

LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of Planning Committee Meeting held in the Council Chamber and in Remote Locations on Monday, 12 January, 2026 at 10.00 am

PRESENT IN CHAMBER:

Alderman J Tinsley (Chair)

Councillor G Thompson (Vice Chair)

Aldermen O Gawith and M Gregg

Councillors P Catney, D J Craig, A Martin and N Trimble

IN ATTENDANCE:

Director of Regeneration and Growth
Head of Planning & Capital Development
Principal Planning Officer (PS)
Senior Planning Officers (MB, PMcF and GM)
Member Services Officers (FA and EW)

Cleaver Fulton Rankin

Mr B Martyn, Legal Advisor
Ms C McPeake (remote attendance)
Mr P Lockhart (remote attendance)
Ms I Kelly (remote attendance)

Commencement of Meeting

At the commencement of the meeting, the Chair, Alderman J Tinsley, 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. The Head of Planning & Capital Development outlined 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 Councillors D Bassett, S Burns and J Laverty.

2. Declarations of Interest

Councillor A Martin declared a non-pecuniary interest in applications LA05/2023/0281/F and LA05/2023/0368/O as he had discussions with local residents regarding the applications. He would withdraw from the Council Chamber during consideration of these applications.

3. Minutes of Meeting of Planning Committee held on 1 December, 2025

It was agreed that the minutes of the meeting of Committee held on 1 December, 2025 be confirmed and signed.

4. Report from the Head of Planning & Capital Development

4.1 Schedule of Applications

The Chair, Alderman J Tinsley, advised that there were 2 major and 4 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) LA05/2023/0281/F – Public Realm improvement works which include enhanced civic spaces at The Square and Lower Main Street. Also upgrade of streetscape to include new high-quality surfacing, rationalisation of parking with defined parking/loading bays introduced; upgraded street furniture and new cycle stands, lighting and street tree planting on lands within Royal Hillsborough at Lisburn Street, Ballynahinch Street extending through Main Street, the Square to Dromore Road, Park Street and Park Lane

Having declared an interest in this application, Councillor A Martin left the meeting (10.07 am).

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

The Committee received Mr D McKinstry to speak in support of the application. Mr McKinstry was joined by Mr A McGuigan and Mr D Fletcher. Together they responded to a number of Members queries.

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

Debate

During debate:

- The Chair, Alderman J Tinsley, thanked Officers for their work on the application and spoke of how it would greatly transform Royal Hillsborough. The Chair continued that the investment would attract even more visitors to the village which would benefit the Council. The Chair commended Officers and offered his full support to the application;

(i) LA05/2023/0281/F – Public Realm improvement works which include enhanced civic spaces at The Square and Lower Main Street. Also upgrade of streetscape to include new high-quality surfacing, rationalisation of parking with defined parking/loading bays introduced; upgraded street furniture and new cycle stands, lighting and street tree planting on lands within Royal Hillsborough at Lisburn Street, Ballynahinch Street extending through Main Street, the Square to Dromore Road, Park Street and Park Lane (Cont'd)

- Councillor D J Craig concurred with the Chair. Councillor Craig recalled accidents in which children had been knocked down by vehicles and welcomed the inclusion of two pedestrian crossings and, spoke of how the investment will enhance the historic value of the village;
- Councillor P Catney agreed with the comments made by the Chair, however advised that he felt an opportunity had been missed to improve sustainable travel with the omission of cycle lanes from the application. Councillor Catney continued that he was in favour of the application as a whole and that he believed the investment would enhance the village and drive forward the tourism potential for the area;
- The Vice Chair, Councillor G Thompson echoed the previous comments made and was delighted to see that accessibility had been taken into consideration with a number of features included to assist those with disabilities. The Vice Chair also welcomed the inclusion of the pedestrian crossings and praised Officers for the consideration of age friendly requirements when assessing the application; and
- Alderman O Gawith stated that he felt it would be incomprehensible not to welcome the application and that it would be an excellent improvement for the 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.

Councillor A Martin returned to the meeting (11.00 am).

Adjournment of Meeting

The Chair, Alderman J Tinsley, declared the meeting adjourned at this point for a comfort break (11.02 am).

Resumption of Meeting

The meeting was resumed at 11.08 am.

(ii) LA05/2023/0316/F – Erection of 23 dwellings (amended layout and house types previously approved under reference Y/2009/0303/RM), landscaping and all other associated site works on lands to the west of nos.16-22, 30 and 32 Millmount Village Crescent and lands 40m to the south nos.11-22 Millmount Village Way

Councillor N Trimble arrived at the meeting during the consideration of this application (11.26 am).

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

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

Planning Officers responded to questions from Members'.

During the questions to Planning Officers, Alderman M Gregg had raised concerns with the delay of the installation of traffic lights at the junction of Old Mill Meadows and the Upper Newtownards Road, a condition imposed on the applicant for the wider Millmount Development. It was proposed by Alderman Gregg and seconded by Councillor D J Craig to defer the application for one month, so that Officers can:

1. obtain information from DfI Roads in relation to the safety of the junction in question; and
2. obtain road traffic accident statistics from PSNI in relation to the junction in question for the three years prior.

On a vote being taken the proposal stood, the result of the vote being 5 in favour, 1 against and 1 abstained.

(iii) LA05/2024/0618/F – Erection of 83 dwellings and 21 apartments totalling 104 residential units (comprising an amendment to planning permission LA05/2017/1153/F) with associated car parking, detached garages, landscaping, access arrangements and site works on lands at Comber Road Dundonald (northeast of Comber Road and 75 metres southwest of 4 Millmount Village Drive)

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

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

Planning Officers answered questions from Members. During these questions the Head of Planning and Capital Development read from the last consultation response from NI Water and acknowledged that the conditions associated with the consultation had not been included. He advised that if the Members were minded to accept the advice of officers the application would be subject to two negative conditions from NI Water stating:

(iii) LA05/2024/0618/F – Erection of 83 dwellings and 21 apartments totalling 104 residential units (comprising an amendment to planning permission LA05/2017/1153/F) with associated car parking, detached garages, landscaping, access arrangements and site works on lands at Comber Road Dundonald (northeast of Comber Road and 75 metres southwest of 4 Millmount Village Drive) (Cont'd)

1. That no development should commence on the site until a detailed drainage design is approved by the Council in consultation with NI Water.
2. No dwelling shall be occupied until the engineering solution for wastewater has been delivered.

Debate

During debate:

- The Chair, Alderman J Tinsley, welcomed the relocation of the play park closer to the Comber Greenway and thanked officers for providing clarity on the location of the homes designated for affordable housing;
- Alderman M Gregg advised that he was unable to support the application due to the location of the apartment blocks as they are not in keeping with the area. Alderman Gregg continued that while he appreciated the conditions put forward by NI Water, in his opinion there was a history of the developer not fulfilling conditions, such as the overdue delivery of a play park and, that Planning Enforcement should be stronger when ensuring conditions are met; and
- Alderman O Gawith stated that in the past mistakes had been made regarding apartment blocks being poorly situated and that in his view this could happen again. As a result of this Alderman Gawith felt he was unable to support the application.

Vote

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

In favour: Councillor P Catney, Councillor D J Craig, Councillor A Martin, Vice Chair, Councillor G Thompson, Councillor N Trimble and the Chair, Alderman J Tinsley (6)

Against: Alderman O Gawith and Alderman M Gregg (2)

Abstain: None (0)

Following the vote Alderman M Gregg enquired as to whether there could be a condition put on the application to deliver the overdue playpark and pedestrian access to the Comber Greenway before works commence.

The Head of Planning and Capital Development advised that as the application had been approved without amendment to the condition and that the Members

would have to revisit the decision. The Head of Planning and Capital Development proposed as an alternative that Officers meet with the developer on the programme for delivering play and report back to the committee with the outcome.

“In Committee”

Following discussion, it was proposed by Alderman M Gregg, seconded by Councillor D J Craig and agreed to go ‘into committee’ to consider this matter. Those members of the public and press in attendance left the meeting (12.35 pm).

Members were provided with legal advice in respect of the matter raised by Alderman M Gregg.

Resumption of Normal Business

It was proposed by Alderman M Gregg, seconded by Councillor P Catney and agreed to come out of committee and normal business was resumed (12.55 pm).

The Chair, Alderman J Tinsley, advised those present that Officers would engage with the developer regarding the timeframe for delivery of the play park.

Adjournment of Meeting

The Chair, Alderman J Tinsley, declared the meeting adjourned for lunch at this point (12.57 pm).

Resumption of Meeting

The meeting was resumed at 1.36 pm.

Councillor D J Craig and the Director of Regeneration and Growth did not return to the meeting after the lunch break.

(iv) LA05/2023/0170/F – Proposed infill dwelling and garage at 92 Glenavy Road, Lisburn

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

The Committee received Mr A Stephens to speak in support of the application and a number of Members’ queries were addressed.

Planning Officers responded to questions from Members.

Following discussion on the gap between properties, and whether it could be considered to comply with Policy COU8, it was proposed by Alderman O Gawith and seconded by the Chair, Alderman J Tinsley, that this application be deferred to allow for a site visit. A vote was taken on the proposal, the result being 4 in favour and 3 against, and the proposal stood.

(v) LA05/2023/0368/O – Dwelling and garage at Clogher Road, adjacent to and immediately northwest of 115a Saintfield Road, Lisburn

Councillor A Martin left the meeting during consideration of this application (2.10 pm).

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

The Committee received Ms S Burns Fraser to speak in favour 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 N Trimble advised that while he had sympathy with the applicant, he could not go against the recommendation of Officers with the evidence provided to him.

Vote

Having considered the information provided within the report of the Planning Officer, the Committee agreed unanimously to adopt the recommendation to refuse planning permission.

Councillor A Martin returned to the meeting (2.34 pm).

(vi) LA05/2022/0831/F – Proposed retention of agricultural building and underground slurry tank 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 Councillor U Mackin 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 P Catney lamented on the ambiguity of the chicken shed and advised whilst he would like to be able to grant planning permission in this instance, as a result of the aforementioned ambiguity he felt it would be impossible to go against the recommendation of the Officers;

(vi) LA05/2022/0831/F – Proposed retention of agricultural building and underground slurry tank on land adjacent to 112 Back Road, Drumbo
(Cont'd)

- Alderman M Gregg stated that the application had been given a fair hearing on more than one occasion and he felt Members had been left in a difficult position by policy. Alderman Gregg continued that all avenues had been explored by both Members and Officers and, with the evidence in front of him, he had no alternative but to agree with the Officers; and
- Councillor N Trimble agreed with the comments from Alderman M Gregg. Councillor Trimble continued that he could see a route for the application to comply with policy but as the application stood before him it did not and he would vote with the recommendation of the Officers.

Vote

Having considered the information provided within the report of the Planning Officer, the Committee agreed unanimously to adopt the recommendation to refuse planning permission.

Adjournment of Meeting

The Chair, Alderman J Tinsley, declared the meeting adjourned at this point for a comfort break (3.54 pm).

Resumption of Meeting

The meeting was resumed at 4.00 pm.

4.2 Statutory Performance Indicators – November 2025

It was agreed that information relating to Statutory Performance Indicators for November 2025 be noted.

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

It was agreed that information regarding notification by telecommunication operators of intention to utilise Permitted Development Rights at locations in the Council area be noted.

4.4 Avian influenza prevention zone

Members noted the contents of the report containing information from the Department for Infrastructure on an avian influenza prevention zone.

4.5 Local Development Plan 2032 Quarterly Update

The Head of Planning and Capital Development advised Members that the Principal Planning Officer (PS) would be taking up a new role in the department and that Senior Planning Officer (PMcF) would be acting up to the role of Principal Planning Officer.

Alderman M Gregg enquired as to when Members would be consulted on the next iteration of the Local Development Plan. The Head of Planning and Capital Development advised that this should take place within the next six months.

It was agreed by Members to note the information contained in the update on the Local Development Plan 2032

4.6 Enforcement Quarterly Update

It was agreed that information relating to the Enforcement Quarterly Update be noted.

5. Any Other Business

There was no other business to discuss.

Conclusion of the Meeting

At the conclusion of the meeting, the Chair, Alderman J Tinsley, thanked those present for their attendance. There being no further business, the meeting was terminated at 4.12 pm.

Chair/Mayor