

LISBURN & CASTLEREAGH CITY COUNCIL

Minutes of Special Meeting of the Planning Committee in the form of a Pre-Determination Hearing in respect of Planning Application LA05/2021/0033/F held in the Council Chamber and in Remote Locations on Monday, 9 January, 2023 at 2.00 pm

PRESENT IN CHAMBER:

Alderman J Tinsley (Chairman)

Councillor John Palmer (Vice-Chairman)

Aldermen W J Dillon MBE, D Drysdale, O Gawith and A Grehan

Councillors D J Craig, M Gregg, U Mackin and A Swan

IN ATTENDANCE IN CHAMBER:

Director of Service Transformation
Head of Planning & Capital Development
Senior Planning Officers (RT, MB and MCO'N)
Member Services Officers

Mr B Martyn (Cleaver Fulton Rankin) – Legal Advisor

Commencement of Meeting

At the commencement of the meeting, the Chairman, Alderman J Tinsley, welcomed those present to the special meeting of the Planning Committee. The Chairman pointed out that, unless the item on the agenda was considered under confidential business, this meeting would be audio recorded.

The Chairman advised that, in accordance with Section 30 (4) of the Planning Act, the Committee had agreed to give the applicant and/or other specified persons, an opportunity to be heard by the Committee by way of a Pre-Determination Hearing in advance of a formal recommendation being brought in front of the Committee by Council Officers. He explained that a minute of the Pre-Determination Hearing would be kept and appended to the Officer's report when the application came in front of the Committee for determination.

The Chairman stated that Planning Officers, the Council's Legal Advisor and consultees were in attendance to address any questions Members may have. Members had been provided with information on the arrangements and procedures for the pre-determination hearing.

The Head of Planning & Capital Development outlined the evacuation procedures in the case of an emergency.

1. **Apologies** (00:00:45)

There were no apologies.

At this point, the Member Services Officer read out the names of the Elected Members and Officers in attendance at the meeting.

2. Declarations of Interest (00:01:37)

Alderman D Drysdale declared an interest in this planning application given that he was Chairman of Inspire Business Park, which had been approached by the developer regarding an offer of land free of charge. At this point (2.04 pm), he retired to the public gallery and took no part in the meeting.

3. Report from the Head of Planning & Capital Development

- 3.1 Pre-Determination Hearing in respect of Planning Application LA05/2021/0033/F – Proposed mixed use development comprising 153 residential dwellings in a mix of apartments, semi-detached and detached units with associated private amenity provision and public open spaces; 28 Class B2 and B4 industrial/employment units (4,272 square metres in total); a petrol filling station with associated convenience store, 4 retail units (2 Class A1 and 2 Sui Generis hot food bars); associated car parking; landscaping; creation of new accesses from Carrowreagh Road and Ballyoran Lane with associated works to the public road; and other ancillary development at lands formerly occupied by the Rolls Royce factory north of Upper Newtownards, south of Inspire Business Centre, east of Ballyoran Lane and west of Carrowreagh Road, Dundonald (00:02:18)

With the aid of a visual presentation, the Senior Planning Officer (RT) outlined the planning policy and other material considerations relevant to the application and then provided a summary of the key issues to be considered as part of the decision making process in due course. No recommendation was presented by the Officer.

The Committee received:

- Mrs C Cosgrove and Mr P Carr to speak in opposition to the application (00:25:24);
- Mr D Brooks MLA, and local residents Mr D Hyndman, Mr I Wilson and Dr A McFarland to speak in support of the application (00:53:20); and
- Agents – Mr Wm Orbinson KC, Mrs A Wiggam, Mr S Bell to speak in support of the application (01:11:51). A number of other representatives were in attendance for the applicant both in person and remotely.

The above speakers addressed a number queries raise by Members.

A number of Members' queries were responded to by the Head of Planning & Capital Development, the Senior Planning Officers, the Head of Economic Development, the DfI Roads Service representative Mr S Cash and NI Water representative Mr A Moore.

Conclusion of the Meeting

At the conclusion of the meeting, the Chairman, Alderman J Tinsley, thanked all those who had attended and participated in the meeting.

There being no further business, the meeting was terminated at 4.28 pm.

Chairman/Mayor