



04 May 2021

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, 04 May 2021 at 19:00 to transact the business noted below.

In accordance with the spirit of the recent COVID restriction, Members are strongly encouraged to join virtually as the preferred option. Should you need to attend in person then provision will be made at the Council Offices, Magherafelt. Please notify Democratic Services in advance if this is the case.

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.	LA09/2018/0945/F	Housing Development (79 no dwellings) to include 15no detached and 64no semi-detached dwellings at land to the SE of 1 Park Lane, Killyfaddy	APPROVE

		Road Magherafelt, for JFM Construction.	
4.2.	LA09/2018/1283/F	Retention of engineering workshops, increased curtilage and hard standing at 200 Annagher Road, Coalisland, for McGrath Engineering.	APPROVE
4.3.	LA09/2020/0004/F	New vehicle entrance to existing approved site to the rear of 17 Cullenfad Road, Dungannon, for Libby Campbell.	REFUSE
4.4.	LA09/2020/0428/F	5 Detached Dwellings (Amended Plan) adjacent to 86 Coleraine Road, Maghera for Younger Homes.	REFUSE
4.5.	LA09/2020/0863/F	Car parking and amenity space linking to existing river walk at lands approx 100m SW of 39 Charlemont Street, Moy, for Hemel Ltd.	APPROVE
4.6.	LA09/2020/0970/O	Dwelling and garage at approx. 250m S of 25 Cloane Road, Draperstown, for Mark Quinn.	APPROVE
4.7.	LA09/2020/1157/O	Site for 2 storey dwelling and domestic garage - 90m SE of 46 Airfield Road, Toomebridge for Centrum NI Farms Ltd.	REFUSE
4.8.	LA09/2020/1171/O	Site of 2 Storey dwelling and domestic garage. At 40m NW of 19 Tullyheran Road, Maghera, for Diarmuid Donnelly.	APPROVE
4.9.	LA09/2020/1214/F	2 storey extension to side & 2 new bays windows to front of existing dwelling at 1 Cordarragh Heights, Draperstown, for Mr Sean Kennedy.	APPROVE
4.10.	LA09/2020/1308/F	2 detached dwellings at Lands between 8 and 12 Findrum Road, Ballygawley, for Jonathan Kirkland.	REFUSE
4.11.	LA09/2020/1325/F	Redevelopment of Phoenix Integrated Primary School and nursery unit to provide a 7 classroom Primary school and nursery unit ; associated hard and soft play areas ground: mounted solar panels, retaining walls structures and new underground drainage system.	APPROVE

		Existing access point off Fountain Road, to be retained with reconfiguration of internal vehicular and pedestrian network including car parking , car drop off areas and zebra crossing points; temporary construction compound areas and ancillary site works at Phoenix Integrated Primary School, 80 fountain Road, Cookstown, for the Trustees of Phoenix Integrated P.S.	
4.12.	LA09/2020/1473/F	Renewal of LA09/2015/0177/F at lands approx 100m NW of 25 Tullyleek Road for Mr Michael O'Neill.	APPROVE
4.13.	LA09/2020/1615/F	Dwelling with integrated annex and garages at site adjacent to 18 Lowertown Road, Dungannon for Brian Wilson.	REFUSE
4.14.	LA09/2020/1626/O	Site for Dwelling & Garage at approx 30m N of 31 Gortinure Road, Maghera, for Mr S McEldowney.	REFUSE
4.15.	LA09/2020/1634/O	Site for dwelling and domestic garage adjacent to 47 Mullaghnamoyagh Road, Portglenone, for Sean Convery.	APPROVE
4.16.	LA09/2020/1663/O	Infill site for dwelling and garage adjacent to 215A Mountjoy Road, Killycolpy, Dungannon for Marie Quinn Elliot.	REFUSE
4.17.	LA09/2021/0116/O	Dwelling & garage at lands E of 91 Creagh Road, Castledawson for Ciaran Devlin	APPROVE
4.18.	LA09/2021/0129/O	Site for dwelling and double domestic garage at 40m NE of 2 Ballynagilly Road, Cookstown, for James Harkness.	REFUSE
4.19.	LA09/2021/0191/F	Renewal of Permission for 17 town houses, 25 apartments with associated car parking and landscape enhancements, at 8 Killyneill Road, Dungannon for Mr and Mrs John Quinn.	APPROVE
4.20.	LA09/2021/0196/O	Dwelling and domestic garage at land between 1 and 3	APPROVE

		Dunamoney Road, Dungannon, for Sean Mallon.	
4.21.	LA09/2021/0202/O	Site for dwelling and garage at lands adjacent & 30m N of 10 Tullydowey Road, Dungannon for Daniel Donnelly.	APPROVE
4.22.	LA09/2021/0203/O	Site for dwelling and garage at lands adjacent & 30m S of 4 Tullydowey Road, Dungannon, for Daniel Donnelly.	APPROVE
4.23.	LA09/2021/0228/F	Replacement dwelling at 12 Agharan Road Newmills Dungannon, for Brian and Pamela Brodison.	APPROVE

5. Receive Deferred Applications

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	Planning Reference	Proposal	Recommendation
5.1.	LA09/2020/0387/O	Dwelling and garage at 82m W of 64 Carraloe Road, The Woods, Magherafelt, for Mr John Gribbin.	APPROVE
5.2.	LA09/2020/0564/O	Dwelling and garage at lands between 121 & 127 Thornhill Road, Pomeroy, for Cathal Hayden.	APPROVE
5.3.	LA09/2020/1192/O	Dwelling on a farm at 70m NW of 90 Moneysharvan Road, Maghera, for Ronan Bradley.	APPROVE
5.4.	LA09/2020/1660/O	Dwelling and garage adjacent to 135 Ballynease Road, Portglenone, for Jim McAuley.	APPROVE
5.5.	LA09/2021/0060/F	Garage and store within the curtilage of the existing dwelling at 65a Lissan road, Cookstown, for Paul Donnelly.	APPROVE

Matters for Information

6 Planning Committee minutes of meeting held 12 April 2021 299 - 328

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

7. Receive Report on Consultation from BT
8. Receive Enforcement Report

Matters for Information

9. Planning Committee Confidential minutes of meeting held on 12 April 2021
10. Receive Report on DfC's Updated Definition of Affordable Housing in the Context of the Local Development Plan
11. Enforcement Cases Opened