

**LISBURN & CASTLEREAGH CITY COUNCIL**

**Minutes of Planning Committee Meeting held in the Council Chamber and in Remote Locations on Monday, 11 May, 2026 at 10.00 am**

**PRESENT IN CHAMBER:**

Alderman J Tinsley (Chair)  
Councillor G Thompson (Vice Chair)  
Alderman O Gawith  
Councillors P Catney, D J Craig, J Lavery and A Martin

**PRESENT IN REMOTE LOCATION:**

Alderman M Gregg  
Councillor 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)  
Member Services Officers (FA and HB)

Cleaver Fulton Rankin

Mr S Masterson, Legal Advisor  
Mr P Lockhart (remote attendance)  
Ms C McPeake (remote attendance)

**Commencement of Meeting**

At the commencement of the meeting, Chair, Alderman J Tinsley, welcomed those present to the Planning Committee. The Chair 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 Councillor S Burns.

2. Declaration of Interests

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 LA05/2025/0828/F. However, the dispensation under

2. Declaration of Interests (Cont'd)

paragraph 6.6 of the Code of Conduct applied and Members were permitted to speak and vote on the application.

No other declarations of interest were made.

3. Minutes of Meeting of Planning Committee held on 13 April, 2026

It was proposed by Alderman O Gawith, seconded by Councillor A Martin and agreed that the minutes of the meeting of Committee held on 13 April, 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 5 local applications on the schedule for consideration at the meeting.

4.1.1 Applications to be Determined

The Legal Advisor, Mr S Masterson, 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) LA05/2025/0828/F – Proposed coffee kiosk and associated canopy at Navigation House, 148 Hillsborough Road, Lisburn

Councillor D J Craig arrived to the meeting during this item (10.08 am)

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 a number of questions from Members.

Debate

During the debate:

- The Chair, Alderman J Tinsley advised that he had used a temporary coffee kiosk which been at the site in the past and welcomed the application. The Chair continued that he felt it would be welcomed by local residents and walkers on the tow path, and that it would improve the offering in the area;

- (i) LA05/2025/0828/F – Proposed coffee kiosk and associated canopy at Navigation House, 148 Hillsborough Road, Lisburn (Cont'd)
- Councillor P Catney agreed with the comments made by the Chair and praised the work undertaken by Stepping Stones at Navigation House. Councillor Catney advised of concerns he had regarding offsite parking close to the site but that he was satisfied with the responses he had received on this during questions to Officers;
  - Councillor N Trimble commented that he was content with the application and continued to advise that he regularly parked off the Blaris Road to access the tow path and had never experienced overcrowding in the car park; and
  - Councillor A Martin advised that he had used the temporary coffee kiosk in the past and had always found there to be plenty of spaces in the car park off the Blaris Road. Councillor Martin welcomed the application and commented that he felt it would be a great asset to Lisburn and Castlereagh City Council.

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

- (ii) LA05/2024/0566/F – Change of use of nine vacant commercial office units to nine residential apartments with associated parking amendments, amenity space, bin store and boundary treatment at TSL House, 38A Bachelors Walk, Lisburn

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

No-one was registered to speak on this application.

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

During the questions to Officers, Members queried the Northern Ireland Water (NI Water) response to the application. The Head of Planning and Capital Development advised that he could not answer the Members queries in full and requested through the Chair, Alderman J Tinsley a short adjournment to the meeting to allow Officers time to examine the detail of the NI Water response and any technical reports.

### Adjournment of Meeting

The Chair, Alderman J Tinsley, declared the meeting adjourned (11.01 am).

Resumption of Meeting

The meeting was resumed at 11.16 am.

- (ii) LA05/2024/0566/F – Change of use of nine vacant commercial office units to nine residential apartments with associated parking amendments, amenity space, bin store and boundary treatment at TSL House, 38A Bachelors Walk, Lisburn (Cont'd)

Members' questions to Planning Officers continued after the Head of Planning had reviewed the content of the NI Water response and sought clarification from the applicant's agent on the history of the occupation of the building.

Debate

During debate:

- Councillor D J Craig advised that while the application met all relevant policies, he had concerns about anti-social behaviour at social housing developments in the city centre. Councillor Craig recognised that this concern fell outside of the remit of the Planning Committee and advised that he would support the Officers recommendation;
- Councillor P Catney queried whether the development was entirely for social housing. The Head of Planning and Capital Development acknowledged that, while in the debate stage, he was able to clarify that the proposed development was mixed tenure. Councillor Catney advised that he shared the concerns of anti-social behaviour raised by Councillor D J Craig but that he welcomed the application; and
- The Chair, Alderman J Tinsley advised that if the recommendation was agreed it would be subject to an informative being added highlighting that a reduced standard of parking has been agreed.

Vote

Having considered the information provided within the report of the Planning Officer, the Committee agreed unanimously to adopt the recommendation to approve subject to conditions and an informative highlighting to any prospective occupant that there will be restrictions to the available parking.

- (iii) 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

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 Messrs I Geary and S Moon and together they responded to questions from Members.

- (iii) 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)

At the beginning of Members questions to Planning Officers it was proposed by Alderman O Gawith and seconded by Councillor J Laverty to defer the application to allow for a site visit. On a vote being taken, this proposal was declared 'carried', the voting being 7 in favour and 2 against.

Councillor N Trimble left the meeting after the hearing of this application (12.01 pm).

At this point in the meeting, the Chair, Alderman J Tinsley, decided to bring forward items 4.2 to 4.6 of the agenda, as there was insufficient time to hear another application before the lunch break.

#### 4.2 Quarter 3 Statistical Bulletin – October to December 2025

Members were provided with information in relation to Quarter 3 planning statistics. Councillor D J Craig congratulated Officers on the improved processing times of applications and Members agreed that the information be noted.

#### 4.3 Statutory Performance Indicators – March 2026

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

#### 4.4 Appeal Decision – LA05/2024/0741/LBC

Councillors P Catney and D J Craig welcomed the decision of the Planning Appeals Commission and spoke of the historical importance of the Hilden Mill site to the Lisburn area.

Councillor P Catney proposed that the Chair, Alderman J Tinsley write to the Historic Environment Division on the conservation of the mill. The Chair advised that it would be better if contact was made from the Council as a whole or via the Regeneration and Growth Committee to ensure the Planning Committee could not be accused of a conflict of interest.

The Director of Regeneration and Growth advised that he would raise the matter with the Chair of the Regeneration and Growth Committee.

The Head of Planning and Capital Development confirmed that it was the responsibility of the landowner to ensure the site was secure and to stop the buildings from falling into further disrepair.

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.

4.6 Annual Planning Appeal Decision Update

Members agreed to note the contents of the report relating to Planning Appeals Commission decisions from 1 April 2025 to 31 March 2026.

Adjournment of Meeting

The Chair, Alderman J Tinsley, declared the meeting adjourned for lunch at this point (12.27 pm).

Councillor J Lavery left the meeting during the lunch break (1.00 pm).

Resumption of Meeting

The meeting was resumed at 1.06 pm.

(iv) LA05/2025/0819/F – Removal of existing single storey flat roof extension and garage. Addition of single storey pitched roof extension and office/storage to replace existing garage at 3 Ardara Avenue, Dundonald

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

The committee received Mr B Greer to speak in opposition to the application, and a number of Members queries were addressed.

The committee received Mr R Gilmour to speak in support of the application via a remote location following which he responded to questions from Members.

Planning Officers responded to questions from Members.

Debate

During the debate:

- Alderman O Gawith advised that, having heard arguments both for and against the application, he was unsure of his position on it. Alderman Gawith continued that while the application seemed to comply with policy he was not convinced enough consideration had been given to the

- (iv) LA05/2025/0819/F – Removal of existing single storey flat roof extension and garage. Addition of single storey pitched roof extension and office/storage to replace existing garage at 3 Ardara Avenue, Dundonald  
(Cont'd)

neighbouring property's potential loss of amenity and as a result he would abstain from the vote;

- Councillor P Catney suggested that a solution to the neighbour's potential loss of amenity would be to move the proposed office/storage building closer to the rear boundary, and that he felt it difficult to decide for or against the application;
- The Chair, Alderman J Tinsley advised that it was his opinion that if the applicant was willing to move the proposed office/storage building back towards the rear boundary they would have done so by now, and Members must deal with the application in front of them in its current form; and
- Alderman M Gregg stated that he found himself in opposition to the Officers assessment of the application. Alderman Gregg spoke of the difference in scale and height of the proposed office/storage building in comparison with the existing garage which was to be replaced and agreed with Councillor P Catney's comments that small alterations to the proposed office/storage building, such as a single pitched roof or moving it closer to the rear boundary could have resulted in both the applicant and objector being content with the outcome.

#### Vote

On a vote being taken, the result was tied, the voting being:

In favour: Councillor D J Craig, Councillor A Martin, and the Chair, Alderman J Tinsley, **(3)**

Against: Councillor P Catney, Alderman M Gregg and the Vice Chair, Councillor G Thompson **(3)**

Abstain: Alderman O Gawith **(1)**

The Chair, Alderman J Tinsley, used his casting vote in favour of the Officers recommendation and the application for planning was approved.

Alderman M Gregg left the meeting after the hearing of this application (2.00 pm).

- (v) LA05/2024/0639/O – Replacement dwelling and retention of existing dwelling (with alterations) as farm building on lands approximately 180 metres north of 19 Ballycrune Road, Hillsborough

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

The Committee received Mr A McCready to speak in support of the application and a number of Members' queries were addressed.

- (v) LA05/2024/0639/O – Replacement dwelling and retention of existing dwelling (with alterations) as farm building on lands approximately 180 metres north of 19 Ballycrune Road, Hillsborough (Cont'd)

The Committee received Councillor U Mackin to speak in support of the application and a number of Members' queries were addressed.

### Debate

- Councillor P Catney stated that he believed the existing building on site was previously a dwelling but that the application had caused him some confusion;
- Councillor D J Craig stated that he found himself in disagreement with the opinion of Officers. He felt that the presence of a chimney, sash window and pedestrian side gate gave it the characteristics of a dwelling, and whilst it had been modified throughout the years, those features remained. Later in the debate Councillor Craig referred to the siting of the replacement dwelling and advised that due to the production of slurry and potential noise disturbance from the neighbouring farm he had no issue with the proposed location of the replacement dwelling;
- Alderman O Gawith agreed with the comments of Councillor D J Craig about the existing building exhibiting the characteristics of a dwelling, and advised that the only aspect of the application which he had concern about was the proposed location of the replacement dwelling. Later in the debate Alderman Gawith stated that he agreed with the location of the new dwelling given the points raised by other Members;
- Councillor A Martin referred to comments made by the Head of Planning and Capital Development about the characteristics of a dwelling during the questions to Officers, and spoke of his own home, which was 100 years old, and how it had a door on the side which he referred to as the back door. Councillor Martin agreed with the comments made by Councillor D J Craig about the presence of the pedestrian gate and chimney, and spoke of the absence of regulations when the existing building was made and how it would have been built to suit the owner's needs; and
- The Vice Chair, Councillor G Thompson advised that while she felt the existing building could be considered a dwelling she agreed with Alderman O Gawith's concerns on the proposed location of the replacement dwelling.

At the discretion of the Chair, Alderman J Tinsley, the Head of Planning and Capital Development responded to Members queries on the location of the proposed replacement dwelling during the debate stage.

Following this it was proposed by Councillor P Catney, seconded by Councillor D J Craig and unanimously agreed to defer the application to allow for more information to be sought in relation to noise and odour assessments regarding the siting of the replacement dwelling.

## 5. Any Other Business

There was no other business to discuss.

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 3.24 pm.

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Chair/Mayor