



05 December 2023

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held in The Chamber, Dungannon and by virtual means at Council Offices, Circular Road, Dungannon, BT71 6DT on Tuesday, 05 December 2023 at 17:00 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. Notice of Recording
This meeting will be webcast for live and subsequent broadcast on the Council's You Tube site [Live Broadcast Link](#)
2. Apologies
3. Declarations of Interest
Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.
4. Chair's Business

Matters for Decision

Development Management Decisions

5. Receive Planning Applications 7 - 302

	Planning Reference	Proposal	Recommendation
5.1.	LA09/2020/1263/F	Demolition of existing buildings on site; redevelopment to include	APPROVE

		the construction of a GF retail unit with apartment above along the street frontage; 5no 2 storey semi-detached residential units to the rear. Amended vehicular and pedestrian access and associated hard and soft landscaping; parking provisions (incurtilage and communal) at 27-33 Main Street, Bellaghy for Mr H Griffin	
5.2.	LA09/2021/1336/O	Site for 4 detached dwellings with detached domestic garages at 70m NW of 36 Moss Road, Ballymaguigan, Magherafelt for Sean Cassidy	APPROVE
5.3.	LA09/2021/1475/F	Free range poultry shed with 2 feed bins, a storage shed and associated site works (Poultry shed to contain 8000 free range egg laying hens) at Land Approx. 100m NW of 9 Soarn Road, Stewartstown for Mr Jeremy Baird	APPROVE
5.4.	LA09/2022/0226/F	19 dwellings (18 semi detached and 1 detached) at existing housing site at the Junction of Ardboe Road / Kilmascally Road, E off 87B Kilmascally Road, Dungannon for Mr E Mullan	REFUSE
5.5.	LA09/2022/0558/F	Redevelopment to facilitate the upgrade of existing Waste Water Treatment Works, (WWTW), at 14 Moygashel Lane, Dungannon for Northern Ireland Water Ltd	APPROVE
5.6.	LA09/2022/0566/F	4 townhouses and in curtilage parking at site to rear of 41 Oldtown Street, Cookstown for Mr Ronnie Nicholl	REFUSE
5.7.	LA09/2022/1350/F	Retention of utility storage yard, portacabins, security fencing and all associated site works (temporary use) at 191 Glen Road, Maghera, for Geraldine O'Kane	REFUSE
5.8.	LA09/2022/1366/F	Retention of Farm Building at 200m S of 70 Cadian Road, Dungannon for Mr Martin Daly	REFUSE

5.9.	LA09/2022/1608/F	Retrospective car sales unit at 50m NE of 50 Ballyronan Road, Magherafelt for Igen Autos Ltd	REFUSE
5.10.	LA09/2023/0251/F	2 storey dwelling with 1 1/2 storey garage attached via carport at 50m E of 55 Killycanavan Road, Dungannon, Ardboe for Eugene Devlin	REFUSE
5.11.	LA09/2023/0368/RM	Dwelling and garage at lands adj to 6 Tullyveagh Road , Cookstown, for Mr Trevor Brown	APPROVE
5.12.	LA09/2023/0441/F	2 Storey dwelling, including carpark, garden and rear yard with minor alterations to existing dwelling at no.1 Derryvale Park(including new pitched roof) at 1 Derryvale Park and lands SW of 1 Derryvale Park, Coalisland, for Mr Kieran Talbot	APPROVE
5.13.	LA09/2023/0466/O	Dwelling and garage at land approx 150m N of 30 Killyfaddy Road, Magherafelt for Mr Arron McMurray	REFUSE
5.14.	LA09/2023/0499/F	Change of use and extension of existing bar and restaurant to part light industrial part storage or distribution at 9 Corvanaghan Road , Cookstown, for Mr Brian McGarrity	APPROVE
5.15.	LA09/2023/0597/O	4 luxury apartments and associated car parking at land 30m E of 41 Clabby Road, Fivemiletown for Mr Henry & Jordan Mc Clure	APPROVE
5.16.	LA09/2023/0629/O	Gap site for dwelling and domestic garage at lands approx 60m NE of 45 Derrytresk Road, Coalisland for Mary Daya	REFUSE
5.17.	LA09/2023/0682/F	Retention of Block 2 (21,23,25 & 27) at Castle Lane Mews Thomas Street, Dungannon for Mr Peter O'Donnell	APPROVE
5.18.	LA09/2023/0711/F	Amendment to site layout including site access (previously approved M/2008/0556/F) at 225m W of 21 Creevelough Road, Carnteel, Dungannon for Mr Tony Rafferty	APPROVE

5.19.	LA09/2023/0714/O	Site for dwelling and garage adj to 20 Sessiagh Road, Tullyhogue, Cookstown for Mr Alan Nethercott	REFUSE
5.20.	LA09/2023/0758/O	Site for dwelling between 11A and 15A Annaghmore at Annaghmore Road, Coagh, for Micheal Ryan	APPROVE
5.21.	LA09/2023/0760/O	Dwelling at lands approx. 600m W of 10B Beaghbeg Road, Cookstown for Stephen McGurk	APPROVE
5.22.	LA09/2023/0761/O	House on a farm at lands adjacent to and immediately NW of 4 Derryvaren Road, Coalisland for James Campbell	REFUSE
5.23.	LA09/2023/0787/F	2 detached storey and a half chalet dwellings with associated access and car parking at site N of 1 Mullagh Court, Maghera for SC Properties	APPROVE
5.24.	LA09/2023/0789/O	Dwelling and garage adjacent to and E of Eglis GAA , 108 Killyliss Road, Dungannon for Mr James Muldoon	APPROVE
5.25.	LA09/2023/0851/O	Site for dwelling at lands approx. 78m NW of 25 Crosscavangh Road, Galbally for Ms Sinead Kelly	REFUSE
5.26.	LA09/2023/1031/F	Removal of Condition 4 of LA09/2022/1294/O for a dwelling and domestic garage at lands approx 35m N of 12 Drumard Road Kilrea for Mr Colm Bradley	REFUSE

6. Receive Deferred Applications

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	Planning Reference	Proposal	Recommendation
6.1.	LA09/2021/1011/O	Dwelling and garage at 110m NE of 65 Roughan Road, Stewartstown for Andrew Richardson	APPROVE
6.2.	LA09/2022/1098/O	Dwelling & detached double garage at plot of ground in the townland of Aneeter Beg, 50m S of 90 Aneeter Road, Moortown, Coagh, for Miss Rachael Devlin	APPROVE
6.3.	LA09/2022/1504/O	Site for dwelling and domestic garage at 160m NE of 116 Lurgylea Road, Dungannon for Mr Patrick Clark.	REFUSE

6.4.	LA09/2023/0118/O	Site for a dwelling and domestic garage at lands approx 60m NW of 61 Sherrigrim Road, Stewartstown, Dungannon for Mr Miller Glendinning	APPROVE
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Matters for Information

7. Minutes of Planning Committee held on 7 November 2023 363 - 388

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. Confidential Minutes of Planning Committee held on 7 November 2023
10. Enforcement Live Case List
11. Enforcement Cases Opened
12. Enforcement Cases Closed