



04 February 2020

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held in The Chamber, Magherafelt at Mid Ulster District Council, Ballyronan Road, MAGHERAFELT, BT45 6EN on Tuesday, 04 February 2020 at 19:00 to transact the business noted below.

Yours faithfully

Anthony Tohill  
Chief Executive

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## AGENDA

### OPEN BUSINESS

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

### Matters for Decision

### Development Management Decisions

4. Receive Planning Applications 9 - 498

	Planning Reference	Proposal	Recommendation
4.1.	LA09/2017/0318/F	Replacement pig shed with 2 feed bins and an above ground covered slurry store at land approx. 100m NE of 13 Drumard Road, Draperstown, for Stanley Hepburn.	APPROVE
4.2.	LA09/2017/1003/F	Timber drying area and store at lands approx. 140m S of 3A Glenarny Road, Drum, for Michael Bell.	APPROVE
4.3.	LA09/2017/1366/F	Residential development comprising of 52 units (to supercede I/2006/1186/F) at 20	APPROVE

		Dungannon Road, Cookstown, for McKernan Construction.	
4.4.	LA09/2017/1426/F	Retention of boundary wall and the alteration of ground levels to provide concrete finish to hardcored yard at 55 Knockanroe Road, Cookstown, for Reid Engineering (Cookstown) Ltd.	APPROVE
4.5.	LA09/2017/1653/F	Lateral extension of existing quarry over 4.7 hectares to secure additional reserves at Derraghadoan Shale Quarry, Carland Road, Dungannon, for Lafarge Ireland.	APPROVE
4.6.	LA09/2018/1101/F	Residential housing development ( 32 two-storey semi-detached dwellings and 22 detached dwellings) at lands 92m S of 2 Laurel Brook, Aughrim Road, Magherafelt, for F P McCann.	APPROVE
4.7.	LA09/2019/0024/O	Outline application to support future mixed use and enterprise centre/business units which will be subject to Reserved Matters Planning Applications submitted by purchasers of plots from Mid Ulster District Council at former Maghera High School, Tobermore Road, Maghera, for Mid Ulster District Council.	APPROVE
4.8.	LA09/2019/0025/F	Development of existing brown field site; new internal access road/footpaths; improved access including right hand turning lane; alteration of existing levels to provide platforms for future development; installation of site fencing; clearance of undergrowth vegetation and associated site works to support future mixed use and enterprise centre/business units at former Maghera High School, Tobermore Road, Maghera, for Mid Ulster District Council.	APPROVE
4.9.	LA09/2019/0232/F	8 semi detached dwellings at land to the rear of 65-69 Oldtown Street, Cookstown, for Mr Malcolm Thom.	APPROVE

4.10.	LA09/2019/0467/F	Refurbishment and alteration of existing workshop at 20B Station road Glebe Industrial Estate, Magherafelt, for Coolhaven Developments Ltd.	APPROVE
4.11.	LA09/2019/0475/O	Housing development (Phase 1) at lands opposite 2 Lisnamuck Road, Tobermore, for Tobermore Concrete.	REFUSE
4.12.	LA09/2019/0489/F	Retention of the existing curtilage (amended description and site location plan) at lands 140m S of 215 Washingbay Road, Coalisland, for Evergreen Peat.	REFUSE
4.13.	LA09/2019/0784/F	Farm shed to include feeding shelter and storage area; underground slurry tanks and new access to be taken from Drumlamph Lane, at approx. 130m SE of 9 Drumlamph Lane, Castledawson, for Mr Cathal Shivers.	REFUSE
4.14.	LA09/2019/0810/F	5 tonne modular pelletizing plant for research and development use at 11 Aughnagar Road, Ballygawley (Acheson & Glover precast yard) for Brian Fox, Silform Technologies.	APPROVE
4.15.	LA09/2019/1008/F	Retention of dwelling under construction at 7 Tobermesson Road, Dungannon, for Conor Curran.	REFUSE
4.16.	LA09/2019/1045/O	Dwelling and domestic garage/store at 130m NW of 27 Tirnaskea Road, Pomeroy, for Mick Mallon.	REFUSE
4.17.	LA09/2019/1081/O	Site for dwelling at 40m S of 117 Cavankeeran Road, Pomeroy, for Catherine McAleer.	REFUSE
4.18.	LA09/2019/1090/F	Isolation shed for animals and storage of machinery at approx. 165m NW of 81 Kinturk Road, Lower Mullan, Cookstown, for Eamonn Maynes.	REFUSE
4.19.	LA09/2019/1158/O	Dwelling and garage at 50m SE of 8 Scotts Road, Ballyrogully, Moneymore, for Thomas McVey.	REFUSE
4.20.	LA09/2019/1177/F	20m telecommunication mast for MPLS microwave link for network	APPROVE

		connectivity to Davagh Dark Skies Observatory at Davagh Forest, 650m E of Davagh Park Cottages, for Mid Ulster District Council.	
4.21.	LA09/2019/1204/O	Dwelling and garage on a farm at approx. 100m NW of 12 Lisnagleer Road, Dungannon, for Mr Cyril Montgomery.	APPROVE
4.22.	LA09/2019/1216/F	Retrospective farm diversification scheme (change of use of an agricultural building to a paint work shop) at 325m SW of 75 Moneyhaw Road, Moneymore, for Harold and Stephen Hessin.	APPROVE
4.23.	LA09/2019/1220/F	Dwelling and domestic garage 35m N of 25 Annaghmore Road, Annaghmore, Coalisland, for Ms Eithne O'Neill.	REFUSE
4.24.	LA09/2019/1232/O	Relocation of approved 'off-site' replacement dwelling and garage (LA09/2017/0079/O) adjacent to 103 Tirkane Road, Maghera, for Diarmaid Donnelly.	REFUSE
4.25.	LA09/2019/1341/O	Single storey dwelling adjacent to 94 Reaskmore Road, Dungannon, for Michaela Martin.	REFUSE
4.26.	LA09/2019/1376/O	Site for dwelling and garage (gap site) at 50m S of 39 Baladoogh Lane, Cookstown, for Patrick McAleer.	REFUSE
4.27.	LA09/2019/1387/O	Infill site for dwelling and domestic garage at site approx. 10m S of 11 Reenaderry Road, Coalisland, for Sean Robinson.	REFUSE
4.28.	LA09/2019/1402/O	Site for dwelling and domestic garage approx. 50m NE of 45 Moneyneany Road, Draperstown, for Mr Michael McWilliams.	REFUSE
4.29.	LA09/2019/1415/F	Replacement dwelling 60m E of 5 Drumgarrell Road, Cookstown, for D Conway.	REFUSE
4.30.	LA09/2019/1465/O	Infill dwelling and detached garage at approx. 28m E of 260 Ballygawley Road, Dungannon, for Mr Kevin McCaul.	REFUSE
4.31.	LA09/2019/1466/O	Infill dwelling and detached dwelling at approx. 102m E of 260 Ballygawley Road,	REFUSE

		Dungannon, for Mr Kevin McCaul.	
4.32.	LA09/2019/1501/O	Site for two storey dwelling and garage on a gap site between 19 and 21 Tirgan Road, Moneymore, for Malachy McCrystal.	APPROVE
4.33.	LA09/2019/1513/O	Dwelling and domestic garage opposite 70 Cullenramer Road, Lisgallon, Dungannon, for James Morris.	REFUSE
4.34.	LA09/2019/1551/F	Single storey rear extension at 48 Brough Village, Castledawson, for Paddy Henry.	APPROVE
4.35.	LA09/2019/1601/F	Construction of a playpark extension with accompanying wet pour and the installation of an asphalt concrete path around the perimeter at Eglish play Park at land to the rear (SE) of 12-16 Roan Park and NW of Eglish GAC, for Mid Ulster District Council.	APPROVE
4.36.	LA09/2019/1602/F	Relocation of current goal post and ball net to allow an area for play park to be located and surrounded by a 1.2m high roll top fence and gate at existing open space between 32 and 39 Henderson Park, Stewartstown, for Mid Ulster District Council.	APPROVE
4.37.	LA09/2019/1603/F	Installation of play park with accompanying wet pour and 1.2m high bow top fence around perimeter at existing open space adjacent to Castlebay Centre, 176-186 Mountjoy Road, Dungannon, for Mid Ulster District Council.	APPROVE
4.38.	LA09/2019/1604/F	Installation of play park accompanying wet pour and 1m high timber fence around the perimeter at the Washingbay Centre, Ballybeg Road, Washingbay, for Mid Ulster District Council.	APPROVE
4.39.	LA09/2019/1605/F	Installation of play park with accompanying wet pour, 1.2m high bow top fence and an asphalt concrete path to be	APPROVE

		installed around the perimeter at lands off Barrack Road and directly adjacent to O'Neill Park, Ballymaguigan, for Mid Ulster District Council.	
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5. Receive Deferred Applications

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	Planning Reference	Proposal	Recommendation
5.1.	LA09/2016/1654/A	Flat screen sign displaying moving and static images at Walshes Hotel, 53 Main Street, Maghera (sign to be displayed on the Coleraine Road side of the building), for Mr Kieran Bradley.	REFUSE
5.2.	LA09/2017/0897/F	Part use of existing farm shed to provide internal dry storage in association with the Evergreen Peat business at 100m NW of 213 Washingbay Road, Coalisland, for Jim McCuskey, Evergreen Peat.	REFUSE
5.3.	LA09/2018/1282/O	Dwelling and garage at 110m NE of Tamnymullan Lane, Maghera, for Mr Robert Sufferin.	REFUSE
5.4.	LA09/2019/0357/F	Retention of 20 x 8ft container to house vending machines at 42 Main Road, Moygashel, Dungannon, for Mr Bryan Turkington.	REFUSE
5.5.	LA09/2019/1169/O	Infill dwelling and garage at lands between 33a & 33b Grange Road, Moy, for Mr Andrew Smith.	APPROVE

6. Receive Report on Tree Preservation Order at former Maghera High School

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Matters for Information

7 Minutes of Planning Committee held on 7 January 2020

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**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

Matters for Information

8. Confidential Minutes of Planning Committee held on 7 January 2020
9. Confidential Minutes of Special Planning Committee (Local Development Plan) held on 13 January 2020
10. Receive Enforcement Report
11. Enforcement Cases Opened
12. Enforcement Cases Closed