



04 June 2019

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 June 2019 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 7 - 314

	Planning Reference	Proposal	Recommendation
4.1.	LA09/2016/0470/F	Retention of the change of use of existing buildings to Class B2 Light Industrial, Class B3 General Industrial and Class B4 Storage and Distribution at 111 Ballynakilly Road, Coalisland, for Mr James Devlin.	APPROVE
4.2.	LA09/2017/0232/F	Cow and calf unit over existing slurry tank at 62 Crossowen Road, Clogher, for Simon Campbell.	APPROVE
4.3.	LA09/2017/1258/F	Retention of building as a domestic garage at 18	REFUSE

		Cookstown Road, Dungannon, for Mr Barry O'Neill.	
4.4.	LA09/2018/0382/F	Rationalisation and continued extraction of minerals from Magheraglass sand and gravel quarry; a lateral westerly extension; phased development plans and holistic restoration at Magheraglass Sand and Gravel Pit, Knockaleery, Magheraglass Road, Cookstown, for Creagh Concrete Products Ltd.	APPROVE
4.5.	LA09/2018/0595/F	Free range poultry shed with 2 feed bins, a standby generator building and associated site works at land approx. 150m NW of 49 Gorey Road, dungannon, for Mr Weldon Hall.	APPROVE
4.6.	LA09/2018/0781/O	Dwelling at site immediately S of 59 Cahore Road, Draperstown, for the Reps of Mr Peter Bradley.	APPROVE
4.7.	LA09/2018/0799/F	Demolition of garage and provision of detached dwelling adjacent to 23 Beechland Road, Magherafelt, for Ashley Booth.	REFUSE
4.8.	LA09/2018/0924/F	Dwelling and garage 150m W of 35 Drumnafern Road, Donaghmore, for Leo Quinn.	APPROVE
4.9.	LA09/2018/1024/F	Demolition of existing dwelling houses and erection of 11 apartments at 100 Rainey Street, Magherafelt, for John J Donnelly.	APPROVE
4.10.	LA09/2018/1092/F	4 semi-detached dwellings to replace 2 previously approved semi-detached dwellings; septic tanks to serve sites 59 and 61 at lands S of 43-57 Lambfield Drive, Dungannon, for Countrywide Homes NI Ltd.	APPROVE
4.11.	LA09/2018/1171/F	Change of use of existing domestic shed and garden to visitors shed and garden; creation of new vehicular access to the Castledawson Road and associated development at 59 Castledawson Road, Magherafelt, for Mr Eamon Regan.	APPROVE

4.12.	LA09/2018/1207/F	Alternative vehicular access to that approved under M/2014/0331/F at 34-38 The Square, Coalisland, for Western Building Systems.	APPROVE
4.13.	LA09/2018/1296/O	Dwelling and garage at lands 75m S of 16 Ballyheifer Road, Magherafelt, for Glenbrook Stud.	APPROVE
4.14.	LA09/2018/1564/F	4 apartments with associated car parking (previous approval M/2008/0412/f) 10m to the rear of 60 Union Place, Dungannon, for Mr Brendan Cunningham.	APPROVE
4.15.	LA09/2018/1650/F	Extension to retail Unit 1 at Castlefields, Thomas Street, Dungannon, for Nano Developments Ltd.	APPROVE
4.16.	LA09/2019/0059/F	Detached garage to rear of dwelling at 5 Drumconvis Road, Coagh, for Robert Hosseini.	APPROVE
4.17.	LA09/2019/0064/O	Infill dwelling at site 40m SE of 15 Lough Road, Ballymaguigan, for Patrick McKenna.	REFUSE
4.18.	LA09/2019/0109/F	Temporary use of existing garage as self-contained living accommodation at 14 Culbane Road, Portglenone, for P McTaggart.	APPROVE
4.19.	LA09/2019/0141/F	Agricultural shed adjacent to 21 School Lane, Gulladuff, for Mr Eugene Bradley.	REFUSE
4.20.	LA09/2019/0155/F	Infill dwelling and garage adjacent to Timageeragh Cottages, Tirgarvil Road, Upperlands, for A McKee.	APPROVE
4.21.	LA09/2019/0166/F	Change of house type from approved (M/2008/1206/F) at sites 34, 36, 38, 40, 42 and 44 Aughnaree Manor, Aughnacloy, for TG Developers Ltd.	APPROVE
4.22.	LA09/2019/0186/F	Retention of mobile home for temporary accommodation at 98a Gortlenaghan Road, Dungannon, for Tony McElduff.	REFUSE
4.23.	LA09/2019/0238/F	Farm dwelling and garage in substitution of dwelling approved under LA09/2017/0632/O at 250m S of 23 Macknagh Lane, Upperlands, for Anthony	APPROVE

		McGuckin.	
4.24.	LA09/2019/0263/O	Infill dwelling and garage at land adjacent to and rear of 23 Grange Road, Moy, for Mr Sam Smith.	APPROVE
4.25.	LA09/2019/0264/O	Infill dwelling and garage at lands adjacent and immediately W of 27 Grange Road, Moy, for Mr Sam Smith.	APPROVE
4.26.	LA09/2019/0272/O	Dwelling and detached dwelling at land approx. 90m NW of 4 Dunronan Road, Moneymore, for Michael J Wilson.	REFUSE
4.27.	LA09/2019/0276/RM	1 chalet house at site to rear of 93 and 93a Granville Road, Dungannon, for Mr Kevin McVeigh.	APPROVE
4.28.	LA09/2019/0300/O	Dwelling and garage between 34 and 36 Coagh Road, Cookstown, for William and Heather Hutchinson.	REFUSE
4.29.	LA09/2019/0344/O	Bungalow with separate domestic garage at site adjacently S of 63 Anneeter Road, Cookstown, for Oliver Conlan.	APPROVE
4.30.	LA09/2019/0547/F	Amendment to previous approval LA09/2018/1148/F to provide new vehicular access onto OldEglis Road; includes reducing the exit road to 4m at Black Lane, Mullaghanagh, Dungannon, for Dungannon United Youth.	APPROVE
4.31.	LA09/2019/0549/F	Variation of condition 2 of approval LA09/2018/1149/F to allow entrance from Black Lane to remain, also preventing vehicles exiting onto Black Lane at Mullaghanagh, Dungannon, for Dungannon United Youth.	APPROVE

## 5. Receive Deferred Applications

315 - 442

	Planning Reference	Proposal	Recommendation
5.1.	LA09/2017/0126/F	Housing development with reduction to 37 units and alterations to house types from previous lapsed permission H/2008/0216/F at site at Magherafelt Road, Draperstown	APPROVE

		at junction with Drumard Road, for Rea Developments.	
5.2.	LA09/2017/1196/A	Business signage, including signage on S & W elevations and free standing sign in front of building at 15-17 Church Street, Magherafelt, for Mid Ulster Back Care and Physiotherapy.	REFUSE
5.3.	LA09/2018/0425/F	Relocation of dwelling from previous approval H/2008/0332/F at 45m S of 7a Crocknamohil Road, Draperstown, for D and A Developments.	APPROVE
5.4.	LA09/2018/0746/O	Dwelling and domestic garage 50m NE of 49 Fivemile Straight, Carnamoney, Draperstown, for Mr Connor McPeake.	APPROVE
5.5.	LA09/2018/1093/F	Dwelling and domestic garage/store approx. 70m ESE of 7 Gortinure Road, Tamnymullan, Maghera, for Mr Michael McEldowney.	REFUSE
5.6.	LA09/2018/1263/RM	Dwelling 20m S of 40 Derrygonigan Road, Cookstown, for Finbar Crawford.	APPROVE
5.7.	LA09/2018/1367/F	Retention of garage with part change of use to living accommodation at 10m N of 30 Loughdoo Road, Pomeroy, for Karl Heron.	REFUSE
5.8.	LA09/2018/1521/LBC	Business signage, including signage on S & W elevations and free standing sign in front of building at 15-17 Church Street, Magherafelt, for Mid Ulster Back Care and Physiotherapy.	REFUSE
5.9.	LA09/2018/1578/O	Dwelling and garage 25m E of 28 Drumkee Road, Dungannon, for Ms Claire Heron.	REFUSE
5.10.	LA09/2019/0128/F	Replacement dwelling and domestic garage adjacent to and NW of 51 Ballynahay Road, Ballygawley, for Mr Cathal O'Neill.	APPROVE

7. Receive Consultation Response to DfE on Application for a Petroleum Licence 453 - 454

Matters for Information

- 8 Minutes of Planning Meeting held on Tuesday 2 April 2019 455 - 476
- 9 Receive Report on Consultation from DfI on ES Addendum to the A5 Western Transport Corridor 477 - 488
- 10 Receive Report on Heritage at Risk in Northern Ireland 489 - 588

**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

11. Receive Report on Consultation Response to Fermanagh and Omagh DPs (Counter Reps)
12. Receive Enforcement Report

Matters for Information

13. Minutes of Confidential Business of Planning Committee held on Tuesday 2 April 2019
14. Receive Report on Development Plan Strategy Representations
15. Enforcement Live Case list
16. Enforcement Cases Opened
17. Enforcement Cases Closed