) LA05/2022/0821/F – Proposed mixed use development comprising housing (46 units) and 13 employment units (Classes B2 and B4) with associated public open space, new access to Rathfriland Road, parking, landscaping and ancillary site works at a site to the north of 60 Rathfriland Road and south and west of 52 Rathfriland Road, Dromara, Dromore

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

The Committee received Mr B Starkey, accompanied by Messrs J Sergeant and T Cousins, to speak in support of the application and a number of Members' queries were responded to in respect of flooding, drainage and access.

- (i) LA05/2022/0821/F – Proposed mixed use development comprising housing (46 units) and 13 employment units (Classes B2 and B4) with associated public open space, new access to Rathfriland Road, parking, landscaping and ancillary site works at a site to the north of 60 Rathfriland Road and south and west of 52 Rathfriland Road, Dromara, Dromore (Continued)

A number of Members' queries were responded to by the Planning Officers in respect of the access arrangements, road safety, flooding, the employment use, the affordable housing requirement and natural heritage constraints during which the Senior Planning Officer confirmed that – should the planning application be approved – a condition about the protection of badgers would be included.

### Debate

During debate:

- Councillor U Mackin stated that he continued to have concerns in regard to the response of the Rivers Agency by way of addressing the potential that existed of flooding at the bridge on the Banbridge Road and at Churchill Gardens which could be exacerbated by this further development upstream from the adjacent Woodvale development.

It was proposed by Councillor U Mackin and seconded by Alderman M Gregg that the above application be deferred to allow for:-

- further clarification from Rivers Agency responding to concerns about the impact in regard to flooding in Dromara Village particularly at the bridge on the Banbridge Road and in the Churchill Gardens area, which could emanate from this development and the adjacent Woodvale development; and also any preventative measures which Rivers Agency would intend putting in place to address the already ongoing problems caused by flooding in Dromara Village;
- a request being made to the applicant for an increase in the number of speed control measures within the development being explored, particularly along the road leading from the Rathfriland Road to the industrial units, and the avenues off it. The agent had indicated that – in principle - he would be supportive of additional measures.

- (i) LA05/2022/0821/F – Proposed mixed use development comprising housing (46 units) and 13 employment units (Classes B2 and B4) with associated public open space, new access to Rathfriland Road, parking, landscaping and ancillary site works at a site to the north of 60 Rathfriland Road and south and west of 52 Rathfriland Road, Dromara, Dromore (Continued)

Vote

The proposal in the name of Councillor U Mackin and seconded by Alderman M Gregg to defer the application to the next meeting was put to the meeting and – on a show of hands – declared “carried”, the voting being six votes in favour and two votes against, the voting being as follows:-

In favour: Councillor D Bassett, Councillor S Burns, Councillor J Craig, Alderman M Gregg, Councillor U Mackin and Councillor G Thompson (6)

Against: Councillor P Catney and Alderman J Tinsley (2)

Abstain: None (0)

The Legal Advisor left the meeting at 10.29 am and returned to it at 10.32 am. The Legal Advisor again left the meeting at 10.55 am and returned to it at 10.57 am.

Adjournment of Meeting

The Chair, Alderman J Tinsley, declared the meeting adjourned at this point for a comfort break (11.20 am).

Resumption of Meeting

The meeting resumed at 11.25 am.

- (ii) Planning Application LA05/2023/0568/O – Site for dwelling on lands beside and SE of 155A Magheraknock Road, Ballynahinch

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

The Committee received Mr A McCready to speak in support of the application and a number of Members’ queries were responded to in respect of the buildings to be taken account of in the cluster and the access arrangements for the proposed dwelling.

A number of Members’ queries were responded to by the Planning Officers on the same issues that had been raised with Mr McCready.

- (ii) Planning Application LA05/2023/0568/O – Site for dwelling on lands beside and SE of 155A Magheraknock Road, Ballynahinch (Continued)

Debate

During debate:-

- Councillor U Mackin considered the proposed development to be part of an existing cluster of development along with housing on Cargycreevy Road and Cargycreevy Presbyterian Church, this cluster being visible from the development site. Furthermore the development site was enclosed by a hedge and buildings so to say that the site was not sufficient enclosed could not be supported. It would not be possible for the development to extend ribbon development as there was already a building on site and also, a lane extended beyond the site perimeter. A dwelling already uses the access so to say that there is no public access cannot be supported. Councillor Mackin would not be supporting the recommendation of the Planning Officer to refuse the application.
- Councillor J Craig considered that the development site was part of an existing cluster comprising houses on Cargycreevy Road and Cargycreevy Presbyterian Church, with Cargycreevy Presbyterian Church being clearly visible from the site. Furthermore Councillor Craig could not understand how a property behind the development site could have access to the public road, yet this development using the same access could not. Councillor Craig would not be supporting the recommendation of the Planning Officer to refuse the application.

Vote

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

In favour: Councillor D Bassett, Councillor S Burns, Councillor P Catney, Alderman M Gregg, Councillor G Thompson and Alderman J Tinsley **(6)**

Against: Councillor J Craig and Councillor U Mackin **(2)**

Abstain: None **(0)**

- (iii) Planning Application LA05/2024/0302/F – Replacement dwelling and garage and associated site works at 54 Creevytennant Road, Ballynahinch

Before the item was heard in full, the Chair highlighted that there may be a request to have the application deferred for a site visit. Councillor P Catney proposed a site visit and then sought advice on the reasons for deferring this application to the next meeting.

The Head of Planning & Capital Development advised that there had been a representation - received during the meeting - in which the applicant claimed not to have known that the application was coming before the Committee on the 7<sup>th</sup> July 2025, and furthermore, he clarified that there had been no late request for speaking rights.

The Head of Planning & Capital Development then confirmed the reasons set out in the Protocol for the Operation of the Lisburn & Castlereagh City Council Planning Committee under which an application could be deferred.

It was proposed by Councillor P Catney and seconded by Councillor J Craig that the application be deferred for one month to allow for a site visit to take place.

The proposal was put to the meeting and – on a show of hands - the voting was four votes in favour and four votes against, as set out below:-

In favour: Councillor P Catney, Councillor J Craig, Councillor G Thompson and Alderman J Tinsley **(4)**

Against: Councillor D Bassett, Councillor S Burns, Alderman M Gregg and Councillor U Mackin. **(4)**

Abstain: None **(0)**

The Chairman, Alderman J Tinsley, used his casting vote and the proposal to defer the application for one month to allow for a site visit to take place was therefore “carried”.

The Director of Regeneration & Growth left the meeting during discussion.  
(12.07 pm)

#### Adjournment of Meeting

The Chair, Alderman J Tinsley, declared the meeting adjourned at this point for a comfort break (12.10 pm).

#### Resumption of Meeting

The meeting resumed at 12.15 pm.

5.2 Statutory Performance Indicators – May 2025

Members were provided with information in relation to statutory performance indicators for May 2025, the content of which was noted.

5.3 Appeal Decision – LA05/2022/0538/O

Members were provided with a report and decision of the Planning Appeals Commission in respect of the above appeal, the contents of which were noted.

5.4 Appeal Decision – LA05/2023/0438/O

Members were provided with a report and decision of the Planning Appeals Commission in respect of the above appeal, the contents of which were noted.

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

Members were provided with information regarding notification by telecommunication operators of intentions to utilise Permitted Development Rights at a number of locations in the Council area, the content of which was noted.

6. Any Other Business

6.1 Requirement to Enter into a Section 76 Planning Agreement for Planning Application LA05/2022/0033/F  
Alderman M Gregg

In response to a query from Alderman M Gregg, the Head of Planning & Capital Development advised that – further to the meeting of Council on the 24<sup>th</sup> June 2025 - the above matter would be scheduled for the meeting of Committee scheduled to be held on the 4<sup>th</sup> August 2025. It had been withdrawn from the schedule of applications for this meeting before the agenda was published as one of the applicant's advisors was on annual leave.

There being no further business, the meeting concluded at 12.23 pm.

---

Chair/Mayor