

LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of Planning Committee Meeting held in the Council Chamber and in Remote Locations on Monday, 6 October, 2025 at 10.00 am

PRESENT IN CHAMBER:

Alderman J Tinsley (Chair)

Councillor G Thompson (Vice-Chair)

Aldermen O Gawith and M Gregg

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

PRESENT IN REMOTE LOCATION:

Councillors D Bassett and P Catney

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 (CR, EW and FA)

Cleaver Fulton Rankin

Mr B Martyn, Legal Advisor
Ms O Kelly (remote attendance)
Mr S Masterson (remote attendance)
Ms C McPeake (remote attendance)
Mr P Lockhart (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**

There were no apologies.

2. **Declarations of Interest**

Councillor A Martin declared a non-pecuniary interest in planning application LA05/2024/0850/F as he was a Director on Lagan Valley Regional Park Limited Board. He would withdraw from the Council Chamber during consideration of this application.

2. Declarations of Interest (Contd)

The Chair, Alderman J Tinsley, stated that, by virtue of being Members of Council, all other Members of the Planning Committee would have an interest in this planning application. However, the dispensation under paragraph 6.6 of the Code of Conduct applied and Members were permitted to speak and vote on the application.

3. Minutes of Meeting of Planning Committee held on 8 September, 2025

It was agreed that the minutes of the meeting of Committee held on 8 September, 2025 be confirmed and signed.

Councillor D J Craig arrived at the meeting (10.03 am).

4. Report from the Head of Planning & Capital Development

4.1 Schedule of Applications

The Chair, Alderman J Tinsley, advised that there had been 1 major and 5 local applications on the schedule for consideration at the meeting; however, application LA05/2023/0069/O had been withdrawn from the schedule.

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) LA05/2024/0401/F – Proposed battery energy storage system (BESS) 600MW, landscaping and ancillary development on lands approximately 230 metres east of 2 Moneybroom Road, Lisburn

Councillor N Trimble arrived at the meeting during consideration of this application (10.09 am).

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

The Committee received Mr L Ross 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.

- (i) LA05/2024/0401/F – Proposed battery energy storage system (BESS) 600MW, landscaping and ancillary development on lands approximately 230 metres east of 2 Moneybroom Road, Lisburn (Contd)

Debate

During debate:

- the Chair, Alderman J Tinsley, welcomed this development, which would bring significant investment to the Council area and would benefit residents widely. He commended Officers for their work on this application;
- Councillor D J Craig echoed the Chair's comments. Energy storage was a critical part of the overall infrastructure of electricity in Northern Ireland and Councillor Craig welcomed this development; and
- Alderman M Gregg stated that he saw the value in adding this additional resilience to the energy generation network. He was in support of the recommendation of the Planning Officer to approve planning permission.

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. Not having been present for the entirety of this item, Councillor N Trimble did not participate in the vote.

- (ii) LA05/2024/0850/F – Erection of a new community hall, car park and associated site works on lands 45 metres north of 142-196 Ashmount Gardens Lisburn

Having declared an interest in this matter, Councillor A Martin left the Council Chamber whilst it was being considered (10.36 am).

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

No-one was registered to speak on this application. However, Ms C Millar was attending remotely on behalf of the applicant and was available to answer questions. There were no questions put to Ms Millar.

A number of Members' queries were addressed by Planning Officers.

During discussion, it was agreed that, should this application be approved, the applicant would be asked to take account of Members' request that an outside water tap be provided.

Debate

During debate:

- the Chair, Alderman J Tinsley, welcomed this facility which would benefit the local community whilst still leaving a large green area of open space; and

(ii) LA05/2024/0850/F – Erection of a new community hall, car park and associated site works on lands 45 metres north of 142-196 Ashmount Gardens Lisburn (Contd)

- Alderman M Gregg echoed the Chair's comments. However, he stated his disappointment that there was no renewable energy integrated into this building, but was heartened that it may be considered in the future. He also encouraged the need for an outside water tap.

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 at this point (10.50 am).

At this point in the meeting, the Head of Planning & Capital Development advised that additional information had been received in respect of the next application on the schedule. Officers had had an opportunity to consider this information and would be in a position to offer advice on the matters raised at the end of the Officer's presentation. This information had been circulated to Members and to the third party who would be speaking in objection to the application. It was agreed that there would be a short recess to afford time for the information to be considered.

Adjournment of Meeting

The Chair, Alderman J Tinsley, declared the meeting adjourned at this point for a comfort break (10.52 am).

Resumption of Meeting

The meeting was resumed at 11.07 am.

(iii) LA05/2023/0494/F – Conversion of and single storey extension to disused mill to a dwelling with associated site works on lands approximately 33 metres southwest of 18 Gransha Close, Comber

Prior to this application being presented by the Planning Officer, it was proposed by Councillor J Lavery and seconded by Alderman O Gawith that the application be deferred for a site visit in order that Members could see and understand what was being proposed. On a vote being taken, this proposal was declared 'carried', the voting being 9 in favour and 2 against.

The Chair, Alderman J Tinsley, acknowledged that there were registered speakers present in the public gallery. He thanked them for their attendance and indicated that the application would be brought back to the next meeting of the Committee.

- (iv) LA05/2023/0251/F – New agricultural shed at 390 Ballynahinch Road, Hillsborough

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

No-one was registered to speak on this application.

A number of Members' queries were addressed by Planning Officers.

Debate:

There were no comments made at the debate stage.

Vote

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

- (v) LA05/2024/0714/F – Proposed erection of 30 dwellings including 14 Detached, 12 semi-detached and 4 apartments (change of house type and reduction of 3 units to site 214-217, 224-239, 248-254 & 292-297 previously approved under S/2014/0623/RM), open space provision, landscaping, NIE substation and all other associated site works at lands approximately 80 metres west of 1-15 (odds) Ayrshire Road, and approximately 120 metres north of 2-4 Woodbrook Manor, Lisburn

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

No-one was registered to speak on this application.

A number of Members' queries were addressed by Planning Officers.

Debate:

During debate:

- the Chair, Alderman J Tinsley, welcomed this development, which because of re-arranging due to NIE's concerns, had brought about an additional 6 affordable housing units;
- Alderman O Gawith welcomed the developer providing a high standard of development. He was glad that the affordable housing units would also meet those standards. As to any concern regarding how many units could be occupied before the affordable units were, given that the developer had reduced the number of units by 3 and that it was a new requirement, Alderman Gawith was not troubled as much as he had been on previous occasions. He welcomed the development overall; and

- (v) LA05/2024/0714/F – Proposed erection of 30 dwellings including 14 Detached, 12 semi-detached and 4 apartments (change of house type and reduction of 3 units to site 214-217, 224-239, 248-254 & 292-297 previously approved under S/2014/0623/RM), open space provision, landscaping, NIE substation and all other associated site works at lands approximately 80 metres west of 1-15 (odds) Ayrshire Road, and approximately 120 metres north of 2-4 Woodbrook Manor, Lisburn (Contd)
- Alderman M Gregg concurred with Alderman Gawith. He also welcomed the fact that the application met with policy RE2. To avoid future questions around thresholds of HOU10 and affordable housing, he suggested that the wording in paragraph 115 of the report be taken into consideration for future reports and be amended to include the word 'private'. He welcomed the inclusion of a statement in the report specifying which units were affordable housing.

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 P Catney left the meeting at this point (11.44 am).

4.2 Statutory Performance Indicators – August 2025

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

4.3 Appeal Decision – LA05/2023/0134/A

Members noted the report and decision of the Planning Appeals Commission in respect of the above appeal.

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

Members noted from the report, information regarding notification by telecommunication operators of intention to utilise Permitted Development Rights at a number of locations in the Council area.

4.5 Update to the Protocol for the Operation of the Planning Committee

It was proposed by Councillor A Martin, seconded by Alderman M Gregg and agreed that approval be given to the change in the Protocol for the Operation of the Planning Committee in respect of Pre-Determination Hearings with the deletion of paragraph 34.

4.5 Update to the Protocol for the Operation of the Planning Committee
(Contd)

The Director of Regeneration and Growth advised that, as the Protocol for the Operation of the Planning Committee was an appendix to the Council's Standing Orders, this amendment would also require to be approved through the Corporate Services Committee.

5. Any Other Business

5.1 RTPI Planning Event – Building Better Communities
27 October, 2025 – Cookstown

The Head of Planning & Capital Development reminded Members that he had previously circulated details of the above event. It was agreed that any Members wishing to attend notify the Member Services Officer, it being noted that the only cost involved would be mileage.

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 11.51 am.

Chair/Mayor