

Planning Committee

Tuesday, 15th September, 2026

HYBRID MEETING OF THE PLANNING COMMITTEE

Members present: Councillor Murphy (Chairperson);
Aldermen Lawlor, McCullough and Rodgers;
Councillors Abernethy, Anglin, Bell, Brennan,
T. Brooks, Carson, Doran, D. Douglas,
Garrett, Groogan, Magee,
McCabe, McCann and Whyte.

In attendance: Ms. K. Bentley, Director of Planning and Building Control;
Mr. K. McDonnell, Solicitor (Regulatory and Planning);
Mr. D. O'Kane, Acting Development Planning and
Policy Manager;
Ms. C. Reville, Principal Planning Officer; and
Ms. C. Donnelly, Committee Services Officer.

Apologies

An apology for inability to attend was reported on behalf of Councillor S. Douglas.

Minutes

The minutes of the meeting of 18th August were taken as read and signed as correct. It was reported that those minutes had been adopted by the Council at its meeting on 1st September, 2026.

Declarations of Interest

No declarations of interest were reported.

Matters Referred by the Council/Motions

Notice of Motion - Embedding Community Food Growing in the Planning Process for New Housing Developments

The Committee agreed that officers bring back a detailed report examining the planning mechanisms, policy options, legal considerations and practical implications of embedding community food-growing spaces within the planning process for new social and private housing developments.

Planning Appeals Notified

The Committee noted the appeals decisions.

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Planning Decisions Issued

The Committee noted the planning decisions issued in August, 2026.

Live Applications for Major Development

The Committee noted the list of live applications for major development.

Committee Decisions that have yet to issue

The Committee noted the list of Committee decisions which had not yet been issued.

Miscellaneous Reports

**Consultation on a Historic Environment
Policy for Northern Ireland by the
Department for Communities**

The Acting Development Planning and Policy Manager provided the Committee with a draft Council response to the Department for Communities' consultation on the Draft Historic Environment Policy 2027-20237.

The Committee:

- Noted the contents of the Department's consultation document;
- Approved the proposed Council response as outlined within the report;
and
- Authorised officers to submit the response to the Department for Communities.

**Consultation on the Tree Protection Bill
for the Northern Ireland Assembly**

The Acting Development Planning and Policy Manager provided the Committee with a draft Council response to the Northern Ireland Assembly's Tree Protection Bill – Call for Evidence.

The Committee:

- Noted the contents of the Assembly's consultation document;
- Approved the proposed Council response as outlined within the report;
and
- Authorised officers to submit the response to the Northern Ireland Assembly.

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**Consultation on proposed changes to the
Classes and Thresholds in the Schedule to
the Planning (Development Management)
Regulations (Northern Ireland) 2015 by the
Department for Infrastructure**

The Director of Planning and Building Control presented the Committee with a draft Council response on the Department for Infrastructure's public consultation on its review of the Development Management Regulations which was seeking views on proposed changes to the classes and thresholds in the Schedule of Regulations.

The Committee noted the content of the report and approved the Council's response as set out in the report.

The Committee delegated authority to the Director of Planning and Building Control to finalise the Council's response with any additional comments made by Members of the Committee.

Planning Applications

**LA04/2026/0216/F - Single-storey rear
extension and 2-storey rear and side
extension - 1 Cricklewood Crescent**

The Principal Planning Officer provided the Committee with an overview of the application and highlighted the following key point for consideration:

- Design and impact on the character of the area;
- Impact on neighbouring amenity;
- Road safety and car parking; and
- Matters raised in representation.

She explained that 13 letters of representation had been received from two neighbouring properties and that the issues raised had been addressed within the case officer's report. She added that DfI Roads had been consulted and had offered no objection to the proposal, subject to condition.

She stated that, having regard to the Local Development Plan and all other material considerations, the application was recommended for approval.

The Chairperson welcomed Mr. J. Campbell, Mr. B. McConnell and Ms. P. Bradshaw MLA, to the meeting who were speaking in objection to the application.

Mr. Campbell stated that approval of the application would be setting aside a conceded daylight breach and would rely on an unenforceable condition to excuse overheight and massing.

He explained how the case office's report stated that the single storey element would break the 45 degrees angles test from the adjoining habitable window but that it was not to a detrimental level. He refuted the claim and stated that the proposal would directly block

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sunlight and added that hedging should not be relied upon to deal with unacceptable massing and was unenforceable as visible opacity provided by hedging could not be relied upon year-round.

He concluded by stating that the application would breach daylight rules for a vulnerable resident and attempted to rely upon an unenforceable hedging condition and that approval would be procedurally unsafe.

Ms. Bradshaw MLA added that the application site was situated on a small, narrow cul-de-sac and increasing the property to five bedrooms could impact on parking and accessibility for vulnerable local residents.

The Chairperson welcomed Mr. T. McGlinchey to the meeting, who was attending on behalf of the applicant.

Mr. McGlinchey stated that the application would not contribute to overshadowing and that the area had ample parking space. He asked the Committee to uphold the recommendation from the case officer and approve the application.

In response to a question from a Member with regard to the breach of the 45 degrees angles test, the Principal Planning Officer explained that test was not a rigid standard and that the breach had not been considered to be detrimental to the property as, due to its orientation at the rear and being east facing, sufficient sunlight and daylight would remain to the neighbouring property.

Proposal

Moved by Councillor T. Brooks,
Seconded by Councillor Abernethy,

“That the application be refused on the grounds that the proposal is over dominant, the size of the proposed extension was extensive and that it breached the 45 degrees angles test from the adjoining habitable window.”

On a vote, three Members voted for the proposal and fifteen against and it was declared lost.

The Chairperson put the officer’s recommendation to the Committee and it passed.

Accordingly, the Committee granted planning permission, subject to conditions, and delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions and to deal with any other issues that might arise provided that they were not substantive.

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LA04/2026/1207/LBC - Enabling works for safe access and asbestos removal to allow condition survey to occur. - Wilmont House, Sir Thomas and Lady Dixon Park, 243 Upper Malone Road

The Principal Planning Officer outlined the application for the Committee and stated that DfC Historic Environment Division (HED) had been consulted and had offered no objection to the proposed works.

She stated that, having regard to the Development Plan, relevant planning policies and other material considerations, it was recommended that the proposal be approved.

The Committee granted planning permission, subject to conditions and delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions and to deal with any other issues that might arise provided that they were not substantive.

LA04/2026/0890/F - The proposed regeneration of an existing open space. The scheme includes permeable surfaces, Sustainable Drainage Systems (SuDS), surface water management, improved/new paths and associated landscaping works. - The open space directly to the south of 2-20 Distillery Street and 9-11 Blackwater Way

The Committee considered the case officer's report and granted planning permission, subject to conditions, and delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions and to deal with any other issues that might arise provided that they were not substantive.

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Restricted Items

LA04/2024/0570/F - Change of use of an existing hotel, conference centre and offices (sui generis) to a 97-bed care home (Use Class C3(b)) and 1,559sqm diagnostic medical facility (Use Class D1(a)), associated access, car parking, landscaping and open space. - Stormont Hotel, 587 Upper Newtownards Road; and

LA04/2024/0569/O - Outline planning permission with all matter reserved for independent living (Use Class C1) units and up to 62no. assisted living units (Use Class C3), associated internal access roads, communal open space, revised access from Castlevue Road, associated car parking, servicing, amenity space and landscaping and demolition of dwellings at Castlevue Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30) and Summerhill Parade (nos. 18, 20 & 22) (amended description). - Stormont Hotel, 587 Upper Newtownards Road BT4 3LP and adjacent properties at Castlevue Road (nos. 2, 4, 6, 16, 18, 20, 22, 24, 26, 28 & 30), Summerhill Parade (nos. 18, 20 & 22), and rear of 160 Barnett

The Divisional Solicitor provided the Committee with Counsel's opinion in respect of the call-in of the above two Committee decisions.

The Committee:

- noted the contents of the legal opinion;
- noted that the call-in was not considered to have merit on either procedural grounds or community impact grounds; and
- noted that the decisions to approve would be issued in accordance with the terms of the Committee's original decisions.

Quarter 4 Finance Report - 2025/2026

The Committee considered the report which outlined the Quarter 4 Committee financial position and associated financial reporting pack.

The Committee noted the report and the associated financial reporting pack.

Chairperson