

LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of Planning Committee Meeting held in the Council Chamber and in Remote Locations on Monday, 6 July, 2026 at 10.00 am

PRESENT IN CHAMBER:

Councillor D Bassett (Chair)

Alderman J Tinsley (Vice-Chair)

Alderman O Gawith

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

PRESENT IN REMOTE LOCATION:

Alderman M Gregg

IN ATTENDANCE:

Director of Regeneration and Growth
Head of Planning & Capital Development
Senior Planning Officers (MB and LMcC)
Member Services Officers (FA and HB)

Cleaver Fulton Rankin

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

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**

Councillor N Trimble arrived at the meeting during this item (10.03 am).

It was agreed to accept an apology for non-attendance at the meeting on behalf of Alderman A Grehan.

2. **Declarations of Interest**

There were no declarations of interest made.

3. Minutes of Meeting of Planning Committee held on 1 June, 2026

It was proposed by Alderman J Tinsley, seconded by Councillor D J Craig and agreed that the minutes of the meeting of Committee held on 1 June, 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that there were 1 major and 4 local applications on the schedule for consideration at the meeting, and 1 had since been withdrawn.

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) LA05/2025/0390/F – Residential development comprising 113 dwellings, including a mix of detached, semi-detached, and apartments, associated open space, landscaping, and infrastructure works. The proposal includes two apartment blocks providing 24 affordable housing units, a pedestrian link to Baronscourt Road, and a bus service roundabout to facilitate public transport connectivity on lands at Baronsgrange, Comber Road, Carryduff

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

The committee received Mr D Worthington to speak in support of the application and a number of Members queries were addressed.

Planning Officers responded to questions from Members.

Debate

During the debate:

- Councillor D J Craig advised that while he could see no overall rationale for going against the recommendation of the Officers, he could see the potential for issues with the junction at Baronsgrange Road and the Comber Road. Councillor Craig continued that without the installation of traffic lights at the junction there could be delays at peak times, however, given that the Department of Infrastructure (DfI) Roads had no objection to the application as it was presented subject to the conditions recommended, he had no reason to go against the Officers recommendation;
- Alderman M Gregg proposed that should the application be approved, delegated authority be given to Officers to amend the final condition on the

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report which related to a wastewater network engineering solution. This amendment would be to remove the ambiguity in the wording and state that the wastewater solution must be implemented once the 95th dwelling was occupied. Alderman Gregg spoke of the distance of the site from the play park and queried the lack of open space in the application. He advised that he found himself on the fence in relation to the application, however welcomed the inclusion of 24 affordable homes which were greatly needed in then area and welcomed the compliance with policy RE2 across all dwellings;

- Councillor P Catney advised that he would support the Officers recommendation and spoke of a concern he had relating to road safety which had been discussed during questions to Officers; and
- Councillor N Trimble seconded the proposal made by Alderman M Gregg. Councillor Trimble continued to speak on the lack of green space within the application and the distance from the play park, but advised that he felt it met the requirements of policy HOU5, and as such he was happy to vote in favour of the application.

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. This approval was subject to delegated authority being given to Officers to amend the wording in the last condition relating to a wastewater network engineering solution, as debated by Members.

Adjournment of Meeting

The Chair, Councillor D Bassett, declared the meeting adjourned at this point for a comfort break (11.04 am).

Resumption of Meeting

The meeting was resumed at 11.10 am.

- (ii) LA05/2023/0961/F – Proposed erection of 30 dwellings (10 detached, 10 semi-detached and 10 apartments), including garages, alterations to access, parking, refurbished pedestrian linkage, landscaping and all other associated site works at the former Moira House, 122 Hillsborough Road, Lisburn

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

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

Members' queries were responded to by Planning Officers.

Debate

During debate:

- The Vice-Chair, Alderman J Tinsley stated that he welcomed the application which would tidy up the entrance to Lisburn from Sprucefield, on a site which had laid derelict for many years. He advised that he felt it would complement the neighbouring nursing home, tow path and mature trees which border the site, and that it was good for the city as a whole;
- Councillor P Catney echoed the comments of the Vice-Chair and commented that it was great to see a high-quality housing scheme at the gateway to Lisburn;
- Councillor D J Craig concurred with the comments of the Vice-Chair and Councillor Catney and welcomed the potential development. He advised that it would be a great asset to the city as a whole in regards to the aesthetics of entering and leaving via the Hillsborough Road;
- Councillor N Trimble welcomed the application and advised that it would be a much-needed improvement to the site; and
- Alderman O Gawith advised that he was delighted to see the site being used for something useful and that he was pleased to see the conditions that Officers had recommended.

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 (11.45 am).

Resumption of Meeting

The meeting was resumed at 11.51 am. Alderman M Gregg did not return to the meeting after the comfort break but would return at a later stage.

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

Before the Senior Planning Officer presented the above application it was proposed by Alderman O Gawith and seconded by Councillor J Lavery to defer the application to allow for a site visit. On a vote being taken, this proposal was declared 'carried', the voting being 5 in favour and 2 against.

- (iv) LA05/2023/0808/O – Site for a two-storey dwelling, garage and ancillary siteworks on lands between 1 Old Forge Mews and Maze telephone exchange, Moira Road, Lisburn

Alderman M Gregg returned to the meeting during the hearing of this application (11.57 pm).

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

No-one was registered to speak on this application.

Planning Officers responded to a number of questions from Members.

Debate

During the debate:

- Alderman O Gawith advised that he would follow the Officers recommendation and advised that access to the site from the Moira Road was not a good thing to do given the speed of the traffic;
- Councillor N Trimble stated that he believed the Officers assessment of the application was sound and that access onto the Moira Road would prejudice road safety; and
- Councillor P Catney queried the lack of correspondence from the applicant at times. He referred to the assessment of the environmental impact in the Officers report and advised that he would support 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. Alderman M Gregg did not participate in the vote as he was not present to hear the item in full.

4.2 Statutory Performance Indicators – May 2026

The Head of Planning and Capital Development presented the report to Members and advised that due to resourcing issues the usual performance report was unavailable. He explained that a manual count had been completed to provide detail for the report and responded to questions from Members. It proposed by Councillor P Catney, seconded by Alderman O Gawith and agreed that information relating to Statutory Performance Indicators for May 2026 be noted.

4.3 Appeal Decision – LA05/2025/0817/WPT

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

4.4 Appeal Decision and costs claim – LA05/2025/0481/F

It was proposed by Alderman M Gregg, 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 – LA05/2023/0022/F

The Head of Planning and Capital Development presented the report to Members and clarified learnings from the decision of the Planning Appeals Commission to Members. It was proposed by Councillor P Catney, seconded by the Vice-Chair, Alderman J Tinsley and agreed that the report and decision of the Planning Appeals Commission in respect of the above appeal be noted.

4.6 Appeal Decision – LA05/2025/0535/O

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

4.7 Pre-application Notice (PAN) for the proposed extension to existing sports facilities to include a 3g soccer pitch and GAA pitch with floodlighting, car parking, ball stop nets, additional fencing to match existing and associate works on lands adjacent to 95 Lisburn Road, Crumlin

The Head of Planning and Capital Development presented the report and following questions from Members, clarified that the public consultation had already taken place on 22 June 2026 but that the consultation remained open until 17 July 2026 for responses. It was proposed by Councillor P Catney, seconded by the Chair, Councillor D Bassett and unanimously agreed to approve the Pre-application notice as outlined within the report.

- 4.8 Pre-application Notice (PAN) for a proposed Golf Club incorporating an 18-hole signature golf course of Championship standard including the re-profiling of ground levels, the incorporation of existing Mill Race into layout, new footbridges, and provision of natural, semi-natural and maintained landscape and new water features (incorporating sustainable drainage principles including the creation of wet and dry swales, attenuation basins and earth berms), with associated practice facilities including driving range, putting greens and a maintenance area; removal of various redundant agricultural outbuildings and structures to accommodate change of use with alterations/extensions of the Grade B1 listed buildings (Newgrove House) to provide a new club house and golf equipment storage cottage, with the erection of additional club house accommodation in a standalone detached single storey building; landscaping; car parking areas; relocated access and associated improvements from Ballylesson Road; upgrade to internal access road with new laneways and pathways; and ancillary site works at Newgrove House 191 Ballylesson Road, Belfast

Councillor S Burns left the meeting during this item (1.00 pm).

The Head of Planning and Capital Development presented the report to Members. Arising from discussion, Alderman M Gregg requested legal advice on how Members should handle Pre-application Notices.

"In Committee"

It was proposed by Alderman M Gregg, seconded by Councillor N Trimble and agreed to go 'into committee' to seek legal advice. Those members of the public and press in attendance left the meeting (12.51 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 the Vice-Chair, Alderman J Tinsley, seconded by Alderman O Gawith and agreed to come out of committee and normal business was resumed (12.59 pm).

The Head of Planning and Capital Development reminded Members to refer to Part 9 of the Northern Ireland Local Government Code of Conduct for Councillors in relation to planning matters. He also advised that refresher training in relation to the code of conduct and decision making could be arranged if required, and requested Members confirm in writing if they wished to avail of this.

It was proposed by the Vice-Chair, Alderman J Tinsley, seconded by Councillor P Catney and unanimously agreed to approve the Pre-application notice as outlined within the report.

- 4.9 Pre-application Notice (PAN) for the submission of an application or applications under Section 54 of The Planning Act (Northern Ireland) 2011 to vary Conditions 9, 10 & 22 (Remediation Strategy); Condition 14 (Acoustic Fencing); Condition 16 (Glazing Specifications); Condition 17 (Ventilation Specifications); and removal of Condition 20 (Pre-demolition Survey) of planning permission reference LA05/2021/0033/F as required at Carrow Hall residential development on lands formerly occupied by the Rolls Royce factory, north of Upper Newtownards Road, south of Inspire Business Centre, east of Ballyoran Lane and west of Carrowreagh Road, Dundonald

The Head of Planning and Capital Development presented the report and responded to questions from Members. It was proposed by Councillor P Catney, seconded by the Vice-Chair, Alderman J Tinsley and unanimously agreed to approve the Pre-application notice as outlined within the report.

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

It was proposed by Councillor D J Craig, seconded by Alderman O Gawith and agreed that information regarding notification by telecommunication operators of intention to utilise Permitted Development Rights at locations in the Council area 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, Councillor D Bassett, thanked those present for their attendance. There being no further business, the meeting was terminated at 1.11 pm.

Chair/Mayor