

LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of Planning Committee Meeting held in the Council Chamber and in Remote Locations on Monday, 3 August, 2026 at 10.00 am

PRESENT IN CHAMBER:

Councillor D Bassett (Chair)

Alderman O Gawith

Councillors S Burns, P Catney, J Lavery,
A Martin and N Trimble

PRESENT IN REMOTE LOCATION:

Alderman J Tinsley (Vice-Chair)

Alderman M Gregg

IN ATTENDANCE:

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

Mr C Fegan BL

Cleaver Fulton Rankin

Mr B Martyn
Ms C McPeake

Commencement of Meeting

At the commencement of the meeting, the Chair, Councillor D Bassett, 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 Alderman A Grehan and Councillor D J Craig.

2. **Declarations of Interest**

There were no declarations of interest made.

3. Minutes of Meeting of Planning Committee held on 6 July, 2026

It was proposed by Councillor P Catney, seconded by Councillor A Martin and agreed that the minutes of the meeting of Committee held on 6 July, 2026 be confirmed and signed.

4. Report from the Head of Planning & Capital Development

4.1 Schedule of Applications

The Chair, Councillor D Bassett, advised that there were 6 local applications on the schedule for consideration at the meeting.

4.1.1 Applications to be Determined

The Legal Advisor, Ms C McPeake, 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.

"In Committee"

The Chair, Councillor D Bassett advised that prior to continuing with the Schedule of Applications, he wished to seek advice on process and procedure from Mr C Fegan BL. It was proposed by Alderman O Gawith, seconded by Councillor J Lavery and agreed to go 'into committee' to receive this advice. Those members of the public and press in attendance left the meeting (10.07 am).

Members were provided with advice on process and procedure for decision making following recent legal proceedings as requested by the Chair.

Resumption of Normal Business

It was proposed by Councillor P Catney, seconded by Alderman O Gawith and agreed to come out of committee and normal business was resumed (10.42 am).

- (i) 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 16-22, 30 and 32 Millmount Village Crescent and lands 40 metres to the south 11-22 Millmount Village Way

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

The committee received Mr W Orbinson KC to speak in support of the application. Mr Orbinson was joined by Mr N Salt and Mr C O'Hara and a number of Members queries were addressed.

- (i) 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 16-22, 30 and 32 Millmount Village Crescent and lands 40 metres to the south 11-22 Millmount Village Way (Cont'd)

Planning Officers and Mr C Fegan BL responded to questions from Members.

At the end of the questions to Planning Officers, Alderman M Gregg stated that he felt he did not have enough information available to him to make a decision on this application. He proposed that the application be deferred until more information was obtained, stating this additional information should be:

1. What number are we at within relation to occupied dwellings on the 2018/0512,
2. From Roads, I would like a definitive response from DfI, having looked at the wider site, at the whole site, and the total number of houses on the site, to say that they are content that lights aren't needed until that 218 trigger is met, or that they feel these lights are required imminently.

This proposal was seconded by Councillor J Lavery. On a vote being taken the proposal stood, the voting being:

In favour: The Chair, Councillor D Bassett, Councillor S Burns, Alderman O Gawith, Alderman M Gregg and Councillor J Lavery **(5)**

Against: Councillor P Catney, Councillor A Martin and Councillor N Trimble **(3)**

Abstain: None **(0)**

Adjournment of Meeting

The Chair, Councillor D Bassett, declared the meeting adjourned at this point for a comfort break (11.47 am).

Resumption of Meeting

The meeting was resumed at 11.56 am.

- (ii) LA05/2025/0269/F – Wastewater Pumping Station (WwPS) including chambers and associated sewers below ground level and a Motor Control Centre (MCC) Kiosk building, telemetry and lighting columns. Other works include associated site and access works on land approximately 20 metres east of 8 Brooklands Drive, Dundonald

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

- (ii) LA05/2025/0269/F – Wastewater Pumping Station (WwPS) including chambers and associated sewers below ground level and a Motor Control Centre (MCC) Kiosk building, telemetry and lighting columns. Other works include associated site and access works on land approximately 20 metres east of 8 Brooklands Drive, Dundonald (Cont'd)

The committee received Mr K Groves to speak in opposition to the application. Mr Groves answered questions from Members.

The committee received Mr M Sefton to speak in support of the application. Mr Sefton was joined by Mr G Heron and a number of Members queries were addressed.

Planning Officers responded to a number of questions from Members.

Debate

During the debate:

- Councillor N Trimble stated that the material considerations had been well discussed and that he felt the Officers recommendation was correct. He acknowledged that a neighbour notification remained open for comment until 7 August 2026 even though the application was before them for determination on 3 August 2026 and felt lessons could be learned from this.

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: The Chair, Councillor D Bassett, Councillor P Catney, Alderman O Gawith, Alderman M Gregg, Councillor A Martin and Councillor N Trimble **(6)**

Against: Councillor S Burns and Councillor J Lavery **(2)**

Abstain: None **(0)**

Adjournment of Meeting

The Chair, Councillor D Bassett, declared the meeting adjourned at this point for lunch (1.06 pm).

Resumption of Meeting

The meeting was resumed at 1.46 pm.

- (iii) LA05/2025/0270/F - Wastewater Pumping Station (WwPS) including chambers and associated sewers below ground level and a Motor Control Centre (MCC) Kiosk building, telemetry and lighting columns. Other works include associated site and access works on land approximately 50 metres south of 240 Comber Rd, Dundonald

The Vice Chair, Alderman J Tinsley joined the meeting remotely during the hearing of this application (2.03 pm).

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

The committee received Mr M Sefton to speak in support of the application. Mr Sefton was joined by Mr G Heron and a number of Members queries were addressed.

There were no questions put to Planning Officers.

Debate

During the debate:

- Alderman M Gregg stated that while he was reasonably supportive of the proposal, he was unable to support the application as it could result in over 10,000m³ of wastewater being discharged into the local water course, and felt that the applicant should be proposing a much larger tank for the location.

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: The Chair, Councillor D Bassett, Councillor S Burns, Councillor P Catney, Alderman O Gawith, Councillor J Lavery, Councillor A Martin and Councillor N Trimble **(7)**

Against: Alderman M Gregg **(1)**

Abstain: None **(0)**

The Vice Chair, Alderman J Tinsley did not participate in the vote as he was not present to hear the item in full.

- (iv) LA05/2025/0099/F- Wastewater Pumping Station (WwPS) including chambers and associated sewers below ground level and a water booster set, telemetry and lighting aerial above ground. Other works include a 2.4m high paladin fence, access gate and associated site and access works at Millars Lane WwPS 5 Millmount Quarry Close, Dundonald

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

The committee received Mr M Sefton to speak in support of the application. Mr Sefton was joined by Mr G Heron and a number of Members queries were addressed.

Planning Officers responded to a number of questions from Members.

Debate

During the debate:

- Alderman M Gregg stated that given he received reassurance from Officers that the road line would not be compromised he was content to support the application; and
- Councillor J Lavery agreed with the comments made by Alderman Gregg and advised that he had concerns about the protected road line.

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.

Adjournment of Meeting

The Chair, Councillor D Bassett, declared the meeting adjourned at this point for a comfort break (2.30 pm).

Resumption of Meeting

The meeting was resumed at 2.36 pm.

Prior to the presentation of the next application, LA05/2026/0137/RM, the Head of Planning and Capital Development advised Members that the agent acting on behalf of the applicant had been in contact to advise that he was unwell and unable to attend the meeting. The agent had not requested the application to be deferred, and Members were advised to refer to the agent's written submission. As a result, there was only one speaker in relation to the application.

- (v) LA05/2026/0137/RM – Erection of dwelling, garage and associated siteworks on land between 5 and 5a Crewe Road, Ballinderry Upper, Lisburn

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

The committee received Ms S Kavanagh to speak in opposition to the application and a number of Members queries were addressed.

Planning Officers responded to questions from Members.

Debate

During the debate:

- Councillor N Trimble advised that he was quite torn on this application and advised that he could see the issues raised by Ms S Kavanagh. He continued that he felt what had been proposed by the applicant was pushing the boundaries of what could be considered acceptable in the environment of the surrounding area. Councillor Trimble concluded by stating that while he was not comfortable with the application in its current form and would not vote for it, he could not vote against the Officers recommendation, therefore he would abstain from the vote;
- Alderman O Gawith agreed with the comments made by Councillor Trimble and queried whether conditions regarding the hedge and external lighting could be placed on the application. The Head of Planning and Capital Development acknowledged that while in the debate stage, he could confirm that as the application was for Reserved Matters, conditions could not be added unless they related to the original application for Outline Permission;
- Councillor M Gregg advised that he could not support the application as it was before him unless a condition was added to lower the ridge height of the dwelling. Alderman Gregg referred to the property at 5a Crewe Road and stated that he felt given the failure to comply with planning permission for this property and how it had changed the landscape of the area, significant weight should not be given to the property at 5a Crewe Road when assessing the application;
- Councillor P Catney stated that when reading the room, he felt some of the Members were uncomfortable. He advised that he was minded to vote in favour of the Officers recommendation and queried the lack of negotiation between the applicant and the neighbours at 5 Crewe Road; and
- The Chair, Councillor D Bassett advised that he agreed with the majority of the comments made in relation to the property at 5a Crewe Road, and that if planning conditions for it had been adhered to then the application before them would have been for a bungalow. The Chair continued that he could see Ms S Kavanagh's point that she would be looking into the bedroom windows of the proposed property and that he would be minded to vote against the Officers recommendation.

- (v) LA05/2026/0137/RM – Erection of dwelling, garage and associated siteworks on land between 5 and 5a Crewe Road, Ballinderry Upper, Lisburn (Cont'd)

At this stage in the debate Councillor N Trimble proposed that the application be deferred to allow for further negotiation. This proposal was seconded by Alderman O Gawith. The Vice Chair, Alderman J Tinsley queried the need for a deferral and stated that not only was there a two storey dwelling at 5a Crewe Road, but there was also one across the road. The Vice Chair stated that he knew the area well and was content to support the Officers recommendation.

A vote was taken on Councillor Trimble's proposal and the proposal stood, the voting being:

In favour: The Chair, Councillor D Bassett, Councillor P Catney, Alderman O Gawith, Alderman M Gregg, Councillor J Lavery, Councillor A Martin and Councillor N Trimble **(7)**

Against: Councillor S Burns and the Vice Chair, Alderman J Tinsley **(2)**

Abstain: None **(0)**

Adjournment of Meeting

The Chair, Councillor D Bassett, declared the meeting adjourned at this point for a comfort break (3.43 pm).

Resumption of Meeting

The meeting was resumed at 3.49 pm.

- (vi) LA05/2026/0089/F – Erection of replacement dwelling (to replace previously damaged dwelling) solar panels to roof of existing garage, upgraded access arrangement and all associated site works at 43 Edentrillick Road, (directly opposite and to the north of 46) Royal Hillsborough

The Vice Chair, Alderman J Tinsley left the meeting during the hearing of this item (4.08 pm).

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

The committee received Mr T Stokes to speak in support of the application. Mr Stokes was joined by Ms S McAvoy and Mr S Watt and together they responded to questions from Members.

Members' queries were responded to by Planning Officers.

- (vi) LA05/2026/0089/F – Erection of replacement dwelling (to replace previously damaged dwelling) solar panels to roof of existing garage, upgraded access arrangement and all associated site works at 43 Edentrillick Road, (directly opposite and to the north of 46) Royal Hillsborough (Cont'd)

Debate

During debate:

- Councillor P Catney proposed that the application be deferred to allow for additional information to be submitted relating to a structural report. Councillor Catney spoke of confirmation from Mr T Stokes during the questions that more information could be submitted. He concluded that anything that could shed some light on the situation and give further detail on the unfortunate circumstances that had occurred would be welcomed, and that while Planning Officers were following policy, Elected Members were able to look outside of the policies where exceptional circumstances applied;
- The Chair, Councillor D Bassett advised that while he agreed with some of the points raised by Councillor Catney, there was a report from a structural engineer and 3 days later the concrete for the new foundations was poured;
- Councillor N Trimble stated that he felt he had enough information before him, however, if more information helped other Members arrive at a decision he did not have an issue with that. Councillor Trimble advised that he felt the application complied with policy COU3, that the property had been the applicant's home, and the applicant had been complying with existing planning permission until the discovery of additional asbestos in the portion of the building which was to be retained;
- Alderman O Gawith seconded Councillor Catney's proposal to defer the application and advised that additional information may not only be useful for Members but also change the recommendation of the Officers; and
- Alderman M Gregg stated that he concurred with Councillor Trimble's comments stating that the application complied with policy COU3 but was comfortable with the proposal to defer the application if other elected members required further information.

A vote was taken on Councillor P Catney's proposal to defer the application for additional information, and the proposal stood, the voting being:

In favour: Councillor S Burns, Councillor P Catney, Alderman O Gawith, Alderman M Gregg, Councillor J Lavery, Councillor A Martin and Councillor N Trimble **(7)**

Against: The Chair, Councillor D Bassett **(1)**

Abstain: None **(0)**

4.2 Statutory Performance Indicators – June 2026

Alderman M Gregg left the meeting during this item (5.05 pm).

It was proposed by Alderman O Gawith, seconded by Councillor J Lavery and agreed that information relating to Statutory Performance Indicators for June 2026 be noted.

4.3 Appeal Decision– LA05/2025/0712/CLOPUD

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.

4.4 Appeal Decision – LA05/2022/0799/O

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

4.5 Appeal Decision – LA05/2023/0069/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.

4.6 Notification by telecommunication operator(s) of intention to utilise permitted development rights

It was proposed by Alderman O Gawith, seconded by Councillor J Lavery and agreed that information regarding notification by telecommunication operators of intention to utilise Permitted Development Rights at locations in the Council area be noted.

4.7 Notification from DfC Historic Environment Division confirming the listing of a building at 20 Soldierstown Road Aghalee

It was proposed by Alderman O Gawith, seconded by Councillor N Trimble and agreed that the notification from the Historic Environment Division regarding 20 Soldierstown Road, Aghalee be noted.

5. Any Other Business

Thanks to Officers
Councillor P Catney

Councillor P Catney spoke of the length of the meeting that had taken place and the volume of business discussed within it and thanked Officers for their assistance throughout the meeting. The Chair, Councillor D Bassett echoed these comments.

Conclusion of the Meeting

At the conclusion of the meeting, the Chair, Councillor D Bassett, thanked those present for their attendance. There being no further business, the meeting was terminated at 5.16 pm.

Chair/Mayor