

**LISBURN & CASTLEREAGH CITY COUNCIL**

**Minutes of Meeting of the Planning Committee held in the Council Chamber, Lisburn & Castlereagh City Council Offices, Island Civic Centre, The Island, Lisburn on Monday 14 May 2018 at 10.00 am**

**PRESENT:** Councillor L Poots (Chairman)  
Councillor N Trimble (Vice-Chairman)  
Aldermen J Dillon MBE JP, D Drysdale and T Jeffers  
Councillors J Craig, O Gawith, A Girvin,  
B Hanvey

**OTHER MEMBERS:** The Right Worshipful the Mayor, Councillor T Morrow  
Alderman J Tinsley  
Alderman W Leathem

**IN ATTENDANCE:** Director of Service Transformation  
Planning Manager  
Principal Planning Officer (RH)  
Senior Planning Officers (AS, PS, PMcF and MB)  
Member Services Officer  
Attendance Clerk

**Legal Advisors:**

Cleaver Fulton & Rankin - Brendan Martyn  
A & L Goodbody - Orla O'Hare

**Commencement of Meeting**

The Chairman, Councillor L Poots, welcomed everyone to the meeting.

Introductions were made by the Chairman and some Housekeeping and Evacuation announcements were made by the Director of Service Transformation.

1. **Apologies**

It was agreed that apologies from Councillor U Mackin and Councillor N Anderson be recorded and it was noted that Alderman J Dillon and Councillor B Hanvey would be leaving the meeting early.

2. **Declarations of Interest**

The Chairman sought Declarations of Interest from Members and reminded them to complete the supporting forms which had been left at each desk.

The following Declarations of Interest were made:

- The Chairman, Councillor L Poots declared an interest in LA05/2017/0597/O due to the fact that his father was scheduled to make representations at the meeting in respect of it.

### 3. Minutes

Councillor N Trimble referred to page 11 of the Minutes of the Committee Meeting held on Monday 9 April 2018 and requested that the wording of the decision in respect of LA05/2016/1050/F and LA05/2016/0686/F be amended to read 'deferred for a period up to two months'.

It was proposed by Councillor O Gawith seconded by Councillor J Craig and agreed that the above Minutes be signed subject to the above amendment being made.

### 4. Confidential Report from the Director of Service Transformation

It was agreed that the report and recommendations of the Confidential Report of the Director of Service Transformation be adopted, subject to any decisions recorded below.

The Chairman advised that the following items would be discussed 'in Committee' for the reasons indicated on the meeting Agenda.

#### 'In Committee'

It was proposed by Councillor J Craig, seconded by Alderman T Jeffers and agreed that the items in the Confidential Report be considered 'In Committee', in the absence of press and public being present.

#### 4.1.1 Enforcement Cases with Court Proceedings in May 2018

Having been provided with information on Enforcement Cases with Court Proceedings in May 2018 it was agreed that the information provided within the Report should be noted.

#### 4.1.2 Members' Training

Having been provided with a verbal update in respect of training for new members of the Committee it was agreed that Members note the Commissioner's reminder in respect of the Council's Protocol and the DoE Best Practice Protocol for Planning Committees and that progression of this matter would be taken forward through the Members' Steering Group and the Party Group Leaders Group.

#### 4.1.3 Rolling Year Absence Figures for the Planning Unit

Having been provided with information on rolling year absence figures for the Planning unit, it was agreed that the information be noted.

## Resumption of Normal Business

It was proposed by Councillor O Gawith seconded by Alderman D Drysdale and agreed to come out of committee and normal business was resumed.

## 5. Report of the Director of Service Transformation

It was agreed that the report and recommendations of the Director of Service Transformation be adopted, subject to any decisions recorded below:-

Item 2 of the Report was taken first.

### 5.2 Planning Monitoring Framework

Members noted information provided within correspondence from the Permanent Secretary, Department for Infrastructure dated 12 April 2018 regarding the Planning Monitoring Framework and the work being carried out prior to the publication in July 2019.

## Items for Decision

### 5.1 Report of the Planning Manager

#### 5.1.1 Schedule of Applications:

The Chairman reminded Members that they needed to be present for the entire item. If absent for any part of the discussion they would render themselves unable to vote on the application.

The Legal Adviser highlighted paragraphs 46 - 48 of the Protocol for the Operation of the Lisburn & Castlereagh City Council Planning Committee which, she advised, needed to be borne in mind when determinations were being made. The Chairman advised that there were a number of speakers in attendance making representation on some of the applications and therefore the Schedule of Applications would be taken out of order to enable these applications to be taken first.

Members were advised that representatives of DfI Roads were in the public gallery for this particular meeting and could be called upon to respond to questions from Members should this be required.

- (1) LA05/2016/0920/F – Local Application – (Previously Deferred) – Proposed construction of 24 no. dwellings consisting of 2 storey semi-detached dwellings and an associated 3 storey apartment block with associated communal and integral parking and public open space (amended address) on lands bounded by no 12 and 25 Alveston Drive, nos 1 to 15 (odds) Alveston Drive and nos 1 to 27 (odds) and 54 to 60 (evens) Killynure Green, Carryduff.

(The Legal Advisor, Mr Brendan Martyn and the Planning Manager left the meeting at 10.25. The position of Legal Advisor for this item was taken by Ms Orla O'Hare).

The Senior Planning Officer (PMcF) presented this application as outlined within the circulated report. As this application had previously been heard he updated on the site meeting and other salient points.

The Committee received Mr Sam McKee who wished to speak in support of the application highlighting the following:

- He thanked the Committee for affording him the opportunity to speak.
- The land was zoned for development.
- There was extant planning permission in place and this would be an improvement on that.
- He outlined the scheme.
- Open space had been focused in one area and hopefully this would address anti-social behaviour concerns.
- There was enhanced separation distances.
- He outlined the work undertaken by Choice Housing to address the concerns of the local community and the success of this was reflected in the fact that there were no speakers attending to speak against the application.
- Choice Housing had invested £85,000 to provide a community hub.
- The application would meet a social housing need and Choice Housing had committed to social housing in the area.
- He urged a recommendation to approve.

The Committee, having considered the information provided within the Report of the Senior Planning Officer and from those making representations, agreed by a majority of 9:0 with 0 abstentions to approve the application as outlined in Officer's report and subject to the conditions stated therein.

(The Planning Manager and Mr Brendan Martyn returned to the meeting at 10.35 and Mr Martyn took the role of Legal Advisor and Ms Orla O'Hare left the meeting).

(The Director of Service Transformation and the Senior Planning Officer (PMcF) left the meeting at 10.35)

- (4) LA05/2017/0595/O – Local Application (called in) – demolition of existing building and erection of infill dwelling on lands at 17 Old Coach Road, Hillsborough.

It was noted that this application had been withdrawn from the schedule by the Agent.

(Having declared an interest in the next application, the Chairman, Councillor L Poots left the meeting at 10.35 and the position of Chairman was taken by the Vice-Chair, Councillor N Trimble).

(5) LA05/2017/0597/O – Local Application (called in) – two infill dwellings on land between stable and potting shed 17 Old Coach Road, Hillsborough.

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

The Committee received Ms Diana Thompson and Mr Julian Crothers who wished to speak in support of the application highlighting the following:

- The interpretation of the policy needs to be reconsidered.
- Paragraph 6 of the Planning Officer's report refers to a lane-way which contradicts the recommendation.
- There are at least three buildings at the location and she went on to describe these.
- The site cannot be seen from the roadside so it integrates well.
- It is entirely consistent with rural character and is appropriate.
- She sought reconsideration.

This was followed by a question and answer session on the above points.

The Committee received Mr Pat Catney MLA who wished to speak in support of the application highlighting the following:

- In his opinion Policy CTY8 is met.
- This is a lane-way.
- There are 5 buildings.
- There are no other conditions to be met.
- He outlined special circumstances in respect of the applicant's brother which may also impact.
- He emphasised that the site could not be seen from the road.

This was followed by a question and answer session on the above points.

The Committee received Mr Robbie Butler who wished to speak in support of the application highlighting the following:

- He had visited the site and felt that the application was policy compliant.
- There were also mitigating matters in respect of the personal needs of the applicant's brother.
- He stated that the Committee had approved similar applications in the past.
- He outlined an appeal decision which referred to an ancillary building which he felt confirmed his opinion that the potting shed was relevant and compliant.
- He described the access lane which he also felt met policy requirements.

This was followed by a question and answer session on the above points.

The Chairman, Councillor N Trimble advised that Mr Edwin Poots MLA was scheduled to make representations on this application but was not in attendance.

The Committee, having considered the information provided within the Report of the Senior Planning Officer and from those making representations, agreed by a majority of 8:0 with 0 abstentions to refuse the application for the reasons outlined in Officer's report.

(Councillor L Poots returned to the meeting and assumed the position of Chairman and Councillor N Trimble returned to his seat in the Chamber at 11.10).

(6) LA05/2017/0097/F – Local Application (called in) – retention of existing concrete laneway to access agricultural land and direct access and layby onto Glenavy Road on lands 200m South East of 94 Glenavy Road, Ballycarrickmaddy, Lisburn.

The Senior Planning Officer (AS) presented this application as outlined within the circulated report.

The Committee received Mr Andrew Stephens who wished to speak in support of the application highlighting the following:

- He stated that the Reports had not been publicly available until that morning.
- He stated that the presumption was in favour of development.
- He outlined the location of the field gate and the policy anomaly in respect of it.
- He stated that there was no evidence of intensification.
- He stated that the works can be undertaken under permitted agricultural development – this was not within a site of archaeological interest.
- He advised that agricultural activity had been ongoing for 4 years with no accidents.
- He stated that there had been no increase in the use of the access.
- If there was a significant risk, an enforcement notice would have been issued.
- There was no risk re road safety and no demonstrable harm.
- DCAN 15 is not a rule book and he urged approval.

This was followed by a question and answer session on the above points during which, at the request of Mr Stevens, it was proposed by Councillor O Gawith, seconded by Alderman D Drysdale and agreed that a photograph of a tractor emerging onto the road be circulated to members of the Committee for information.

The Committee received Alderman J Tinsley who wished to speak in support of the application highlighting the following:

- The previous speaker had covered many of the points he was going to make.
- He has considerable experience of farming in that particular area.
- The field gate has been in place historically.
- Modern farm machinery which is larger meant that the lane needed to be improved for safety reasons.
- He confirmed that the lane would only be used for agricultural purposes.
- The applicant would be happy for conditions to be put on the approval to control the use.
- He feels appropriate weight needs to be put on the comments of Consultant who spoke previously.
- The new arrangements have been in place for 3 years with no accidents.
- He considered this was an improvement and should be approved.

This was followed by a question and answer session on the above points.

The Committee received Mr Robbie Butler MLA who wished to speak in support of the application highlighting the following:

- He referred to the findings of Transport NI highlighting that their initial concerns were at intensification and he confirmed that this was not the case.
- He lives close to the location.
- There was a farm entrance at the location but it was unsafe.
- The owner has improved access and safety
- The use could be conditioned.

At this stage and, at the request of members of the Committee, Mr Brian Finlay and Mr Stephen Cash from DfI Roads outlined why they had responded negatively in respect of the application and Mr Andrew Stephens responded to a number of additional questions from members of the Committee having been permitted to do so by the Chair who took advice on his discretion to do so where the Committee's Protocol was silent on the issue.

After further discussion it was proposed by Alderman J Dillon that this application be deferred pending further negotiations.

There was then a counter proposal from Councillor A Girvin who considered that the planning application should be determined at this meeting.

There was then a third proposal from the Chairman, Councillor L Poots who suggested that the application be deferred pending further negotiations but also to facilitate a site meeting to allow members of the committee to view the site layout and context.

At the request of the Chair and the Planning Manager, the Legal Advisor reminded the Committee of the reasons contained in the Committee's Protocol for which it was allowed to defer an application.

Alderman J Dillon stated that he was content that a site meeting be added to his initial proposal and it was therefore proposed by him, seconded by Councillor J

Craig and by a majority of 7:2 it was agreed that determination of the application be deferred to allow for further negotiations and the scheduling of a site meeting.

The Chairman, Councillor L Poots declared the meeting adjourned at 12.27 and resumed again at 12.40.

- (7) LA05/2016/0461/O – Local Application (called in) – dwelling and garage on land 140m south of 16 Magheradartin Road, Hillsborough.

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

The Committee received Mr Andrew McCready who wished to speak in support of the application highlighting the following:

- The applicant had inherited the farm and this was an outline planning permission application.
- There was a stone barn, a shed and the remains of a dwelling.
- The three criteria of CTY10 were all met.
- Active farming included maintaining the land in good condition and this had been done.
- There was no requirement to be a full time farmer.
- The applicant's late father had an ID number but this had not been transferred.
- The land has been let but the owner has maintained it and provided receipts for the maintenance.
- A DARD number is an advantage but not a necessity.
- Similar approvals had been granted in the past by this and other Councils and he outlined some of these.
- He felt that the evidence provided was sufficient to permit approval.

This was followed by a question and answer session on the above points.

The Committee, having considered the information provided within the Report of the Senior Planning Officer and from those making representations, agreed by a majority of 8:1 with 0 abstentions to refuse the application for the reasons outlined in Officer's report.

The Chairman, Councillor L Poots declared the meeting adjourned for lunch at 13.00 resuming at 13.40 pm

(Alderman J Dillon did not return to the meeting).

- (9) LA05/2017/0085/F – Local Application (called in) – change of use from Beauty (class A1 shop) to hot food takeaway on lands at 24 Ballynahinch Street, Hillsborough.



The Senior Planning Officer (PS) presented this application as outlined within the circulated report.

The Committee were advised that the Council's Environmental Health Officer was in the public gallery and could respond to questions from Members should that be required.

The Committee received Mr David Law and his father who wished to speak in opposition to the application highlighting the following:

- He outlined the reasons why he considered the application was flawed highlighting the planning policy aspect in light of the conservation area, the planning appeals aspect in light of a similar refusal in Belfast and the environmental issues as a result of the flue.
- He outlined how he considered that the business was unsustainable given the projected footfall, staffing numbers and conditions.
- He stated that a balanced view needed to be taken and benefits weighed against harm and there were little benefits compared to the potential harm.
- He stated that the conditions applied by planners were unenforceable.

This was followed by a question and answer session on the above points.

The Committee received Mr Robbie Butler MLA who wished to speak in opposition to the application stating the following:

- The Council were custodians of the area and need to take care of its assets.
- This is in the conservation area and use of the premises is important.
- One member of staff could not operate this business with 30/40 customers per day.
- This is a heavily congested piece of road with varied uses.
- DCAN 4 is vitally important.
- There is no shortage of eateries in the village and one other indian take-away – so there is no need identified.
- He outlined the inadequacies of modern extraction systems by stating that he can detect smells from a local restaurant near his office in Bridge Street Lisburn and that is in a conservation area also and uses modern extraction systems.
- This is not a suitable location for such an application.

This was followed by a question and answer session on the above points.

The Committee received Mr Trevor Lunn MLA who wished to speak in opposition to the application stating the following:

- Letters of support were from people who live on the outskirts of the village, letters of opposition were from those close by.
- The building adjoins a residential property.
- He is surprised that this is being considered for approval.
- DCAN 4 was read out and it was highlighted that this application does not meet this requirement.

- Filtration systems were not always effective and cannot completely eradicate odours.
- A need for this change of use has not been demonstrated.
- The number of customers envisaged will not sustain a business and issues caused by deliveries and associated vehicles have not been taken account of.

This was followed by a question and answer session on the above points.

The Committee received Ms Laura McCausland who wished to speak in support of the application highlighting the following:

- She fully supported the case officer's recommendation which addressed all the issues raised.
- Consultees have considered the objections raised and responded accordingly.
- There are no objections from the Council's Conservation Officer.
- No evidence has been provided to support the objections raised nor to illustrate that other Indian take-aways in other conservation areas have had a detrimental affect.
- The property is vacant at the moment and this does have a detrimental affect.
- The viability of the business is up to the applicant, he already operates two other fully compliant restaurants.
- There is one other hot food restaurant in the immediate area.
- There is plenty of parking.
- The other Indian take-away is a mile away.

This was followed by a question and answer session on the above points.

At the request of members of the Committee, the Council's Environmental Health Officer responded to questions from members and outlined the extraction system to be installed. He outlined how they had reached their decision using a risk assessment matrix and confirmed that the odour should be controlled and the proposals achievable.

The Committee, having considered the information provided within the Report of the Senior Planning Officer and from those making representations, agreed by a majority of 7:1 with 0 abstentions to approve the application as outlined in Officer's report and subject to the conditions stated therein.

A recorded vote was requested by the Chairman, Councillor L Poots and the resultant voting was as follows:

In favour of the recommendation to approve planning permission:  
*Alderman D Drysdale, Alderman T Jeffers, Councillor N Trimble, Councillor B Hanvey, Councillor O Gawith, Councillor J Craig, Councillor A Girvin*

Against the recommendation to approve planning permission:  
*The Chairman, Councillor L Poots.*

- (10) LA05/2017/0568/F – Local Application (called in) – new vehicular access to serve 2 no approved infill dwellings under extant approval LA05/2015/0256/O on lands adjoining and south east of 268 Ballygowan Road, Crossnacreevy.

The Senior Planning Officer (AS) presented this application as outlined within the circulated report.

The Committee received Mr Colin McAuley who wished to speak in support of the application highlighting the following:

- The proposal will upgrade the agricultural entrance for access purposes.
- It would not intensify the access onto the protected route.
- The original entrance was never in the control of the land-owner.
- The recommendation disregards previous decisions made by this Committee and the PAC and he outlined these.
- He also outlined appeals which had been upheld and provided quotations to support his comments.
- He stated that this application should be determined along similar lines and urged approval to be granted.

This was followed by a question and answer session further exploring the comments made above focusing particularly on the safety improvements made at the location, the road traffic accident history in the immediate area and why there had been a change made to the road layout since the approval was granted.

Mr McAuley confirmed that the previous alternative was now no longer an option due to the fact that the vendors were no longer willing to sell the bungalow which was to provide the original access.

The Committee received Ms Michelle McIlveen MLA who wished to speak in support of the application highlighting the following:

- She was very familiar with the road lay-out.
- Access onto a protected route is the only issue.
- The A23 has hazardous spots on it with two problematic junctions at the Hillsborough Road and the Gransha Road.
- She was disappointed that Transport NI did not recognise that this was an improvement as it moves the access further along the road from the junction and offers full visibility.
- Access from a minor road cannot be achieved and she therefore feels that this is policy compliant and should be approved.

This was followed by a question and answer session on the above points.

At the request of Members of the Committee, a representative from DfI Roads outlined the basis for their response which was that the application was contrary to PPS3 and did not meet the criteria for a new access.

At the culmination of further discussion and ensuing debate, members discussed the policy requirements in light of the fact the original access envisaged was no longer an option. The decision was put to a vote and by a majority of 2:6 with 0 abstentions, it was agreed that the recommendation of the Planning Officer would not be upheld.

The Chairman stated that the Professional Officer's recommendation to refuse planning permission had fallen and that a new motion was now under consideration.

It was then proposed by Councillor J Craig, seconded by Alderman D Drysdale and by a majority of 6:2 with 0 abstentions it was agreed that the reasons cited for the approval of the application would be:

- that the Committee recognise that this application meets all of the criteria (d) of the consequential amendment to policy AMP 3 in PPS21 which allows for access onto a protected route to be made when there is no alternative available and the proposed access is safer.

The Chairman declared the application approved for the reason stated above.

The Chairman then highlighted that because the application had been recommended for refusal, no conditions had been drafted. It was agreed by the Committee that the drafting of Conditions be delegated to the Planning Unit.

(Councillor B Hanvey left the meeting at 3.24 pm).

- (8) LA05/2018/0051/RM – Local Application (exceptions apply) – Proposed new single storey dwelling with sunroom on land adjacent to 1 Ballymacward Road, Dundrod, Crumlin.

The Senior Planning Officer (PS) presented this application as outlined within the circulated report.

The Committee, having considered the information provided within the Report of the Senior Planning Officer and from those making representations, agreed by a majority of 7:0 with 0 abstentions to approve the application as outlined in Officer's report and subject to the conditions stated therein.

The Chairman, Councillor L Poots declared the meeting adjourned at 3.30 pm resuming at 3.45 pm

- (11) S/2011/0049/O – Local Application (exceptions apply) – proposed erection of three storey nursing care facility (amended plans 02a) on lands at site to the south of 7a Lady Wallace Drive, Lisburn.

The Planning Manager (CH) presented this application as outlined within the circulated report.

The Committee received Mr Neil Armstrong and Mr Tim Moriarty who wished to speak in opposition to the application highlighting the following:

- An 88 bed nursing home will have a detrimental affect on local residents.
- It is inappropriate and unsympathetic.
- It will have a detrimental impact on the community as there will be access issues, change to the volume and type of traffic and 24 hour access.
- He highlighted access issues due to the gradient of the access road.
- The only green space will be taken away.
- He stated that this was not a community facility it was a private enterprise.
- He outlined inaccuracies in the report and stated that the height and scale had changed since the 2011 application.
- He provided documentary evidence of flooding in the area.
- He stated that PPS15 had not been complied with.
- He outlined that some of the consultation responses were historic.
- He outlined evacuation issues caused by the road gradient and the lack of a turning circle in the proposed development.
- He outlined issues with the proposed planting requirements.
- He stated that some of the above issues were exacerbated by the Thaxton development.

This was followed by a question and answer session on the above points.

The Committee received Alderman William Leathem who wished to speak in opposition to the application highlighting the following:

- In June 2012 an application for terraced housing was submitted and withdrawn due to flooding and it is unfortunate that this is similar.
- Some of the consultation reports are out of date.
- He highlighted the gradient of the road stating that this raised significant access concerns.
- PPS3 AM1 'creating an accessible environment' is not met.
- AM2 access will prejudice road safety and access and there will be a risk to pedestrians and cars.
- He outlined the flood risk and the inadequate parking incorporated advising that service vehicles will not be able to manoeuvre and the policy requires that they must.
- He stated that an 88 bed nursing home would impact on the amenity of local residents.

This was followed by a question and answer session on the above points.

The Committee received Mr Pat Catney MLA who wished to speak in opposition to the application highlighting the following:

- He wondered whether TNI would adopt the private road.
- He highlighted the gradient of the road.
- He stated that this was not residential, it was nursing care.

- He highlighted the lack of open space stating that there was a very steep road with a bad bend that floods.
- The public road has not been designated as a play area.
- There was, in his opinion, a land grab going on
- He urged the Council not to abandon the residents.

This was followed by a question and answer session on the above points.

The Committee received Mr Trevor Lunn MLA who wished to speak in opposition to the application highlighting the following:

- The flooding situation has already been highlighted.
- The access issues have already been highlighted.
- There is a serious drop in road level.
- The application is ill thought out from start to finish – it is dangerous.
- Evacuation of residents will not be possible.
- 35 parking spaces is quite inadequate.
- This will negatively impact property prices of surrounding homes.

This was followed by a question and answer session on the above points.

The Committee received Mr Paul Given MLA who wished to speak in opposition to the application highlighting the following:

- Since the withdrawal, ten amended plans have been submitted.
- This is for outline permission and the issues will be considered under Reserved Matters.
- Access issues have already been highlighted.
- Flooding issues have already been highlighted.
- When local residents purchased their homes they thought that the surrounding land would be developed for residential purposes, however that has changed and the area is becoming Commercial – he asked if the Committee wanted to facilitate that.

This was followed by a question and answer session on the above points.

The Committee received Mr Gavin Rolston from Clyde Shanks who wished to speak in support of the application highlighting the following:

- He outlined the background to the application and the achievements of the North Lisburn Consortium.
- He fully endorsed the recommendations and the fact that it meets policy requirements.
- Regarding consultation, a number of reports were submitted and assessed which including traffic and flooding about which concerns have been addressed.
- Design has been taken to the Q100 level and Rivers Agency are content with this and that it will provide protection.
- TNI have not disputed the Traffic Assessment Report.

- Development for housing would have more of an impact than that of a nursing home.
- Commercial traffic will make up a relatively small portion.
- He is happy to work with conditions regarding planting and he agreed that some retaining structures will be required.
- He endorsed the Committee to approve.

This was followed by a question and answer session on the above points during which Mr Rolston highlighted the proposed turning circle incorporated into the scheme.

Following further discussion it was proposed by Councillor J Craig, seconded by Councillor O Gawith and agreed by a majority of 6:1 with no abstentions that determination of the above planning application be deferred pending a site meeting to consider the location and context.

At this juncture, the Chairman, Councillor L Poots advised the Committee that the remaining two applications on the Schedule would be carried over to the next Committee Meeting for determination.

- (2) LA05/2016/1050/F – Local Application (previously deferred) – erection of 4 no detached dwellings with double garages including new vehicular accesses and all other associated site works on land to the south west of no. 4 Beanstown Road, Aghnahough, Lisburn.

and

- (3) LA05/2016/0686/F – Local Application (previously deferred) – erection of 5 no. detached dwellings with double garages including new vehicular accesses and all other associated site works (amended plans) on land to the east of no 7 Beanstown Road, Aghnahough, Lisburn and to the north of 94 – 102 (evens) Sir Richard Wallace Walk, Aghalislone (Upper Masserene), Lisburn.

(Councillor J Craig left the meeting at 5.27 pm.)

### Items for Noting

#### 5.1.2 Pre-Application Notices

- 5.1.2.1 Pre-application Notice in relation to potential major application at Sprucefield Retail Park.

Members noted the information provided within the Report in respect of the above notice.

- 5.1.2.2 Pre-application Notice in relation to potential major application on lands 120m North of 18 Maghaberry Road, Maghaberry.

Members noted the information provided within the Report in respect of the above notice.

5.1.3 Planning Appeal Decisions as at 26 April 2018

Having been provided with information in respect of two appeal hearings, members noted that the appeal in respect of LA05/2016/0276/CA had been upheld and that the appeal in respect of LA05/2015/0721/O had been dismissed.

5.1.4 Proposed A1 Junctions Phase 2 – Environmental Impact Assessment/ Environmental Impact Assessment Report.

Members noted information outlined within correspondence from RPS Planning and Environment dated 27 April 2018 advising that they had been appointed by the Department for Infrastructure Roads to co-ordinate the preparation of an Environmental Impact Assessment Report for the proposed Phase 2 of the upgrade of the A1 road between Hillsborough Roundabout and Loughbrickland.

5.1.5 Position in relation to the Planning Portal Business Case

Members noted the update provided advising that the Planning Portal Business Case would come forward to the Council through its Governance and Audit Committee in due course.

7. Any Other Business

There being no further business, the meeting concluded at 5.30 pm.

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CHAIRMAN / MAYOR