



07 February 2023

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 Tuesday, 07 February 2023 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

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## 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 9 - 328

	Planning Reference	Proposal	Recommendation
5.1.	LA09/2019/1430/F	4 new dwellings, associated parking, landscaping, roads and footpath at lands 110m SE of 30	REFUSE

		Pound Road, Magherafelt. for Noeleen Kidd	
5.2.	LA09/2021/0090/F	Replacement access laneway to dwelling (amended access) at 37 Mullybrannon Road, Dungannon for Farasha Properties Ltd	APPROVE
5.3.	LA09/2021/0091/F	Dwelling and garage (amended access and additional Landscaping) at 150m SW of 35 Mullybrannon Road, Dungannon for Farasha Properties Ltd	APPROVE
5.4.	LA09/2021/1260/O	Dwelling and garage at approx 80m E of 24 Garrison Road, Magherafelt for Donna & Danny O'Shea	REFUSE
5.5.	LA09/2021/1286/O	Dwelling and garage at 30m SW of 30 Cloane Road, Draperstown for Sean Gallagher	REFUSE
5.6.	LA09/2021/1385/F	Widening of previously approved vehicle access position to allow paired access onto the Moneysharvin Road. at 250m N of 2 Gortinure Road, Maghera for Mr Rafferty	REFUSE
5.7.	LA09/2021/1575/RM	Demolition of workshop & erection of a 1.5 storey detached dwelling at to the rear of 11 Adair Gardens, Cookstown for R & F Developments	APPROVE
5.8.	LA09/2021/1652/F	Entrance to approved site at 85m E of 3 Tulnacross Road, Cookstown for Wesley Carson	REFUSE
5.9.	LA09/2021/1739/F	Sand and gravel extraction using dry screeners/loading shovel. Proposed access road including passing bays, wheel wash and welfare facilities. Construction of noise attenuation bund. (Renewal of H/2014/0019/F) at rear of 5 Brackaghlistlea Road, Desertmartin for Mea Ltd	APPROVE
5.10.	LA09/2021/1779/O	Domestic dwelling and garage on a farm at 30m SW of 3 Macknagh Lane, Upperlands for Mrs Mary Rafferty	REFUSE
5.11.	LA09/2022/0131/F	Storage/warehouse for the storage of metal components at 111 Ballynakilly Road, Coalisland for James Mackle	APPROVE

5.12.	LA09/2022/0201/O	Single storey dwelling adjacent to 64 Reaskmore Road, Reaskmore, Dungannon for Kieran MC Gartland	REFUSE
5.13.	LA09/2022/0249/O	Dwelling & domestic garage on a farm at land adjacent to & immediately S of 14 Tychaney Road, Ballygawley for Jenna Robinson	REFUSE
5.14.	LA09/2022/0418/F	2 pair of semi detached houses (4 houses) to replace detached house M/2013/0071/F at 1 Castle Glen Avenue, Ranfurly Road, Dungannon for M & L Property Developments Ltd	APPROVE
5.15.	LA09/2022/0440/F	Residential development of 30 dwellings (3 & 4 bed detached and semi-detached houses) with associated access & parking, landscaping and public open space. at 140 Old Caulfield Road, Castlecaulfield, Dungannon for Alskea Ltd	APPROVE
5.16.	LA09/2022/0490/O	Dwelling and garage on a farm at 194M SW of 8 Killybearn Lane, Cookstown for Martyn Devlin	REFUSE
5.17.	LA09/2022/0520/F	30m telecommunication mast with 3No. antennae, 3no. radio units and 2No. radio dishes; to include the an equipment compound and associated ancillary development. at lands C.107m S of 19 Lisnagleer Road, Dungannon, for Cornerstone	APPROVE
5.18.	LA09/2022/0551/F	Two storey dwelling at lands at 64 Drumcoo Green, Dungannon for Ryan Graham MC Curry	REFUSE
5.19.	LA09/2022/0556/O	Domestic dwelling and garage adjacent to 37 Moss Road, Ballymaguigan, Magherafelt for Ciara McGrath	REFUSE
5.20.	LA09/2022/0732/O	Dwelling and garage at 110m NE of 26 Broagh Road, Knockcloghrim, Magherafelt, for Martin McErlean	REFUSE
5.21.	LA09/2022/0739/F	Buildings to house wood and coco fibre plant, storage bay, chip feed bin, access (in situ) and ancillary site works. at lands approx. 7m N of 16 New Ferry	REFUSE

		Road, Bellaghy for Bulrush Horticultural Ltd	
5.22.	LA09/2022/1061/O	Dwelling and garage at lands 160 Metres NE of 136 Mayogall Road, Clady, for Colm McNally	REFUSE
5.23.	LA09/2022/1062/O	Dwelling and garage at 95m S of 4 Drumgarrell Road, Cookstown, for Mr Ryan O'Neill	REFUSE
5.24.	LA09/2022/1326/O	Dwelling and detached garage at lands 45m SE of 101 Drummurrer Lane, Coalisland for Michael Quinn	REFUSE
5.25.	LA09/2022/1413/O	Site for dwelling and garage on a farm at 90m N of 2A Brackaghreilly Road, Maghera, for Mr Tomas Convery	REFUSE
5.26.	LA09/2022/1419/O	Detached bungalow with associated external private amenity space and garage at lands W of 4,5, 6 & 7 Riverdale Drive, Cookstown for Mr Sammy Lyle	REFUSE
5.27.	LA09/2022/1426/O	Site for dwelling and garage within a cluster at 40m NE of 178 Battery Road, Moortown for Peter Devlin	REFUSE
5.28.	LA09/2022/1504/O	Site for dwelling and domestic garage at 160m NE of 116 Lurgylea Road, Dungannon for Mr Patrick Clarke	REFUSE
5.29.	LA09/2022/1512/O	Two storey dwelling with single storey garage, associated ancillary site works, landscaping and new access to the public road. at 25m N of 15 Annaginny Road, Dungannon for Mr And Mrs Philip Brown	REFUSE
5.30.	LA09/2022/1535/F	Two storey dwelling, access and associated works (development already commenced- M/2009/0016/F) adjacent to 71 Aghintober Road, Dungannon for Mr A McManus	APPROVE
5.31.	LA09/2022/1623/F	Change of house type and relocation of extant planning LA09/2018/1657/F Curtilage to be extended with garage to remain as previously approved at site between 117 and 119 Mullaghboy	APPROVE

		Road, Bellaghy, for Bronagh And Paul Doherty	
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6. Receive Deferred Applications

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	Planning Reference	Proposal	Recommendation
6.1.	LA09/2019/0768/F	Retention of two storage sheds and yard at lands 70m W of 33 Kanes Rampart, Coalisland, for Barran Yennie Peat Products	APPROVE
6.2.	LA09/2019/1051/O	Site for a dwelling and domestic garage at Approx 80m S of 103 Moyagall Road, Magherafelt for Mr Conor O'Neill	APPROVE
6.3.	LA09/2020/0213/F	Restructuring and alterations of vehicular access at 18 Cookstown Road, Dungannon for Mr Barry O'Neill	APPROVE
6.4.	LA09/2020/0905/F	Retention of change of use of former farm shed to engineering works at Approx 40m S of 28 Slatmore Road, Clogher for Wiltshire Engineering	APPROVE
6.5.	LA09/2020/1140/O	Dwelling on a farm with a detached garage between 104 Ballygawley Road and an agricultural building 100m NE of 104 Ballygawley Road, Glenadush for Mr Bernard Mc Aleer	REFUSE
6.6.	LA09/2020/1322/O	Dwelling adjacent to 59 Drumaspil Road, Drumcrow, Dungannon for Eamonn Donnelly	APPROVE
6.7.	LA09/2021/0129/O	Site for dwelling house & double domestic garage at approx. 40m NE of 2 Ballynagilly Road, Cookstown, for Mr James Harkness	REFUSE
6.8.	LA09/2021/0599/O	2 infill detached dwellings with associated detached garages, shared access onto Rogully Road and landscaping at adjacent and NW of 6 Rogully Road, Loup, Moneymore for Ashling McNicholl	REFUSE
6.9.	LA09/2021/0719/F	Farm dwelling and garage at approx 25m E of 25 Creagh Hill Road, Toomebridge for Mr Brendan Mulholland	REFUSE

6.10.	LA09/2021/0874/O	Dwelling and garage on a rounding off site in a cluster at 30m NE of 122 Creagh Road, Anahorish, Castledawson, for Mr Malachy Gribbin	APPROVE
6.11.	LA09/2021/1182/F	Retention of agricultural building for uses ancillary to the farm, including offices, storage spaces and area for sale of goods produced on the farm. (amended description) at approx 70m NE of 70 Drumgrannon Road, Dungannon for George Troughton	APPROVE
6.12.	LA09/2021/1299/F	Semi-detached dwelling at site adjacent to 41 Waterfoot Road, Ballymaguigan, Magherafelt for James Sheridan	APPROVE
6.13.	LA09/2021/1449/O	Dwelling and garage within a cluster site at 15m E of 6 Tamnadeese Road, Castledawson for Derek Fulton	APPROVE
6.14.	LA09/2022/0122/O	Dwelling at land 20m SE of 96 Reenaderry Road, Derrytresk, Coalisland for Mr Stephen McCaffrey	REFUSE
6.15.	LA09/2022/0168/O	Dwelling and garage in a cluster at 25m N of 2 Coltrim Lane, Moneymore for Mr Mark Hamilton	REFUSE
6.16.	LA09/2022/0242/F	Retention of domestic store as built (not in accordance with LA09/2021/0259/F) at 20 Ardchrois, Donaghmore for Conrad McGuigan	APPROVE
6.17.	LA09/2022/0437/F	Retrospective application for the retention of farm dwelling at 59 Derryvaren Road, Coalisland for Mr James Campbell	REFUSE
6.18.	LA09/2022/0645/O	Dwelling and domestic garage at 70m N of 135A Five Mile Straight, Maghera for Patrick McKenna	APPROVE
6.19.	LA09/2022/0662/O	Dwelling and domestic garage at 95m SW of 6 Moss Road, Coagh, Cookstown for Ryan McGuckin	APPROVE
6.20.	LA09/2022/0685/O	2 storey dwelling and garage at an existing cluster to rear of 68 Drumconvis Road, Coagh, for Frances Harkness	APPROVE

6.21.	LA09/2022/1226/O	Site for dwelling and domestic Garage at 100m S of 25A , Cloane Road, Draperstown at the junction Of Cloane Road and Cloane Lane, for Mr Mark Quinn	REFUSE
6.22.	LA09/2022/1230/O	Site for dwelling and domestic garage at 155m S of 25a Cloane Road, Draperstown, for Mr Mark Quinn	REFUSE

#### Matters for Information

- 7 Planning Committee minutes of meeting held on 9 January 2023 697 - 736

**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 9 January 2023
10. Enforcement Cases Opened
11. Enforcement Cases Closed