



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

10 January 2022

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held in The Chamber, Magherafelt and by virtual means Council Offices, Ballyronan Road, Magherafelt, BT45 6EN on Monday, 10 January 2022 at 19:00 to transact the business noted below.

A link to join the meeting through the Council's remote meeting platform will follow.

Yours faithfully

Adrian McCreesh
Chief Executive

AGENDA

OPEN BUSINESS

1. Apologies
2. Declarations of Interest
3. Chair's Business

Matters for Decision

Development Management Decisions

4. Receive Planning Applications

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	Planning Reference	Proposal	Recommendation
4.1.	M/2010/0830/F	Residential development (25 dwellings) at lands SE of Church Hill Road, Caledon, for Caledon Estates Company.	APPROVE
4.2.	LA09/2018/1702/F	Housing development (3 pairs of semi detached and one detached dwelling), at Junction of Shore Road/Ballynagrove Road,	REFUSE

		Ballyronan, for Bridge Developments.	
4.3.	LA09/2019/1482/F	Retention of workshop at approx 70m W of Unit 10 Station Road Industrial Estate, Station Road, Magherafelt, for Four Dee (NI) Ltd.	REFUSE
4.4.	LA09/2020/0010/F	Creche building, car parking and all associated site works at lands 75m NE of 100 Coleraine Road, Maghera, for Specialist Joinery Group.	APPROVE
4.5.	LA09/2020/0122/F	Housing development (34 dwellings), foul water treatment works and associated site works at lands located between Killymeal Grange and Dunlea Vale (former Oaks Park Stadium) Dungannon, for Landmark Homes (NI) Ltd.	REFUSE
4.6.	LA09/2020/1286/F	Change of house type from I/2007/0350/F at approx 36m N of 127 Drum Road, Cookstown for KE Holdings.	APPROVE
4.7.	LA09/2020/1499/F	Single storey multi-use building with a footprint of approximately 818msq on the site of the previous Forestry School in Pomeroy Forest. The development will provide a welcome area with casual seating, multi purpose rooms, a large kitchen , a large double height adaptable multi use space with retractable audience seating for approx. 150 people, a kitchen area and toilet changing facilities which are accessible both internally and externally. Car parking will be created for approx. 38 cars with additional overflow car parking provided by the existing car park located north of the building site at 56 Pomeroy Road, Tandragee Road, Pomeroy, for Mid Ulster District Council	APPROVE
4.8.	LA09/2020/1519/F	Storage & distribution centre at 23 Ballymacombs Road Portglenone for Mechanical & Electrical Fixings Ltd.	APPROVE

4.9.	LA09/2021/0688/F	Importing of clay and inert material for storage to facilitate forming of health and safety bunds and banking with gravel pit site at ponds at the site at 58A Knockaleery Road, Magheraglass, Cookstown, for Maurice Hamilton.	APPROVE
4.10.	LA09/2021/0748/O	Site for dwelling and garage at 70m SW of 55 Drumenny Road, Coagh, for Cliona Hagan	APPROVE
4.11.	LA09/2021/0856/O	Two storey dwelling and garage (approved M/2008/0520/)with an onsite septic tank at Tunnel Lodge, 100m NW of 4 Park Lane Dungannon for Nigel Fleming.	APPROVE
4.12.	LA09/2021/0952/F	Extension to existing curtilage & domestic storage shed at 45m S of 211a Washingbay Road, Coalisland, for Mr Tony McCuskey.	REFUSE
4.13.	LA09/2021/1038/F	Change of use from domestic garage & store to living accommodation to the rear of 155 Moore Street Aughnacloy, for Bernie Corley.	REFUSE
4.14.	LA09/2021/1106/O	Single storey dwelling & garage at approx 60m NW of 45 Lisnastrane Road, Coalisland, for Niall O'Neill.	REFUSE
4.15.	LA09/2021/1144/F	Change of use from part of agricultural shed to farm shop. (farm diversification scheme) at approx 70m N of No 37 Tobermesson Road, Benburb, for Mr Alfie Shaw.	APPROVE
4.16.	LA09/2021/1178/F	Change of use of 5 bedroom dwelling to 2 two bed apartments (continued unintensified use of Scotch Street (S) car park for the proposed parking) at 11 Victoria Road, Drumcoo, Dungannon for 2 Northland LTD.	APPROVE
4.17.	LA09/2021/1229/O	Dwelling on a farm at site adjacent to 9 Draperstown Road, Desertmartin for Thomas Johnston.	APPROVE
4.18.	LA09/2021/1272/F	Dwelling with single detached garage and surrounding	REFUSE

		landscaping S of 101a Cavankeeran Road, Pomeroy, for Mrs Arlene Phelan.	
4.19.	LA09/2021/1324/F	Class B2 light industrial building adjacent & W of 21 Tobermesson Road Dungannon, for Syerla Enterprise Ltd.	REFUSE
4.20.	LA09/2021/1345/RM	Farm dwelling and domestic garage adjacent to 33 Loughbracken Road, Pomeroy, for Eamon and Katrina Canavan.	APPROVE
4.21.	LA09/2021/1361/O	Dwelling and garage to rear of 8 Ballyheifer Road, Magherafelt for Sean and Emma Hatton.	APPROVE
4.22.	LA09/2021/1384/O	Site for 2 dwellings and garages at vacant Lands adjacent to and W of 191 Battery Road, Moortown, for Mr Maurice Devlin.	REFUSE
4.23.	LA09/2021/1442/RM	Dwelling and domestic garage 40m NW of 19 Tullyheran Road, Maghera, for Diarmaid and Ciara Donnelly.	APPROVE
4.24.	LA09/2021/1473/F	Single storey rear extension at 6 Carsonville Drive, Upperlands, Maghera, for Mr & Mrs H Porter.	APPROVE
4.25.	LA09/2021/1570/F	Relocation of previously approved car park under LA09/2021/0749 to a new location at approx 90m from Iniscarn Road leading into the Iniscarn forest. Forest access road widened to 3.5m with construction to 2 number passing bays leading up to the car park. Other works approved under LA09/2021/0749 including upgrade of forest trails, ancillary signage, and construction of play park remainpart of the development proposal) at Iniscarn Forest, Iniscarn Road, Iniscarn, Desertmartin, for Mid Ulster District Council.	APPROVE

5. Receive Deferred Applications

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	Planning Reference	Proposal	Recommendation
5.1.	LA09/2019/1105/O	Site for a farm dwelling and double domestic garage at 70	REFUSE

		metres (approx) W of 25a Corrycroar Road, Pomeroy, for Connor Carberry.	
5.2.	LA09/2020/0804/O	Two storey dwelling & domestic garage at lands 350m S of 293 Pomeroy Road, Lurganeden, Pomeroy for Ben Sinnamon.	REFUSE
5.3.	LA09/2020/1051/O	Site for dwelling and double domestic garage on a farm at 90m (approx.) SW of 99 Feegarron Road, Cookstown, for John and Amy Wilson.	APPROVE
5.4.	LA09/2020/1498/F	Retention of the Gym and Wellbeing Facility (currently under construction) of a portal framed and cladding building of 297sqm in floor space, tarmac car parking surface and associated drainage and septic tank at site adjacent to 99 Ardboe Road, Ardboe, for Mr Ryan Quinn.	APPROVE
5.5.	LA09/2021/0264/O	Dwelling and garage at site adjacent to 60 Sixtowns Road, Draperstown for Peter Conway.	APPROVE
5.6.	LA09/2021/0635/O	Dwelling & domestic garage in a gap site at land immediately N of 43 Tullyglush Road & between 43 & 51a Tullyglush Road, Ballygawley, for Gerard Quinn.	APPROVE

Matters for Information

- 6 Planning Committee minutes of meeting held on Tuesday 7 December 2022 327 - 374
- 7 Receive Report on Planning Performance 375 - 378

Items restricted in accordance with Section 42, Part 1 of Schedule 6 of the Local Government Act (NI) 2014. The public will be asked to withdraw from the meeting at this point.

Matters for Decision

8. Receive Enforcement Report

Matters for Information

9. Planning Committee Confidential Minutes of Meeting held on Tuesday 7 December 2021
10. Enforcement Cases Opened
11. Enforcement Cases Closed