

LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of Planning Committee Meeting held in the Council Chamber and in Remote Locations on Monday, 1 June, 2026 at 10.00 am

PRESENT IN CHAMBER:

Alderman J Tinsley (Chair)

Councillors D Bassett, S Burns, D J Craig, J Lavery and A Martin

PRESENT IN REMOTE LOCATION:

Aldermen O Gawith and M Gregg

Councillors P Catney and N Trimble

IN ATTENDANCE:

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

Cleaver Fulton Rankin

Mr B Martyn, Legal Advisor
Ms C McPeake (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.

2. **Declarations of Interest**

The Chair, Alderman J Tinsley, advised that by virtue of being Members of Council, all Members of the Planning Committee would have an interest in planning application LA05/2026/0118/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.

There were no other declarations of interest made.

3. Minutes of Meeting of Planning Committee held on 11 May, 2026

It was agreed that the minutes of the meeting of Committee held on 11 May, 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 4 local applications on the schedule for consideration at the meeting.

Alderman O Gawith joined the meeting remotely at this point (10.08 am)

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) LA05/2022/0725/F – Construction of a dwelling to the rear of the site, with landscaping and all associated site works at 17-19 Main Street, Hillsborough

Councillor P Catney left and returned to the meeting during the hearing of this application (10.19 am and 10.27 am respectively).

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

The committee received Mr M Hanvey to speak in support of the application. Mr Hanvey was joined by Mr I Geary, and Mr S Moon was available via a remote location. Mr Hanvey responded to a number of Members' queries.

At the start of the questions to Planning Officers, Members queried whether Planning Officers had received a new submission from the Historic Environment Division (HED) which Mr M Hanvey had referred to in his address to committee.

The Head of Planning and Capital Development advised that a consultation response had been received by officers via email at 10.23 am that morning, which was after the Planning Committee meeting had commenced.

The Head of Planning and Capital Development requested through the Chair, Alderman J Tinsley a short adjournment to the meeting to circulate the response to Members and to allow Officers time to examine the detail of the response.

Adjournment of Meeting

The Chair, Alderman J Tinsley, declared the meeting adjourned at this point for a comfort break (10.35 am).

Resumption of Meeting

The meeting was resumed at 10.48 am.

- (i) LA05/2022/0725/F – Construction of a dwelling to the rear of the site, with landscaping and all associated site works at 17-19 Main Street, Hillsborough (Cont'd)

Planning Officers then responded to questions in respect of the consultation response from HED circulated to Members during the adjournment and other matters related to the application process.

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. Councillor P Catney did not participate in the vote as he was not present to hear the item in full.

- (ii) LA05/2024/0370/F – Proposed temporary erection of canvas tipi (April-November only) to be used in association with approved wedding venue on land 20 metres south-east of 87 Ballycoan Road, Belfast

Councillor D J Craig arrived at the meeting during the hearing of this application (11.57pm).

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

The committee received Mr M Hanvey to speak in support of the application. Mr Hanvey was joined by Mr R Price and together they responded to questions from Members.

Members' queries were responded to by Planning and Environmental Health Officers.

Debate

During debate:

(ii) LA05/2024/0370/F – Proposed temporary erection of canvas tipi (April-November only) to be used in association with approved wedding venue on land 20 metres south-east of 87 Ballycoan Road, Belfast (Cont'd)

- Councillor N Trimble advised that if the application was for a new business, it could have perhaps been looked on more favourably as it would have been bringing employment to the area and referred to the support from residents in neighbouring properties. Councillor Trimble continued that while he understood the position of the applicant, he had not heard enough evidence to make him go against the Officers recommendation. In summing up Councillor Trimble stated that he felt not all of the i's had been dotted and t's crossed for this planning application, which was a higher level of permission than the Certificate of Lawful Use or Development already held by the applicant; and
- Alderman O Gawith concurred with the comments made by Councillor N Trimble.

Vote

On a vote being taken, it was agreed to adopt the recommendation of the Planning Officer to refuse planning permission, the voting being:

In favour: Councillor S Burns, Councillor P Catney, Alderman O Gawith, Councillor M Gregg, Councillor J Laverty, Councillor A Martin, the Chair, Alderman J Tinsley, and Councillor N Trimble **(8)**

Against: Councillor D Bassett **(1)**

Councillor D J Craig did not participate in the vote as he was not present to hear the item in full.

Adjournment of Meeting

The Chair, Alderman J Tinsley, declared the meeting adjourned at this point for a comfort break (12.10 pm). Councillor P Catney advised that he would not be returning to the meeting after the break.

Resumption of Meeting

The meeting was resumed at 12.16 pm. Alderman M Gregg did not return to the meeting after the comfort break but would return at a later stage.

(iii) LA05/2024/0936/F – Erection of nineteen apartments, car parking, access arrangements, wastewater treatment plant, landscaping and associated site works on lands west of Belfast Road, east of 96 Millreagh Avenue and south of 98 Millreagh Avenue, Dundonald

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

- (iii) LA05/2024/0936/F – Erection of nineteen apartments, car parking, access arrangements, wastewater treatment plant, landscaping and associated site works on lands west of Belfast Road, east of 96 Millreagh Avenue and south of 98 Millreagh Avenue, Dundonald (Cont'd)

The committee received Mr N Salt to speak in support of the application and to respond to Members' questions however no questions were put to Mr Salt.

There were no questions put to 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 approve this application.

Alderman M Gregg returned to the meeting at this stage (12.30 pm).

- (iv) LA05/2026/0118/F – Provision of a new sheltered structure and hill-start to existing BMX track. Provision of a new skate park adjacent to existing BMX track. Provision of a new car park area. Provision of a new spectator area. Erection of new fence and ancillary works at Bells Lane, Lambeg Road, Lisburn

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

The Committee received Ms N Turbett, to speak in support of the application and a number of Members queries were addressed.

Planning Officers responded to a number of questions from Members.

Debate

During the debate:

- The Chair, Alderman J Tinsley, stated that he thought it was an excellent application, spoke of the need of young people for the facility, and welcomed the idea of combining a skate park with the existing BMX track facility;
- Councillor N Trimble advised that he used the park for walking his dog on occasion and had also used the BMX track when he was a child. Councillor Trimble welcomed the application and the use of the park as a shared space; and
- Councillor D J Craig advised that a skate park had been talked about when he was first elected to the Council 25 years prior, and that it was brilliant to

- (iv) LA05/2026/0118/F – Provision of a new sheltered structure and hill-start to existing BMX track. Provision of a new skate park adjacent to existing BMX track. Provision of a new car park area. Provision of a new spectator area. Erection of new fence and ancillary works at Bells Lane, Lambeg Road, Lisburn (Cont'd)

see a facility getting to the planning stage. Councillor Craig welcomed the addition of 64 new parking spaces which would alleviate pressures on the area when competitions were taking place.

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 – April 2026

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

4.3 Appeal Decision – LA05/2024/0186/F

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

4.4 Pre-application Notice (PAN) for the proposed subdivision of Unit C1 at the Sprucefield Shopping Centre to create two units for the display and sale of Class A1 comparison goods and associated elevation changes

Members unanimously agreed to approve the Pre-application notice as outlined within the report.

4.5 Proposed abandonment at Quay Street Car Park, Lisburn

Members noted the contents of the report in relation to the proposed abandonment at Quay Street Car Park, Lisburn by the Department for Infrastructure (DfI) Roads.

4.6 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 NILGA Planning Improvement Learning and Engagement Programme
Head of Planning and Capital Development

The Head of Planning and Capital Development advised Members of a letter which had been received in relation to a future meeting to engage with the Minister for Infrastructure, Ms L Kimmins MLA. The letter requested nominations for attendance at the meeting. It was agreed that, given the meeting was due to take place after the Annual Meeting of Council, the Chair of the day, or their nominee, would attend the meeting on behalf of Lisburn & Castlereagh City Council.

5.2 Summer Arrangements for Planning Committee
Director of Regeneration and Growth

The Director of Regeneration and Growth informed Members that the Planning Committee would continue to meet on the first Monday of the month during July and August, irrespective of any other decisions made by the Council in relation to a summer recess.

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 12.56 pm.

Chair/Mayor