

**LISBURN & CASTLEREAGH CITY COUNCIL**

**Minutes of Planning Committee Meeting held in the Council Chamber and in Remote Locations on Monday, 13 April, 2026 at 10.00 am**

**PRESENT IN CHAMBER:**

Alderman J Tinsley (Chair)

Councillor G Thompson (Vice Chair)

Alderman O Gawith

Councillors S Burns, P Catney, D J Craig, A Martin 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)  
Member Services Officers (FA and EW)

Cleaver Fulton Rankin

Mr B Martyn, Legal Advisor

Mr P Lockhart (remote attendance)

Ms I Kelly (remote attendance)

**Commencement of Meeting**

At the commencement of the meeting, the Vice Chair, Councillor G Thompson, welcomed those present to the Planning Committee. The Vice Chair advised that the Chair, Alderman J Tinsley would be arriving late to the meeting and that she would chair the meeting until he arrived. The Acting 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 J Lavery.

2. **Declaration of Interests**

Councillor D J Craig declared a pecuniary interest in planning application LA05/2023/0690/F as he was a Board Member of the Education Authority. He would withdraw from the Council Chamber during consideration of this application.

Councillor S Burns arrived at the meeting (10.06 am).

3. Minutes of Meeting of Planning Committee held on 9 March, 2026

It was proposed by Councillor P Catney, seconded by Councillor A Martin and agreed that the minutes of the meeting of Committee held on 9 March, 2026 be confirmed and signed.

4. Report from the Head of Planning & Capital Development

4.1 Schedule of Applications

The Acting Chair, Councillor G Thompson, advised that there were 2 major and 5 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) LA05/2023/0690/F – New post-primary school, new primary school and nursery unit with associated works including car park, bus drop-off area and playing pitches with associated lighting at Fort Hill College, Belfast Road, Lisburn.

Having declared an interest in this matter, Councillor D J Craig left the Council Chamber whilst it was being considered (10.10 am).

The Senior Planning officer (LMcC) 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 accompanied by Mr C Millar and together they responded to questions from Members'.

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

Debate

During debate:

- Councillor P Catney spoke of the length of time plans for the new school buildings had been in process, and commented that traffic congestion, which had been highlighted during questions to Messrs. Bryson and Millar, was only during short windows of time at the start and end of the school day and welcomed the application which would bring the school estate up to modern standards.;

(i) LA05/2023/0690/F – New post-primary school, new primary school and nursery unit with associated works including car park, bus drop-off area and playing pitches with associated lighting at Fort Hill College, Belfast Road, Lisburn. (Cont'd)

- Councillor N Trimble advised he was happy to vote in favour of the application and spoke of how the plan would use the space on the site more effectively and efficiently, whilst also bringing the facility up to modern standards;
- Alderman O Gawith stated that he could not find any cons to the application and that he welcomed it;
- Councillor A Martin advised that he would be supporting the application and stated that he hoped the Northern Ireland Executive would provide adequate funding to enable it to progress; and
- The Acting Chair, Councillor G Thompson welcomed the application and advised it was a great opportunity for the school and the local 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 Acting Chair, Councillor G Thompson, declared the meeting adjourned at this point for a comfort break (10.44 am).

#### Resumption of Meeting

The meeting was resumed at 10.49 am. Councillor D J Craig returned to the meeting at this time.

(ii) LA05/2024/0495/F – Freight transport hub for parking of HGV's and trailers, including a warehouse storage/distribution and office/administration building with onsite diesel storage and vehicle and trailer wash facilities. Dedicated site access with right turning lane, waste-water treatment plant and solar panels on South facing roofs on lands adjacent to 12 Lissue Road, Lisburn

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

The committee received Mr J McElroy to speak in support of the application and a number of Members' queries were addressed.

Planning Officers responded to questions from Members.

Arising from questions to Officers, but separate to the decision making of the application in question, The Director of Regeneration and Growth undertook to write

- (ii) LA05/2024/0495/F – Freight transport hub for parking of HGV's and trailers, including a warehouse storage/distribution and office/administration building with onsite diesel storage and vehicle and trailer wash facilities. Dedicated site access with right turning lane, waste-water treatment plant and solar panels on South facing roofs on lands adjacent to 12 Lissue Road, Lisburn  
(Cont'd)

to the Department of Infrastructure Roads (DfI Roads) regarding a concern separate to the application raised by Councillor D J Craig on road signage for height restrictions at a low bridge on the Lissue Road, Lisburn.

### Debate

During debate:

- Councillor P Catney agreed with the issues raised regarding the low bridge during questions, however, continued that DfI Roads had no concerns with road safety in relation to the application. Councillor Catney spoke of the history of the applicant's business within the Lisburn area and advised that he welcomed their expansion, particularly during such financially uncertain times; and
- Councillor D J Craig welcomed the application and commented on the rising cost of fuel as the result of global political uncertainty.

### 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 Acting Chair, Councillor G Thompson, declared the meeting adjourned at this point for a comfort break (11.21 am).

### Resumption of Meeting

The meeting was resumed at 11.32 am. Alderman J Tinsley arrived at the meeting during the comfort break and assumed his role as Chair. The Chair, Alderman J Tinsley thanked the Vice Chair, Councillor G Thompson for chairing the meeting in his absence.

- (iii) LA05/2024/0835/F – Retention of car storage yard on lands to the rear of 12-16 Beechfield Manor, Aghalee

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

(iii) LA05/2024/0835/F – Retention of car storage yard on lands to the rear of 12-16 Beechfield Manor, Aghalee (Cont'd)

The committee received Ms L Quail to speak in support of the application, and she responded to a number of Members' queries.

Planning Officers responded to questions from Members.

Debate

During the debate:

- Councillor N Trimble referred to the response from DfI Roads stating there was no road safety issue in relation to the application and as a result he was content to accept the Officers' recommendation;
- Councillor D J Craig advised that given condition 4 of the Officers' recommendation, "The hours of operation at the site shall not exceed 08:00 – 18:00 Monday to Friday and 08:00 – 13:00 on Saturday with no activity on Sundays" would apply and that DfI Roads had no concerns he was content to accept the Officers' recommendation; and
- Councillor P Catney advised that he was content to support the application with the addition of a condition prohibiting sales at the site. This condition had been discussed during the questions to Officers and unanimously agreed by all 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, with delegated authority to Planning Officers to include a condition prohibiting sales at the site.

At this point in the meeting, the agenda was running approximately 15 minutes ahead of schedule. The Chair, Alderman J Tinsley, decided to bring forward items 4.2 to 4.6 of the agenda, as a speaker registered for the next application to be heard, application LA05/2025/0819/F, had not yet arrived.

4.2 Statutory Performance Indicators – February 2026

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

4.3 Appeal against Enforcement Notice (LA05/2025/0068/CA)

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

4.4 Appeal against Enforcement Notice (LA05/2024/0041/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.

4.6 Letter to Heads of planning NIEA planning improvement programme

Members agreed to note the contents of the letter.

4.1 Schedule of Applications (Cont'd)

- (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 via a remote location and a number of Members queries were addressed.

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

Planning Officers responded to questions from Members.

Following the questions to Planning Officers, it was proposed by Alderman O Gawith and seconded by Councillor N Trimble to defer the application to allow for a site visit. On a vote being taken, this proposal was declared 'carried', the voting being 5 in favour and 3 against.

Adjournment of Meeting

The Chair, Alderman J Tinsley, declared the meeting adjourned for lunch at this point (1.12 pm).

Resumption of Meeting

The meeting was resumed at 1.53 pm.

- (v) LA05/2023/0439/O - Site for a dwelling and garage with associated site works on lands 50Metres Southwest of 271 Ballynahinch Road, Hillsborough.

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

The Committee received Mr N Coffey, to speak in support of the application. There were no questions put to Mr Coffey.

Planning Officers responded to a number of questions from Members.

#### Debate

During the debate:

- Councillor N Trimble referred to policy COU16 (d) which states “ A new development proposal will be unacceptable where it mars the distinction between a settlement and the surrounding countryside, or otherwise results in urban sprawl” and advised he could not argue that this application did not do this. Councillor Trimble also queried why the applicant has chosen the land in question for the site given that they had other land in their ownership which fell within the settlement boundary, and as a result he agreed with the Officers assessment of the application.

#### 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 A Martin, Vice Chair, Councillor G Thompson, the Chair, Alderman J Tinsley, and Councillor N Trimble (7)

Against: Councillor D J Craig (1)

- (vi) LA05/2024/0639/O - Replacement dwelling and retention of existing dwelling (with alterations) as farm building at Approx 180m 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 McCreedy to speak in support of the application and a number of Members' queries were addressed.

At this stage, it was proposed by Councillor D J Craig, seconded by Councillor P Catney and unanimously agreed that this application be deferred to allow a site visit to take place.

### Adjournment of Meeting

The Chair, Alderman J Tinsley, declared the meeting adjourned at this point for a comfort break (2.43 pm).

### Resumption of Meeting

The meeting was resumed at 2.49 pm.

- (vii) LA05/2023/0550/F - Proposed demolition of existing ruby's bar and restaurant (retention of off sales retail unit) and redevelopment of land to comprise 12 2 bed apartments with private and communal amenity space, PV panels, bin and bicycle store, landscaping, car parking and all associated site works on lands at 793 and 793a Upper Newtownards Road, Dundonald

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

The Committee received Mr T Stokes, accompanied by Ms A Diamond, to speak in support of the application and a number of Members' queries were addressed.

Planning Officers responded to questions from Members.

### Debate

During the debate:

- Councillor P Catney spoke of the change in business and how the applicant has looked to new ways to use the space. Councillor Catney noted the large number of objections to the application but advised that he thought the proposal was tastefully done and that he was in favour of the Officers recommendation with or without the travel scheme which formed part of the application; and
- Councillor S Burns advised that as a local resident of the area, while she understood the economic pressures on hospitality businesses, she was concerned with the loss of the restaurant and bar. Councillor Burns advised that due to there be no clear reason within policy that she could go against the recommendation of the Officers, she would abstain from the vote due to the negative impact the loss of the restaurant and bar could have on her local community.

### Vote

On a vote being taken, it was agreed to adopt the recommendation of the Planning Officer to approve this application, the voting being:

- (vii) LA05/2023/0550/F - Proposed demolition of existing ruby's bar and restaurant (retention of off sales retail unit) and redevelopment of land to comprise 12 2 bed apartments with private and communal amenity space, PV panels, bin and bicycle store, landscaping, car parking and all associated site works on lands at 793 and 793a Upper Newtownards Road, Dundonald (Cont'd)

In favour: Councillor P Catney, Councillor D J Craig, Alderman O Gawith, Councillor A Martin, Vice Chair, Councillor G Thompson and the Chair, Alderman J Tinsley **(6)**

Against: Councillor N Trimble **(1)**

Abstain: Councillor S Burns **(1)**

## 5. Any Other Business

### 5.1 Pillars at 70 Belfast Road, Lisburn Councillor P Catney

Councillor P Catney referred to an application which had been passed at the meeting of committee on 9 March 2026. Councillor Catney advised that there were three historic pillars at the entrance to the site and queried whether they would be retained as part of the new development. The Head of Planning and Capital Development advised that Officers would check the application for information on this but that the decision was legally binding and could not be revisited. The Head of Planning and Capital development suggested that a meeting could be arranged to allow Councillor Catney to discuss the matter directly with the applicant.

## 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 3.33 pm.

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Chair/Mayor