

**Minutes of Meeting of Planning Committee of Mid Ulster District Council held on Tuesday 1 December 2020 in Council Offices, Ballyronan Road, Magherafelt and by virtual means**

<b>Members Present</b>	Councillor S McPeake, Chair	
	Councillors Bell, Black*, Brown, Clarke*, Colvin, Cuthbertson, Gildernew*, Glasgow, Kearney*, Mallaghan, McFlynn, McKinney, D McPeake, Quinn* (7.31 pm), Robinson*	
<b>Officers in Attendance</b>	Dr Boomer, Planning Manager Ms Doyle, Senior Planning Officer** Ms Donnelly, Solicitor Mr Marrion, Senior Planning Officer** Ms McAllister, Senior Planning Officer** Ms McCullagh, Senior Planning Officer** Ms McKearney, Senior Planning Officer** Ms McNally, Council Solicitor Miss Thompson, Democratic Services Officer	
<b>Others in Attendance</b>	<b>Applicant Speakers</b>	
	LA09/2019/0232/F	Mr Gourley
	LA09/2020/0677/F	Mr Lagan
		Councillor B McGuigan
	LA09/2020/1020/O	Mrs Donnelly
	LA09/2019/1373/O	Mr Finlay
		Councillor B McGuigan
	LA09/2020/0194/O	Mr Quinn
	LA09/2020/0499/O	Mr Cassidy

\* Denotes members and members of the public present in remote attendance

\*\* Denotes Officers present by remote means

The meeting commenced at 7.02 pm

*The Chair, Councillor S McPeake welcomed everyone to the meeting and those watching the meeting through the Live Broadcast. The Chair, in introducing the meeting detailed the operational arrangements for transacting the business of the Committee in the Chamber and by virtual means, by referring to Annex A to this minute.*

The Chair also referred to addendum which had been circulated earlier in the day and asked if those joining remotely had seen this document and had time to read it.

Members joining remotely confirmed that they had seen the addendum and had time to read it.

**P111/20      Apologies**

None.

**P112/20      Declarations of Interest**

The Chair reminded members of their responsibility with regard to declarations of interest.

**P113/20      Chair's Business**

The Planning Manager presented previously circulated report which was circulated as part of the addendum and advised of the Department's agreement of the Council's Revised Timetable (August 2020) for the production of the new Local Development Plan (LDP) for Mid Ulster District Council Area.

Proposed by Councillor Clarke  
Seconded by Councillor Bell and

**Resolved**      That a copy of the revised timetable (August 2020) be made available for inspection in the three principal offices, that it is published on the Council website and that notice is given by local advertisement that the timetable is available for inspection along with the details as specified by Regulation 8 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015.

The Planning Manager referred to the number of planning applications received during the Autumn and stated that this number was consistent with what has been received in other years. The Planning Manager stated that Mid Ulster appears to be resilient in the construction and business sectors and that this hopefully bodes well for the future given the nature of industries situated within Mid Ulster. The Planning Manager stated that whilst the national climate is not healthy he felt that provided the government ensures there is commitment to provide mortgages with 5% deposit that the construction industry will remain healthy.

The Chair, Councillor S McPeake stated it was heartening to hear that a high level of applications were continuing to be received despite uncertainty and hoped that this would carry on being the case.

The Chair, Councillor S McPeake welcomed Kathryn Donnelly who would observe the meeting tonight and will be joining the legal team to cover the Council Solicitor's maternity leave.

**Matters for Decision**

**P114/20      Planning Applications for Determination**

The Chair drew Members attention to the undernoted planning applications for determination.

**LA09/2017/1579/O                      Housing development with sewage treatment plant and associated works at lands immediately SW of 44 Dungannon Road, Moy for T G Troughton**

Members considered previously circulated report on planning application LA09/2017/1579/O which had a recommendation for approval.

Proposed by Councillor Mallaghan  
Seconded by Councillor Bell and

**Resolved**     That planning application LA09/2017/1579/O be approved subject to conditions as per the officer's report.

**LA09/2018/0954/F                      Housing development of 24 dwellings and associated site works at land adjacent to 11 Bawnmore, Mullaghboy Road, Bellaghy for Marald Prime Developments**

Members considered previously circulated report on planning application LA09/2018/0954/F which had a recommendation for approval.

Proposed by Councillor Bell  
Seconded by Councillor Kearney and

**Resolved**     That planning application LA09/2018/0954/F be approved subject to conditions as per the officer's report.

**LA09/2018/1694/F                      Repower existing wind turbine (permitted under H/2009/0501/F) to increase turbine blade lengths to 27m and increase hub height to 60m at approx 750m NW of Drumard Road/Cullion Road junction, Straw Mountain, Draperstown for PJT Power**

Members considered previously circulated report on planning application LA09/2018/1694/F which had a recommendation for approval.

Proposed by Councillor McKinney  
Seconded by Councillor Robinson and

**Resolved**     That planning application LA09/2018/1694/F be approved subject to conditions as per the officer's report.

**LA09/2019/0135/F                      Retention of livestock holding unit/agricultural building at Terrywinny Lane approx. 400m S of 28 Legnacash Road Cookstown for Norman McConnell**

Members considered previously circulated report on planning application LA09/2019/0135/F which had a recommendation for approval.

Proposed by Councillor McKinney  
Seconded by Councillor McFlynn and

**Resolved** That planning application LA09/2019/0135/F be approved subject to conditions as per the officer's report.

The Planning Manager referred to the below applications which were on the agenda for determination and sought approval to have the following applications deferred from tonight's meeting schedule for an office meeting –

Agenda item 4.8 – LA09/2019/1375/O – Dwelling and garage on a farm at 60m SW of 35 Ardagh Road, Coagh for Francis Donnelly.

Agenda item 4.11 – LA09/2020/0399/O – Dwelling and domestic garage at 60m NW of 58 Annaghquinn Road, Rock, Dungannon for Patrick McGuire.

Agenda item 4.15 – LA09/2020/0862/F – Replacement dwelling and garage at site 400m E of Fairview, 221 Hillhead Road, Castledawson for Jason Thompson and Julie Espie.

Agenda item 4.16 – LA09/2020/0877/O – Site for dwelling at lands approx. 25m E of 22 Blackrock Road, Dunnamore, Cookstown for Mr M Mallon.

Agenda item 4.18 – LA09/2020/0935/O – Site for dwelling at approx. 60m SW of 90 Ballinderry Bridge Road, Coagh for Mr Pat McGuckin.

Agenda item 4.21 – LA09/2020/1027/F – Infill site for 2 dwellings and garages between 11B and 11E Hillside Road, Upperlands for Mr Danny McMaster.

Proposed by Councillor D McPeake  
Seconded by Councillor Brown and

**Resolved** That the planning applications listed above for deferral be deferred for an office meeting.

**LA09/2019/0232/F                      8 Semi detached dwellings at lands to the rear of 65-69 Oldtown Street, Cookstown for Mr Malcolm Thom**

Ms McCullagh (SPO) presented a report on planning application LA09/2019/0232/F advising that it was recommended for approval.

The Chair advised the committee that a request to speak on the application had been received and invited Mr Gourley to address the committee.

Mr Gourley advised that he was speaking on behalf of objectors (Greer family) and pointed out that there were some things on the report which were slightly out of date. Mr Gourley advised that works have been carried out to the frontage onto the street where buildings were there beforehand and that access has been altered. In terms of frontage which provides access to the archway Mr Gourley stated he had been

made aware of some issues of non compliance in relation to gradients of access and also the TAS approval in relation to the archway. Mr Gourley stated that the objectors are keen to point out that the access does not seem to be in compliance. Mr Gourley stated that the primary objection relates to the Right of Way which has not been resolved despite the objectors attempts to discuss the matter with the applicant. Mr Gourley stated that the Right of Way is accepted by both parties and that the developer has not formalised the relocation of the Right of Way which causes issues in relation to legal title.

Mr Gourley stated there were also issues in relation to visibility splays and although it was stated that no works are required in relation to these it was advised that there is a 1.2m high fence that is obstructing visibility to the south of the access which will require consent to remove before any works can take place with possible legal impediment in terms of this. Mr Gourley stated that a resident of 63 Oldtown Street is currently seeking consent through NIHE for a disabled access ramp and some car parking which will have implications for the visibility splays as well. Mr Gourley stated that discussions between both parties have not come to any fruition and that the objectors feel their objections are falling on deaf ears which they feel are fundamental in terms of providing safe access. Mr Goulrey stated that objectors feel the application should be deferred in order to get some resolution to the issues raised in order to try to avoid problems later on.

The Planning Manager asked if the dispute in relation to the Right of Way was between the two parties.

Mr Gourley stated that there is a Right of Way running through the middle of the row of houses, this Right of Way was to be relocated by legal agreement onto the proposed access road and this has not been done. Mr Gourley stated that the bigger issue was with the visibility splays, the fence in situ and the proposed works to the front of the property. Mr Gourley stated that the developer had indicated in the past that there is no works required in relation to visibility splays however Mr Gourley stated that there are works required and consent will be required in relation to this.

The Planning Manager asked if Roads Service had commented on the plans.

Ms McCullagh advised that Roads Service had commented that the part of the land affected by the access was not in Roads Service control.

Mr Gourley stated that the fence was in private ownership of 63 Oldtown Street and that there are plans for a disabled access ramp and parking.

The Planning Manager stated that if there are issues with land this is for the landowners to resolve not the Planning Committee.

Ms McCullagh advised that Roads Service have provided conditions in relation to the application and were content with movement.

The Planning Manager stated that in relation to the fence there appeared to be different parties claiming ownership but that again this is a civil matter and would not be a rational reason for refusing the application.

The Council Solicitor stated that private law issues, such as rights of way/access, between landowners are not a material consideration for the Committee and that the issues in relation to visibility splays could be conditioned by way of a pre commencement negative condition.

Councillor McKinney proposed the recommendation to approve the application as the committee cannot get involved in civil matters.

Councillor Colvin seconded Councillor McKinney's proposal.

**Resolved** That planning application LA09/2019/0232/F be approved subject to conditions as per the officer's report.

*Councillor Quinn joined the meeting at 7.31 pm*

**LA09/2019/0533/F**                      **Change of use and alteration of historic railway station building to form 2 apartments; demolition of existing dwelling and construction of 10 residential units including associated parking, landscaping and access at Station Road, Moneymore for Michael Nugent Ltd**

Members considered previously circulated report on planning application LA09/2019/0533/F which had a recommendation for approval.

Proposed by Councillor Mallaghan  
Seconded by Councillor Clarke and

**Resolved** That planning application LA09/2019/0533/F be approved subject to conditions as per the officer's report.

**LA09/2019/1165/F**                      **Retention of house and erection of 3 no. detached dwellings (reduction from 5 no. dwellings - M/2010/0522/F) and change adopted road to private road adjacent and 25m S of 54B Old Eglish Road Dungannon for Patrick Keogh**

Members considered previously circulated report on planning application LA09/2019/1165/F which had a recommendation for approval.

Proposed by Councillor Gildernew  
Seconded by Councillor McKinney and

**Resolved** That planning application LA09/2019/1165/F be approved subject to conditions as per the officer's report.

**LA09/2019/1375/O**                      **Dwelling and garage on a farm at 60m SW of 35 Ardagh Road, Coagh for Francis Donnelly**

Agreed that application be deferred for an office meeting earlier in meeting.

**LA09/2020/0156/F                      New access to dwelling at 50m S of 30 Loughdoo Road, Pomeroy, for Karl Heron**

Members considered previously circulated report on planning application LA09/2020/0156/F which had a recommendation for approval.

Proposed by Councillor Bell  
Seconded by Councillor McFlynn and

**Resolved**     That planning application LA09/2020/0156/F be approved subject to conditions as per the officer's report.

**LA09/2020/0307/O                      Erection of replacement dwelling within the curtilage of existing site at 12 Drumbolg Road, Upperlands, Maghera for Mr A Campbell**

Members considered previously circulated report on planning application LA09/2020/0307/O which had a recommendation for approval.

Proposed by Councillor Black  
Seconded by Councillor McKinney and

**Resolved**     That planning application LA09/2020/0307/O be approved subject to conditions as per the officer's report.

**LA09/2020/0399/O                      Dwelling and domestic garage at 60m NW of 58 Annaghquin Road, Rock, Dungannon for Patrick McGuire**

Agreed that application be deferred for an office meeting earlier in meeting.

**LA09/2020/0448/F                      Extension of existing shed, addition of pasteurization plant (at the end of process) and European Waste Catalogue (EWC) codes associated with operational Anaerobic Digestion (AD) plant at lands approx. 210m NE of 14 Tullywiggan Cottages, Tullywiggan Road Cookstown for PAR Renewables**

Members considered previously circulated report on planning application LA09/2020/0448/F which had a recommendation for approval.

Proposed by Councillor McKinney  
Seconded by Councillor Colvin and

**Resolved**     That planning application LA09/2020/0448/F be approved subject to conditions as per the officer's report.

**LA09/2020/0677/F**

**Change of house type and garage to previous approval LA09/2016/1557/F at 40m SW of 9 Ballyhagan Road, Maghera, for Mr E Kelly**

Ms McCullagh (SPO) presented a report on planning application LA09/2020/0677/F advising that it was recommended for approval.

The Chair advised the committee that a request to speak on the application had been received and invited Mr Lagan to address the committee.

Mr Lagan stated he was occupier of 9b Ballyhagan Road which is adjacent to the application site. Mr Lagan stated he also had full planning permission for a replacement dwelling which would also be adjacent to the proposed dwelling. Mr Lagan expressed his concerns in relation to overlooking from the proposal to his permission for replacement dwelling and that this had not been an issue with the original planning approval but that the changes to the siting of the proposal now meant that the two dwellings would be facing each other and that these changes could have a negative impact on the occupiers of both properties.

Mr Lagan also referred to recent correspondence from Rivers Agency following recent flooding in the area which indicated that they felt there would be little benefit in reconstructing the rampart but would continue to be available to provide assistance should future flooding occur. Mr Lagan advised that he had photographs of flooding in the area in 2008 and more recently this year and highlighted that the site is affected by flooding.

Councillor B McGuigan stated that this application is for a change of house type and that the original planning had commenced and was still live. Councillor B McGuigan stated that the application was deferred from the October planning committee due to a neighbour not being notified but that this has now been addressed. Councillor B McGuigan stated that the applicant is keen to start construction as soon as possible and asked for the Committee's approval of the application.

The Planning Manager asked if Rivers Agency had been contacted in relation to flooding.

Ms McCullagh advised that as the development is outside of the flood plain Rivers Agency were not consulted as it was not felt it was required.

The Planning Manager asked what the distance was between the dwellings.

Ms McCullagh stated that the site is 13m back from the edge of the road.

The Planning Manager confirmed with Ms McCullagh that the neighbours house is a two storey house.

Ms McCullagh stated that the neighbour also had a permission for no.11 to be replaced.



The Planning Manager stated that the objection related to overlooking and asked if windows would overlook into key habitable rooms.

Ms McCullagh provided pictures of site plan and design and layout of dwelling.

Councillor Clarke stated that Members have not seen the relationship between the two sites and design of dwelling prior to the meeting and that this information should be provided to the Committee in adequate time.

The Planning Manager stated that the dwelling was now facing the road and that the objection was to the front windows of the proposal which would be facing the other property. The Planning Manager stated that the distance between the two properties would not be unusual in an urban setting but indicated that it would not be difficult for the applicant to orientate the dwelling so that it was not facing the other property and asked if this would satisfy the objector.

Mr Lagan stated he would be satisfied with dwelling being orientated in a different direction.

The Planning Manager stated it would not be unreasonable to ask the developer if they would be prepared to orientate the dwelling to a more north easterly direction (which was the orientation of the original application).

Councillor McKinney stated he understood the orientation issues but that this did not resolve that flooding problems which affect the area. Councillor McKinney stated that he had seen the flooding on that road for himself and if Rivers Agency are not going to repair the rampart then he felt the area will be prone to flooding more quickly in the future.

The Planning Manager stated that there is already an approval for a dwelling on the site and that Rivers Agency did not identify the siting of the dwelling as being in a flood plain. The Planning Manager stated he could not see how the application can be refused unless the Council is prepared to compensate the applicant.

Councillor McKinney asked for a further opinion from Rivers Agency as there are pictures to show flooding in the area.

Councillor Colvin stated that everyone was aware of climate change and how it is impacting the environment and asked how old the data is that Rivers Agency are working with as information can quickly become out of date and he would have some concern with approving the application.

The Planning Manager highlighted that a dwelling had already been approved on the site and that this application was to change the type of dwelling. The Planning Manager stated that if the Committee were proposing that the previous permission be revoked on the basis of flood risk then there would be a compensation issue.

Councillor Colvin stated that his question had not been answered and asked how up to date the information is from Rivers Agency.

The Chair, Councillor S McPeake stated that there already was a permission for a dwelling on the site.

The Planning Manager advised that Rivers Agency regularly review flood plains.

Councillor Bell proposed to approve the application.

Councillor Mallaghan seconded Councillor Bell's proposal.

Councillor McKinney stated he was not in agreement with this as there was photographic evidence of flooding and asked if Rivers Agency would stand over this considering ramparts are not going to be repaired in the area. Councillor McKinney stated that a second opinion should be obtained from Rivers Agency.

Members voted on Councillor Bell's proposal –

For – 6

Against – 6

Abstained – 4

The Chair, Councillor S McPeake used his casting vote and therefore declared Councillor Bell's proposal carried.

**Resolved** That planning application LA09/2020/0677/F be approved subject to conditions as per the officer's report.

**LA09/2020/0824/O**                      **Gap site for dwelling and garage adjacent to 7a Killycurragh Road, Orritor, Cookstown, for Wesley Carson**

Councillor Glasgow declared an interest in the application and withdrew to the public gallery.

Councillor Cuthbertson also declared an interest in this application.

Members considered previously circulated report on planning application LA09/2020/0824/O which had a recommendation for approval.

Proposed by Councillor Colvin  
Seconded by Councillor Brown and

**Resolved** That planning application LA09/2020/0824/O be approved subject to conditions as per the officer's report.

Councillor Glasgow rejoined the meeting.

**LA09/2020/0862/F**                      **Replacement dwelling and garage at site 400m E of Fairview, 221 Hillhead Road, Castledawson, for Jason Thompson and Julie Espie**

Agreed that application be deferred for an office meeting earlier in meeting.

**LA09/2020/0877/O**                      **Site for dwelling at lands approx. 25m E of 22 Blackrock Road, Dunnamore, Cookstown for Mr M Mallon**

Agreed that application be deferred for an office meeting earlier in meeting.

**LA09/2020/0920/RM**                      **Dwelling and garage at land approx. 100m N of 17 Carricklongfield Road, Aughnacloy, for Mr John Burton**

Members considered previously circulated report on planning application LA09/2020/0920/RM which had a recommendation for approval.

Proposed by Councillor Gildernew  
Seconded by Councillor Brown and

**Resolved**      That planning application LA09/2020/0920/RM be approved subject to conditions as per the officer's report.

**LA09/2020/0935/O**                      **Site for dwelling at approx. 60m SW of 90 Ballinderry Bridge Road, Coagh for Mr Pat McGuckin**

Agreed that application be deferred for an office meeting earlier in meeting.

**LA09/2020/0954/F**                      **Renewal of planning permission for housing development approved under LA09/2015/1242/F at site adjacent to and rear of 260 Coalisland Road, Dungannon for Mr and Mrs E Watterson**

Members considered previously circulated report on planning application LA09/2020/0954/F which had a recommendation for approval.

Proposed by Councillor Colvin  
Seconded by Councillor Gildernew and

**Resolved**      That planning application LA09/2020/0954/F be approved subject to conditions as per the officer's report.

**LA09/2020/1020/O**                      **Two infill dwellings and associated garages at lands N of 53 Tullaghmore Road, Coalisland, for Mr Gerard O'Neill**

Mr Marrion (SPO) presented a report on planning application LA09/2020/1020/O advising that it was recommended for approval.

The Chair advised the committee that a request to speak on the application had been received and invited Mrs Donnelly to address the committee.

Mrs Donnelly stated that the new development will affect the privacy of householders as there will be overlooking, the new development will also affect the objectors enjoyment of the countryside and rural character. Mrs Donnelly stated that there is an existing cluster and the filling in of the site it was felt constitutes ribbon development. Mrs Donnelly stated that the road on which the development is to be sited is very narrow and is currently used by agricultural vehicles, vehicles of occupiers on the road and those vehicles using a nearby daycare nursery. Mrs Donnelly stated that it was felt the road will not support further traffic as there are already road safety issues.

Mrs Donnelly stated that it is felt there are pollution implications with the application and that at the moment there are problems with pollution from a farm at the top of the hill. Mrs Donnelly felt that there would be further pollution caused by run off from septic tanks from the proposed development and highlighted that run off drains into Roughan Lough. Mrs Donnelly asked Members to be mindful not to cause any further pollution to the Lough and the nearby countryside.

Councillor Colvin stated that the road did appear to be narrow and that the objectors point was pertinent and asked for a response in relation to this.

Mr Marrion advised that this is a public road and that Roads Service had been consulted on the application and raised no concerns with the application.

The Planning Manager stated that as Roads Service have been consulted and raised no objection there is no reason why two dwellings would make the road unsafe.

Councillor Bell stated that having listened to the debate tonight he would propose the officer recommendation to approve the application.

Councillor Gildernew seconded Councillor Bell's proposal.

Councillor Cuthbertson asked what the gradient of the hill is as the objector had raised concern in relation to overlooking.

The Planning Manager stated that there was an objection in relation to privacy but that he was conscious that this is an outline application and that a better judgement could be taken when full designs and levels have been received.

**Resolved** That planning application LA09/2020/1020/O be approved subject to conditions as per the officer's report.

**LA09/2020/1027/F                      Infill site for 2 dwellings and garages between 11B and 11E Hillside Road, Upperlands for Mr Danny McMaster**

Agreed that application be deferred for an office meeting earlier in meeting.

**LA09/2020/1049/O**

**Dwelling and garage at lands to rear of 195 Coalisland Road Dungannon for Patrick Mallon**

Members considered previously circulated report on planning application LA09/2020/1049/O which had a recommendation for refusal.

Councillor Gildernew stated that having read the officer report Roads Service have an issue with the application. Councillor Gildernew proposed a deferral of the application to further discuss road safety issues with Roads Service.

Councillor Bell seconded Councillor Gildernew's proposal.

The Planning Manager asked if roads is the only issue relating to the application.

Mr Marrion advised that there was a further issue regarding no reason for the development in the countryside. Mr Marrion stated that Roads Service have raised an issue in relation to sightlines which may be able to be addressed but has not been discussed in detail.

The Planning Manager stated that the substantive issue is in relation to justification which has not been given. The Planning Manager stated he was content to defer for an office meeting to explore whether there is justification for the development, if there is no justification then the Planning Manager felt it was pointless getting involved with resolving the sightline issue.

**Resolved** That planning application LA09/2020/1049/O be deferred for an office meeting.

**LA09/2020/1071/O**

**Dwelling and domestic garage at land between 171 and 175 Pomeroy Road, Donaghmore for Sean McAleer**

Members considered previously circulated report on planning application LA09/2020/1071/O which had a recommendation for approval.

Proposed by Councillor Clarke  
Seconded by Councillor Gildernew and

**Resolved** That planning application LA09/2020/1071/O be approved subject to conditions as per the officer's report.

**LA09/2020/1086/O**

**Infill dwelling and garden area at approx. 25m SW of 35 Cabragh Road, Dungannon for Mr and Mrs Noel Staunton**

Mr Marrion (SPO) presented a report on planning application LA09/2020/1086/O advising that it was recommended for refusal.

Proposed by Councillor Colvin  
Seconded by Councillor Gildernew and

**Resolved** That planning application LA09/2020/1086/O be refused on grounds stated in the officer's report.

**LA09/2017/0810/F Dwelling at Coltrim Lane, Moneymore (approx. 220m from junction with Cookstown Road) for Mr M Hamilton**

Ms Doyle (SPO) presented a report on planning application LA09/2017/0810/F advising that it was recommended for refusal.

Councillor Black stated that the applicant had recently changed their agent and in addition the person within the family who had been looking after the application has also been unwell recently and for those reasons he felt it would be advantageous to defer the application for a month. Councillor Black proposed that the application be deferred for one month to allow for outstanding issues to be resolved.

The Planning Manager urged the Committee not to defer the application any further. The Planning Manager advised that the application has been considered and there is a legal opinion which states there is no planning permission on the site and that this opinion has not been challenged. On that basis, the Planning Manager stated there is nothing further to consider.

The Chair, Councillor S McPeake stated that it is a complex situation.

The Planning Manager stated he did not think the situation was complex as it has been legally resolved. The Planning Manager stated that the position is that there is no planning permission on the site and that this has not been challenged. The Planning Manager stated that the applicant has the right to a planning appeal.

Councillor Black stated he took on board the Planning Manager's comments but that the application had been ongoing for three years and he did not feel a deferral for one month would make any significant difference given a new agent has come on board.

Councillor Brown seconded Councillor Black's proposal to defer the application for one month.

The Planning Manager stated that he found it perturbing that the applicant goes to another agent and another story is then put forward. The Planning Manager stated he was not prepared to meet again as he had already met and had heard the case. The Planning Manager stated that Members have all the information to make a decision.

Councillor Brown asked why the application had taken so long to come back to Committee.

The Planning Manager stated that the application was brought back to Committee and that it was further deferred. The Planning Manager stated that the applicant and agents have been afforded every opportunity and that a legal determination has been made. The Planning Manager stated that no case as to why a dwelling should

be approved has been made other than the claim a permission was once granted, Members were advised that a permission was once granted but it did not commence in accordance with the permission and therefore a certificate of lawful development was not issued.

Councillor Brown asked how many other applications were in the planning process that could have been resolved and were being held on the chance they could be changed.

The Chair, Councillor S McPeake stated he had used the word complex previously in so far as the application has been in the process for three years. The Chair referred to the change of agent and felt that the application should be deferred for one month and asked if it was correct that the agent wanted the application to be deferred.

Mr Cassidy stated he had requested a deferral as he had only recently come on board as agent for the application.

The Planning Manager stated that what was happening tonight was not the right image to give the public. The Planning Manager asked what the basis for the deferral was and what Members were to be asked to consider by permitting a deferral.

The Chair, Councillor S McPeake stated that the agent has new information which he wants time to collate and bring forward.

The Planning Manager stated the agent must have a basis for their request for deferral and asked that a reason for deferral be provided.

Mr Cassidy stated that there is a farm case for the application, that there is evidence that the previous permission was started within the time and that he had not been able to speak to the coach operators due to COVID19.

The Planning Manager stated that the issues in relation to the coach operator and whether a lawful start has been made have been considered and resolved. The Planning Manager stated that it was reasonable for the Committee to consider a farm case which has not been put forward before but it should not keep considering what has already been considered.

Councillor Gildernew asked if the deferral was to consider if there is a farming case.

The Planning Manager stated it was reasonable to defer the application to consider a farming case as the other two issues have been dealt with and resolved, if the applicant does not agree then they are free to make a planning appeal.

**Resolved** That planning application LA09/2017/0810/F be deferred for one month to allow for further information to be submitted regarding a farm case.

Councillor S McPeake declared an interest in the following application, vacated the Chair and withdrew from the meeting for the following application.

Councillor Glasgow took the Chair.

**LA09/2019/1373/O**

**Dwelling and Garage 55m E of 32a Mulnavoo Road, Moneyneany Road, Draperstown for Michael Bradley Esq**

Ms McCullagh (SPO) presented a report on planning application LA09/2019/1373/O advising that it was recommended for refusal.

The Chair advised the committee that a request to speak on the application had been received and invited Mr Finlay to address the committee.

Mr Finlay stated that the planning reasons for refusal of the application is that the application is contrary to policies CTY1, CTY8 and CTY14.

Mr Finlay stated that the foundation of the application lies within CTY8 – Infill and that the policy states that planning permission will be refused for a building which creates or adds to a ribbon of development however an exception will be permitted for the development of a small gap site sufficient to accommodate up to a maximum of two houses within an otherwise substantial and continuously built up frontage providing this respects existing development pattern along the frontage in terms of size, scale, siting and plot size. For the purposes of this policy, a substantial built up frontage will be a line of three buildings along a road frontage. Mr Finlay stated that maps show existing dwellings, frontages and the gap site.

Mr Finlay stated that CTY14 deals with rural character and prominence and that in this case, using the existing established building line as a reference then he felt the proposal could be situated to the rear of the existing ridge line which runs across the field parallel to the Mulnavoo Road and would make any dwelling on this site less prominent than that of no.32a.

CTY1 deals with justification and Mr Finlay stated that the applicant's father owns a small holding and that the applicant is the only one at home to help with repairs and maintenance.

Mr Finlay concluded that under policy CTY1 there was a need for the applicant to provide help with repairs and maintenance in relation to their father's small holding. Under policy CTY8 an easily integrated infill site is evident on the maps attached to the application and CTY14 a dwelling could be cradled on the site between the adjacent dwellings and the existing lie of the land. On this basis Mr Finlay stated that he felt the recommendation to refuse the application should be overturned.

Councillor B McGuigan stated that the applicant is the only son left at home to help his father on the farm and that he hopes to be able to build beside the family home. The Councillor stated that the issue related to whether no.32a has a frontage onto the Mulnavoo Road but that he did not believe a dwelling at the proposed site would impact rural character. Councillor B McGuigan asked Members to consider the location of the red line drawing to the Mulnavoo Road, the frontage of no.32a and its laneway onto the Mulnavoo Road.



The Planning Manager stated that the application as it stands does not meet policy but that Members can consider other material considerations. The Planning Manager referred to the previous comments that the dwelling is for a son and asked what the surrounding land is used for.

Mr Finlay stated that the applicant's father is a small holder and the surrounding land is used for a farm.

The Planning Manager asked why a farm case had not been made.

Mr Finlay stated that the land is not a registered farm.

The Planning Manager asked the size of the land and if it is used for farming.

Mr Finlay stated that the land covers about 10 acres and is used for farming.

The Planning Manager asked if the farm is used as a farm business.

Mr Finlay stated that it was not a registered farm business and there was no farm business id.

The Planning Manager asked if animals were kept.

Mr Finlay stated that the farm is currently let out.

The Planning Manager asked if the landowner keeps the land in good condition for agricultural purposes and if he takes money for letting the land out.

Mr Finlay stated that the land is well maintained and that he had not asked if the landowner takes money for letting out the land but he would assume he does.

The Planning Manager stated that he felt an assumption had been made in that because there is no farm business id a case for a farm dwelling has been ruled out. The Planning Manager stated that he felt there may be a farm case and that the applicant and agent should consider and explore this.

Councillor Bell stated that having looked at the maps and listened to the debate he felt that another house at the proposed location would be in keeping with rural character. Councillor Bell referred to a previous application on the Grange Road, Dungannon in which a house was passed which was to be sited amongst a number of other houses on the road and felt it was a similar case and was approved.

The Planning Manager stated that he had suggested that the application could be deferred to consider an agricultural case.

Councillor McKinney stated that the last time this application was brought before Committee he had proposed that it be approved and that he felt nothing had changed in the interim and was content to still propose the approval of the application.

The Chair, Councillor Glasgow stated there was the scope to defer the application.

The Planning Manager stated that this was not an infill application however he felt that the applicant has not appreciated that a farm case could be made and suggested that the applicant/agent work with the planning officer in putting forward a farm case.

Councillor Gildernew stated that as the applicant has thought they could not put forward a farm case it was only fair that the application be deferred to explore this option. Councillor Gildernew proposed that the application be deferred to consider a farm case.

Councillor Black stated he agreed with Councillor Gildernew's comments and would second his proposal to defer the application.

**Resolved** That planning application LA09/2019/1373/O be deferred for the applicant/agent to work with the planning officer to explore the option of a farm case.

Councillor S McPeake rejoined the meeting and took the Chair.

**LA09/2019/1387/O                      Infill site for dwelling and domestic garage at site approx. 10m S of 11 Reenaderry Road, Coalisland for Mr Sean Robinson**

Members considered previously circulated report on planning application LA09/2019/1387/O which had a recommendation for approval.

Proposed by Councillor Gildernew  
Seconded by Councillor McKinney and

**Resolved** That planning application LA09/2019/1387/O be approved subject to conditions as per the officer's report.

**LA09/2020/0194/O                      Dwelling and Domestic Garage 100m SW of 4 Moboy Road, Pomeroy for Dean McNally**

Ms McCullagh (SPO) presented a report on planning application LA09/2020/0194/O advising that it was recommended for refusal.

The Chair advised the committee that a request to speak on the application had been received and invited Mr Quinn to address the committee.

Mr Quinn stated that although a more suitable site has been identified this is not an option available to the applicant. Mr Quinn referred to policy CTY10 which states that planning permission will be granted for a dwelling house on a farm where all of the criteria can be met and that there appeared to be some flexibility within this where one or more of the criteria cannot be met. In this case, the site does not cluster or visually link with the farm building group however it does occupy a site that was once a dwelling with a cluster of out house farm buildings which are visible and

date back to 1832. Mr Quinn stated that the remains of these buildings are still present with some walls being 6-8ft high. Mr Quinn stated that the rationale for visually linking a dwelling beside a farm cluster is to minimise impact on character and landscape. Mr Quinn stated that siting the dwelling in field no.1 would result in the dwelling being more exposed and highly visible from the Cavanoneill Road with additional hedgerow requiring to be planted and boundaries defined. Mr Quinn stated that the application site was picked as it is capable of integrating a dwelling into the landscape in accordance with policy CTY13 and will not undermine rural character. Mr Quinn stated that the site occupies a location that was once a dwelling with a defined curtilage and that it utilises existing vegetation.

Mr Quinn stated that part c of policy CTY10 states that where practical access to the dwelling should be obtained from an existing lane and in this case there is an existing tree lined lane which will be maintained to screen the development from any vantage points along Moboy Road. Given the flexibility within the wording of policy CTY10 Mr Quinn considered that the application site is suitable and that planning permission could be granted under policy CTY10.

Councillor Mallaghan stated that a farm case has been established for this application however he felt that the application could have been approached in a different way and could have fitted the case of a replacement dwelling. Councillor Mallaghan stated that in relation to this application two policies are being blended together – a farm case has been established and there is the potential of replacing an existing dwelling although it does not meet the criteria as it sits at the minute. Councillor Mallaghan stated that the site is well integrated, there are no objections and he did not feel there would be any harmful effect on the countryside. Under those circumstances Councillor Mallaghan stated he would propose that the application be approved.

The Planning Manager asked if officers have accepted that there is a farm case.

Ms McCullagh stated that a farm case has been accepted the only issue relates to visual linkage and clustering.

The Planning Manager stated given there is a farm case it is reasonable for the Committee to say there was once a dwelling there.

The Chair, Councillor S McPeake stated that it is clear there was a building there whether this was once a dwelling is unclear but it was a building within a farm.

The Planning Manager stated that the definition of a building within the Act is any structure. The Planning Manager stated he did not think it was unreasonable to state that the proposal will be sited at the location of an old farm building.

Councillor McKinney seconded Councillor Mallaghan's proposal.

Ms McCullagh asked what conditions should be attached to the approval.

The Council Solicitor suggested that the conditions be delegated to the Planning Manager.

**Resolved** That planning application LA09/2020/0194/O be approved and that conditions of approval be delegated to the Planning Manager.

**LA09/2020/0484/O**                      **Off-site replacement dwelling and garage at approx. 60m NE of 18 Ballynakilly Road Cookstown for Mr Seamus Nugent**

Members considered previously circulated report on planning application LA09/2020/0484/O which had a recommendation for approval.

Proposed by Councillor Bell  
Seconded by Councillor McFlynn and

**Resolved** That planning application LA09/2020/0484/O be approved subject to conditions as per the officer's report.

**LA09/2020/0499/O**                      **Site for a Dwelling and Domestic Garage at approx. 51m SE of No. 86 Iniscarn Road, Keenaght, Desertmartin for Emmet O'Hagan**

Ms McCullagh (SPO) presented a report on planning application LA09/2020/0499/O advising that it was recommended for refusal.

The Chair advised the committee that a request to speak on the application had been received and invited Mr Cassidy to address the committee.

Mr Cassidy stated he believed the site meets with policy on two levels – cluster and infill. Mr Cassidy stated that infill is defined as a line of three or more buildings with a gap and that to the north of the site at no.86 there are three buildings all with frontage to the road, to the south of the site is no.82 which has a dwelling and detached garage and frontage to the road. Mr Cassidy stated that the applied site sits between these five buildings and that officers have accepted that a carefully designed dwelling would not significantly alter the character of the area.

Mr Cassidy stated he believed the site in general also meets the criteria of cluster and policy states that a cluster should lie outside a farm and consist of four or more buildings of which three are dwellings. In this case Mr Cassidy advised that the cluster is outside the farm, consists of six buildings however only two of these are dwellings. The site is bounded on two sides, is associated with a focal point, provides a suitable degree of enclosure and can be absorbed into the existing cluster. Mr Cassidy stated that in essence the application is being refused because there are only two dwellings and not three however he stated that in the past Council and PAC have taken a view that if an application meets the thrust of the policy it can be approved as an exception. In this case, Mr Cassidy stated he believed that the application was meeting the thrust of the policy.

Mr Cassidy advised that the site is located adjacent to a historic church and that historical buildings have been consulted. It was advised that HED have stated that on the basis of the information provided they are content and have requested further

detail on the design of the dwelling and its siting, Mr Cassidy advised this information will be supplied if an approval is granted, that this can be conditioned and the applicant is happy to accept this. Mr Cassidy stated there are no objections to the proposal and all consultees are content. Mr Cassidy asked that Members reconsider the application as being in the spirit of policy.

The Planning Manager stated that along a road frontage more than three buildings are required and that this appears to be met in this case. The Planning Manager stated that whilst the application does not read as an automatic infill he did not think it was a stretch to say there was an infill opportunity at that location. The Planning Manager stated that the Church is a dominant feature which gives a focal point and although there are only two dwellings he felt that all things considered the arguments were not unreasonable.

Councillor McFlynn stated that she felt this was a good site and a dwelling at this location would cluster well with the other dwellings and the Church. Councillor McFlynn proposed that the application be approved

Referring to the case officer's report, the Council Solicitor asked if HED needed to be consulted for a substantive response as this had not been requested previously as the application was being recommended for refusal and also asked whether the response from HED was required prior to approval by the Committee rather than conditioning it.

The Planning Manager stated that this is an outline application and HED have asked for the details of the design and siting of the proposal which are a design matter. The Planning Manager stated he did not think the application could be refused on this basis and that details of design can be requested at Reserved Matters.

Councillor Clarke stated that he felt it was appropriate to approve the application and seconded Councillor McFlynn's proposal.

The Council Solicitor stated that as this application had been recommended for refusal the Committee may wish to delegate the details of the conditions of an approval to the Planning Manager.

Proposed by Councillor Mallaghan  
Seconded by Councillor Bell and

**Resolved** That planning application LA09/2020/0499/O be approved and that conditions of approval be delegated to the Planning Manager.

**LA09/2020/0564/O                      Storey and a half dwelling and garage at lands  
between 121 and 127 Thornhill Road, Pomeroy for  
Cathal Hayden**

Members considered previously circulated report on planning application LA09/2020/0564/O which had a recommendation for refusal.

Councillor Mallaghan stated that he had been contacted by MP Francie Molloy today who had been in contact with the applicant to make them aware that their application was up for refusal. Councillor Mallaghan stated that this application had previously been deferred for an office meeting and the agent had previously requested speaking rights and had not used them. Councillor Mallaghan stated that the agent had missed the opportunity to request speaking rights for tonight's meeting.

Councillor Mallaghan stated that it was his understanding that discussion at the office meeting centred around presenting a farm case. Councillor Mallaghan requested that given the circumstances a deferral of one month be permitted for the agent to be able to use their speaking rights at the next planning Committee to present a farm case.

Councillor McKinney proposed that the application be deferred for one month.

The Planning Manager referred to the office meeting and Ms McCullagh stated that this meeting took place in August and that the agent was to check a farm case option but that this has not been provided in the interim.

The Planning Manager stated that given there may be a matter to be considered he had no issue with a deferral in this case.

The Council Solicitor referred to speaking rights being granted previously and not being exercised and that in the interests of fairness speaking rights for this application should be in place the next time this application is brought forward.

Councillor Gildernew seconded Councillor McKinney's proposal.

The Planning Manager stated it is up to the agent and applicant to request speaking rights for an application and no prompting is given by officers in that regard. The Planning Manager stated that the application is being deferred in order to allow the applicant/agent to make a farm case.

**Resolved** That planning application LA09/2020/0564/O be deferred for a farm case to be put forward.

**P115/20      Receive response to consultation from DfC on Draft Information Guide – Listed Buildings**

The Planning Manager presented previously circulated report which set out Council's proposed response to consultation from Department for Communities, Historic Environment Division regarding their proposed draft guidance for Councils in relation to the listed building process.

Proposed by Councillor Brown  
Seconded by Councillor Clarke and

**Resolved** That it be recommended to Council to agree that the response as set out at appendix to report regarding proposed draft guidance in relation to the listed building process be issued to Department for Communities, Historic Environment Division.

### **Matters for Information**

#### **P116/20 Minutes of Planning Committee held on 3 November 2020**

Members noted minutes of Planning Committee held on 3 November 2020.

*Live broadcast ended at 9.22 pm.*

### **Local Government (NI) Act 2014 – Confidential Business**

Proposed by Councillor Brown  
Seconded by Councillor McFlynn and

**Resolved** In accordance with Section 42, Part 1 of Schedule 6 of the Local Government Act (NI) 2014 that Members of the public be asked to withdraw from the meeting whilst Members consider items P117/20 to P124/20.

#### **Matters for Decision**

- P117/20 Receive report on the Council's consideration of Fermanagh and Omagh LDP Draft Plan Strategy – Consultation on Proposed Changes
- P118/20 Receive response to SONI's consultation on the Transmission Development Plan for Northern Ireland (2020-29)
- P119/20 Receive Enforcement Report

#### **Matters for Information**

- P120/20 Confidential Minutes of Planning Committee held on 3 November 2020
- P121/20 Enforcement Cases Live Case List
- P122/20 Enforcement Cases Opened
- P123/20 Enforcement Cases Closed
- P124/20 Staffing Issues

#### **P125/20 Duration of Meeting**

The meeting was called for 7 pm and concluded at 9.43 pm.

Chair \_\_\_\_\_

Date \_\_\_\_\_

## **Annex A – Introductory Remarks from the Chairperson**

Good evening and welcome to the meeting of Mid Ulster District Council's Planning Committee in the Chamber, Magherafelt and virtually.

I specifically welcome the public watching us through the Live Broadcast feed. The Live Broadcast will run for the period of our Open Business but will end just before we move into Confidential Business. I will let you know before this happens.

Just some housekeeping before we commence. Can I remind you:-

- If you have joined the meeting remotely please keep your audio on mute unless invited to speak and then turn it off when finished speaking
- Keep your video on at all times, unless you have bandwidth or internet connection issues, where you are advised to try turning your video off
- If you wish to speak please raise your hand in the meeting or on screen and keep raised until observed by an Officer or myself
- Should we need to take a vote this evening, I will ask each member to confirm whether you are for or against the proposal or abstaining from voting
- For members attending remotely, note that by voting on any application, you are confirming that you were in attendance for the duration of, and that you heard and saw all relevant information in connection with the application you vote on
- When invited to speak please introduce yourself by name to the meeting. When finished please put your audio to mute
- For any member attending remotely, if you declare an interest in an item, please turn off your video and keep your audio on mute for the duration of the item
- An Addendum was emailed to all Committee Members at 5pm today. There is also a hard copy on each desk in the Chamber. Can all members attending remotely please confirm that they received the Addendum and that have had sufficient time to review it?
- If referring to a specific report please reference the report, page or slide being referred to so everyone has a clear understanding
- For members of the public that are exercising a right to speak by remote means, please ensure that you are able to hear and be heard by councillors, officers and any others requesting speaking rights on the particular application. If this isn't the case you must advise the Chair immediately. Please note that once your application has been decided, you will be removed from the meeting. If you wish to view the rest of the meeting, please join the live link.



- Can I remind the public and press that taking photographs of proceedings or the use of any other means to enable persons not present to see or hear any proceedings (whether now or later), or making a contemporaneous oral report of any of the proceedings are all prohibited acts.

Thank you and we will now move to the first item on the agenda - apologies and then roll call of all other Members in attendance.



**ADDENDUM TO PLANNING COMMITTEE AGENDA**

**FOR PLANNING COMMITTEE MEETING ON: 1<sup>st</sup> Dec 2020**

**Additional information has been received on the following items since the agenda was issued.**

## Chairs Business ;

- **Mid Ulster District Council - Local Development Plan 2030 - Revised LDP Timetable**

[illegible]

<b>Report on</b>	<b>Mid Ulster District Council</b>
<b>Date of Meeting</b>	<b>1<sup>st</sup> December 2020</b>
<b>Reporting Officer</b>	<b>Chris Boomer - Planning Manager</b>
<b>Contact Officer</b>	<b>Roisin McAllister - Senior Planning Officer (Acting)</b>

<b>Is this report restricted for confidential business?</b>	Yes	
If 'Yes', confirm below the exempt information category relied upon	No	x

<b>1.0</b>	<b>Purpose of Report</b>
1.1	To inform members of the Department's agreement of our Revised Timetable (August 2020) for the production of the new Local Development Plan (LDP) for Mid Ulster District Council Area.
<b>2.0</b>	<b>Background</b>
2.1	Legislation, namely the Planning (NI) Act 2011, requires the council to produce and review such a timetable when preparing and adopting a LDP. Regulation 7 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015 requires that the timetable is approved by resolution of the council prior to submission to the Department for its agreement and submitted to the Department. It also requires the Department to respond within four weeks of receipt of the timetable, unless it has, before the expiry of that period, notified the council that it requires more time to consider the timetable.
<b>3.0</b>	<b>Main Report</b>
3.1	The revised timetable (August 2020) was agreed by resolution of the council on 1 <sup>st</sup> September 2020. We wrote to the Department on 11 <sup>th</sup> September 2020 who responded on 18 <sup>th</sup> September 2020 confirming their agreement of our Revised LDP Timetable (August 2020).
3.2	It subsequently transpired that the Timetable submitted to the Department was not that which has been agreed by the Council but an earlier draft. The correct Revised Timetable (agreed by members on 1 <sup>st</sup> September 2020) was submitted to the Department on 5 <sup>th</sup> November 2020. The Department responded on 23 <sup>rd</sup> November confirming their agreement to the Revised Timetable 2020.
3.3	Regulation 8 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015 requires that the where a timetable is agreed under regulation 7, the Council must make a copy of the agreed timetable available for inspection during normal offices hours at its principal offices, such other places within its district as it considers appropriate; and give notice by local advertisement that the timetable is available for inspection, the place and times at which it can be inspected; and publish the timetable on its website.

3.3	Consequently, the next step is to make the revised timetable available for inspection in the three principal offices, publish it on our website and give notice by local advertisement that the timetable is available for inspection along with the details as specified by Regulation 8 of the Planning (Local Development Plan) Regulations (Northern Ireland) 2015.
<b>4.0</b>	<b>Other Considerations</b>
<b>4.1</b>	<b>Financial, Human Resources &amp; Risk Implications</b>
	Financial:
	Human:
	Risk Management:
<b>4.2</b>	<b>Screening &amp; Impact Assessments</b>
	Equality & Good Relations Implications:
	Rural Needs Implications:
<b>5.0</b>	<b>Recommendation(s)</b>
5.1	Members are requested to note the contents of this report.
<b>6.0</b>	<b>Documents Attached &amp; References</b>
	<ul style="list-style-type: none"> <li>- Appendix A: Letter outlining the Department's agreement to Mid Ulster District Councils Revised LDP Timetable (August 2020) – Dated 23<sup>rd</sup> November 2020</li> </ul>

**Strategic Planning Directorate**



Department for

**Infrastructure**

An Roinn

**Bonneagair**

[www.infrastructure-ni.gov.uk](http://www.infrastructure-ni.gov.uk)

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Your Reference:  
Our Reference:

23 November 2020

Dear Chris

**Re: Mid Ulster District Council – Local Development Plan 2030 – Revised LDP  
Timetable**

Thank you for your correspondence received 5 November 2020 enclosing Mid Ulster District Council's revised Local Development Plan timetable for agreement.

In accordance with Section 7(2) of The Planning Act (Northern Ireland) 2011 and regulation 7 of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015, the Department hereby agrees the Council's Local Development Plan timetable.

It is noted that the Council has acknowledged a number of factors that could impact upon the timescale for LDP delivery, particularly the impact of the COVID-19 pandemic upon LDP preparation and the Department would encourage the Council to continue to monitor the wider situation in respect of any impact on the LDP programme as a consequence of the current pandemic.

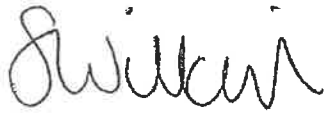
The Council must also be satisfied that any changes made to the timetable are, where necessary, reflected in the Statement of Community Involvement.

You are reminded of the publicity requirements regarding availability of the timetable under regulation 8 of The Planning (Local Development Plan) Regulations (Northern Ireland) 2015.

E-mail: [planning@infrastructure-ni.gov.uk](mailto:planning@infrastructure-ni.gov.uk)  
Website: [www.planningni.gov.uk](http://www.planningni.gov.uk)

If you have any further queries regarding this matter please do not hesitate to contact myself, Suzanne Bagnall or Claire Patton.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S Wilkin', with a stylized, cursive script.

**SUSAN WILKIN**  
Deputy Director