

LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of Planning Committee Meeting held in the Council Chamber and in Remote Locations on Monday, 9 March, 2026 at 10.20 am

PRESENT IN CHAMBER:

Alderman J Tinsley (Chair)

Alderman O Gawith

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

PRESENT IN REMOTE LOCATION:

Councillors D Bassett and J Laverty

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)

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 The Vice Chair, Councillor G Thompson, Alderman M Gregg and Councillor D J Craig.

2. **Declarations of Interest**

Councillor P Catney advised he had discussions with the developer in respect of application LA05/2025/0384/F, and that he lived close to the proposed development site for the same application. Councillor Catney stated that he had not commented or committed to a decision on the application.

2. Declarations of Interest (Cont'd)

Councillor D Bassett advised that he had written a letter of support, along with party colleague Councillor R Carlin, in respect of application LA05/2025/0798/F.

By virtue of being Members of Council, all Members of the Planning Committee would have an interest in planning application LA05/2025/0798/F. 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 2 February, 2026 and Special Meeting of Planning Committee on 18 February, 2026

It was agreed that the minutes of the meeting of Committee held on 2 February, 2026, and special meeting of Committee held on 18 February, 2026 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) LA05/2023/0603/F – Neighbourhood Centre consisting of two retail units, a community unit, petrol filling station, four EV charging points, forecourt canopy, services bay, ATM, cycle parking, car parking, landscaping and associated site and access works on lands east of the Ballymaconaghy Road immediately south of Knockbracken Golf Centre and northeast of 1 Laurelgrove Court, Belfast

Councillor N Trimble arrived at the meeting during this item (10.57 am).

The Senior Planning officer (GM) 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 Messrs. W Adams, A Hair and T Cousins and together they responded to a number of Members' queries.

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

- (i) LA05/2023/0603/F – Neighbourhood Centre consisting of two retail units, a community unit, petrol filling station, four EV charging points, forecourt canopy, services bay, ATM, cycle parking, car parking, landscaping and associated site and access works on lands east of the Ballymaconaghy Road immediately south of Knockbracken Golf Centre and northeast of 1 Laurelgrove Court, Belfast (Cont'd)

Debate

During debate:

- The Chair, Alderman J Tinsley, welcomed the application and the level of detail contained within it, in particular the addition of retail units and a community hub; and
- Alderman O Gawith welcomed the application and advised that he was pleased to hear of the use of technology to increase the environmental sustainability of the proposed building. Alderman Gawith spoke highly of the inclusion of a community space within the proposal and concluded by stating he would be happy to follow Officers advice to approve the planning 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.

Adjournment of Meeting

The Chair, Alderman J Tinsley, declared the meeting adjourned at this point for a comfort break (11.11 am).

Resumption of Meeting

The meeting was resumed at 11.17 am.

- (ii) LA05/2023/0534/F – Proposed residential development of 26 dwellings comprising of 6 semi-detached and 20 detached, garages, car parking, open space, landscaping and all associated site and access works on lands immediately south of 58 Brooke Hall Heights and east of 26 Brooke Hall, Belfast.

The Senior Planning officer (GM) 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 Mr M Canning to field questions from Members, however, Members had no questions for Messrs. Stokes and Canning.

- (ii) LA05/2023/0534/F – Proposed residential development of 26 dwellings comprising of 6 semi-detached and 20 detached, garages, car parking, open space, landscaping and all associated site and access works on lands immediately south of 58 Brooke Hall Heights and east of 26 Brooke Hall, Belfast. (Cont'd)

Members' queries were responded to by Planning Officers.

Debate

During debate:

- Councillor P Catney commented on the addition of affordable housing within the application and spoke of, how together with the previous application, it would make the whole area more complete. Councillor Catney welcomed the investment in the area and advised that he would be voting in favour of the Officers recommendation; and
- The Chair, Alderman J Tinsley, welcomed the additional of a playpark and green spaces in application. The Chair continued that the construction of the proposed spine road would complete 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.

- (iii) LA05/2025/0384/F – Proposed development of 75 dwelling units (comprising 26 apartments, 48 semi-detached and 1 detached bungalow), including new access and right-hand turn lane, car parking, landscaping, open space and all associated site works on lands at 70 Belfast Road, Lisburn

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 Messrs. M Tumilty and J Keenan and together they responded to a number of Members' queries.

Planning Officers responded to questions from Members.

Debate

During the debate:

- Councillor P Cartney advised that he lived in close proximity to the proposed development and that he welcomed the £20 million investment to the area. Councillor Catney continued that the re-development of this brownfield site gave him hope for the future that development could take place at the old Hilden Mill site. Councillor Catney spoke of the

- (iii) LA05/2025/0384/F – Proposed development of 75 dwelling units (comprising 26 apartments, 48 semi-detached and 1 detached bungalow), including new access and right-hand turn lane, car parking, landscaping, open space and all associated site works on lands at 70 Belfast Road, Lisburn (Cont'd)

sustainability of the location, given the proximity to bus and train services, and concluded by welcoming the social housing aspect to the application;

- Alderman O Gawith requested that a condition, which was part of the Officers recommendation in relation to the fulfilment of the planting plan, be amended to state that a variety of fruit trees and other similar pollinators be included in the planting on site. The Head of Planning and Capital Development advised that this would be possible. Later in the debate Alderman Gawith advised that he welcomed the application, which in his opinion was excellent and spoke of how it would improve the site which he described as an eyesore; and
- The Chair, Alderman J Tinsley, commended the applicant and Planning Officers for both the level of detail and the speed at which this application had been completed. The Chair concluded by welcomed 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.

Adjournment of Meeting

The Chair, Alderman J Tinsley, declared the meeting adjourned at this point for a comfort break (12.32 pm).

Resumption of Meeting

The meeting was resumed at 12.37 pm.

- (iv) LA05/2025/0798/F - New synthetic sports pitch to include 6m high ball stop fencing, fifteen-metre-high floodlighting columns with floodlights and new pedestrian entrance onto Church Road at Carryduff Primary School, Killynure Road, Belfast.

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

No-one was registered to speak on this application.

Planning Officers responded to questions from Members.

- (iv) LA05/2025/0798/F - New synthetic sports pitch to include 6m high ball stop fencing, fifteen-metre-high floodlighting columns with floodlights and new pedestrian entrance onto Church Road at Carryduff Primary School, Killynure Road, Belfast. (Cont'd)

Debate

During the debate:

- Councillor P Catney welcomed the application and stated that he hoped to see more applications of this type in the future;
- Councillor D Bassett concurred with Councillor P Catney and welcomed the investment to the area;
- The Chair, Alderman J Tinsley, agreed with the previous comments, commended Officers in the timeliness of the processing of the application, and spoke favourably of the integration of community sports facilities with local schools; and
- Alderman O Gawith welcomed the application and agreed with the comments of previous Members.

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, Alderman J Tinsley, declared the meeting adjourned for lunch at this point (12.54 pm).

Resumption of Meeting

The meeting was resumed at 1.31 pm. Councillor D Bassett did not return to the meeting after the lunch break.

- (v) LA05/2024/0923/F – Erection of 119 dwellings (mixed tenure of private and social rented) and associated/ancillary development to include new accesses, roadways, open space areas and play park on lands at Ballinderry Road, to the immediate west of 39 Enterprise Crescent, Lisburn and the immediate east of Home Bargains, Ballinderry Road, Lisburn.

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

The Committee received Mr C Bryson, to speak in support of the application. Mr Bryson was joined by Ms J Sloane and a number of Members' queries were addressed.

- (v) LA05/2024/0923/F – Erection of 119 dwellings (mixed tenure of private and social rented) and associated/ancillary development to include new accesses, roadways, open space areas and play park on lands at Ballinderry Road, to the immediate west of 39 Enterprise Crescent, Lisburn and the immediate east of Home Bargains, Ballinderry Road, Lisburn.
(Cont'd)

Planning Officers responded to a number of questions from Members.

Debate

During the debate:

- Councillor N Trimble advised that he was happy to vote in favour of the application and that it met a real need in the area. Councillor Trimble continued that he had concerns over the six properties that would be privately rented but was satisfied with the information provided that Clanmill Housing would be the owners and landlord;
- Councillor P Catney spoke of a fatal accident involving a cyclist on the Ballinderry Road in 2016, however, Councillor Catney continued that given the application had been assessed by Department for Infrastructure (Roads) and Planning Officers and was recommended for approval, he was happy to accept their recommendation; and
- The Chair, Alderman J Tinsley, welcomed the erection of 119 new dwellings. The Chair continued that the area was in need of new housing and requested that Clanmill Housing ensure the area is well managed to create a settled community.

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, Alderman J Tinsley, declared the meeting adjourned at this point for a comfort break (2.34 pm).

Resumption of Meeting

The meeting was resumed at 2.41 pm.

- (vi) LA05/2024/0515/F – Proposed dwelling and garage in substitution for that previously approved under application reference LA05/2022/1032/F on lands approximately 100 metres northeast of 23 Lisleen Road, Comber.

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

- (vi) LA05/2024/0515/F – Proposed dwelling and garage in substitution for that previously approved under application reference LA05/2022/1032/F on lands approximately 100 metres northeast of 23 Lisleen Road, Comber.
(Cont'd)

The Committee received Mr J Martin to speak in support of the application via a remote location.

There were no questions to Mr Martin or to Officers.

Debate

There were no comments during the debate.

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.

4.2 Statutory Performance Indicators – January 2026

It was agreed that information relating to Statutory Performance Indicators for January 2026 be noted.

4.3 Appeal Decision – LA05/2021/1253/F

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

4.4 Enforcement Notice Decision – LA05/2023/1142/CA

Members agreed that the report and decision of the Planning Appeals Commission in respect of the above enforcement notice be noted.

4.5 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.

5. Any Other Business

5.1 Thanks to Planning Officers
Councillor P Catney

Councillor P Catney spoke of the number of applications passed earlier in the meeting and thanked the Planning Officers for their hard work in preparing applications for the committee and for the professional manner in which they were presented. The Chair, Alderman J Tinsley, echoed these sentiments and spoke of the pressure Officers were under, including non-planning matters such as financial constraints for the applicants, which affected the timescales for such applications.

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 2.59 pm.

Chair/Mayor