



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

06 December 2022

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, 06 December 2022 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

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

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	Planning Reference	Proposal	Recommendation
5.1.	LA09/2020/1156/F	Carpark at approx 5m S of 30 Coleraine Road, Maghera for Walsh's Hotel	APPROVE

5.2.	LA09/2020/1211/O	Residential development comprising 38 units (comprising 24 semi detached and 14 detached) open space, private amenity space, landscaping, access onto Moneymore Road and ancillary site works at lands at 93 Moneymore Road, Magherafelt for Mrs Julie Gray and Mrs Susan Roulston	APPROVE
5.3.	LA09/2021/0800/F	Conversion of 2 existing terrace houses to 4 apartments with existing Boyne Row streetscape being unaltered 2 existing on street parking spaces to be reused with an additional 3 private parking spaces to the rear along with shared private amenity space at site at 8-9 Boyne Row, Castledawson for John Donnelly	REFUSE
5.4.	LA09/2021/0913/F	Turbine with hub height 50m, blade diameter 52m at lands approx. 575m SE of 71 Rockdale Road, Sandholes, Dungannon for Mr Thomas Kelso	APPROVE
5.5.	LA09/2021/1010/RM	Dwelling and detached domestic garage between 12A Drumconor Road and 15 Lisnagleer Road Lisnagleer Dungannon for David Craig	APPROVE
5.6.	LA09/2021/1423/O	Demolition of former dwelling and outbuildings and replacement with single dwelling and garage at 150m N of 17 Corvanaghan Road, Cookstown for Oliver MC Kenna	APPROVE
5.7.	LA09/2021/1686/O	Residential development of five dwellings, a private roadway and ancillary development at lands Approx. 30m NE of 22 Littlebridge Road, Drummullan for Mr D Howard	APPROVE
5.8.	LA09/2022/0027/F	Residential development of 7 dwellings (5 detached and 2 semi-detached) with associated garden amenities and garages. (H/2009/0275/F amended Description and plans) at land opposite 55-57 Sixtowns Road,	APPROVE

		Straw, Draperstown for O'Kane Developments NI Ltd	
5.9.	LA09/2022/0040/F	Change of house type on 8 sites (approved LA09/2018/1551/F) at land E of 44 Moy Road, Mullaghmagh, Dungannon for Mr Neil Badger F P Mc Cann	APPROVE
5.10.	LA09/2022/0041/F	Farm shed for storage of farm machinery adjacent to existing farm building 139 Gulladuff Road, Bellaghy for Mr Paul MC Corry	REFUSE
5.11.	LA09/2022/0121/F	Retention of farm machinery and animal feed store at 55m N of 199 Glen Road, Maghera for Mr John O'Kane	REFUSE
5.12.	LA09/2022/0235/F	Farm dwelling and garage to supersede LA09/2017/0867/O at approx 65m S of 130 Coolreaghs Road, Cookstown for Mr K Black	REFUSE
5.13.	LA09/2022/0287/LBC	Conversion of existing barn outbuildings to provide living accommodation over 2 storeys at 23-23A Main Street, Caledon for John Hassard	APPROVE
5.14.	LA09/2022/0288/F	Conversion of existing barn outbuildings to provide living accommodation over 2 storeys at 23-23A Main Street, Caledon for John Hassard	APPROVE
5.15.	LA09/2022/0349/RM	Dwelling and garage at 90m SE of 2 Scribe Road, Bellaghy for Mr Paul Scullion	APPROVE
5.16.	LA09/2022/0355/RM	Dwelling and garage at 20m SE of 2 Scribe Road, Bellaghy for Mr Paul Scullion	APPROVE
5.17.	LA09/2022/0380/F	Dwelling and garage between 70B and 72 Gortlenaghan Road, Dungannon for Joe Doherty and Dervla Mc Gonnell- Doherty	REFUSE
5.18.	LA09/2022/0443/F	1 storage unit at 83 Sixtowns Road, Straw, Draperstown for Pat McNamee	APPROVE
5.19.	LA09/2022/0444/F	Change of use from offices to child care facilities at Sperrin House, 43 Queens Avenue, Magherafelt for Galgorm Developments Ltd	APPROVE

5.20.	LA09/2022/0603/F	Dwelling at 53m SE of 10 Lisgorgan Lane, Upperlands, Maghera for William Drennan	APPROVE
5.21.	LA09/2022/0605/F	Remove Condition No.5 of LA09/2019/0944/F to retain infill dwelling and garage between 90 and 92 Iniscarn Road, Desertmartin and new access laneway 130m west from the junction of Iniscarn Road/ Gortahurk Road, existing access onto Iniscarn Road to be permanently closed at 90A Iniscarn Road, Desertmartin for Paul Bradley	REFUSE
5.22.	LA09/2022/0675/F	Glamping Pods (6 units), parking, landscaping and access at lands Approx. 100m W of 85 Deerpark Road, Bellaghy, for Genmark Developments Ltd	APPROVE
5.23.	LA09/2022/0662/O	Dwelling and domestic garage at 95m SW of 6 Moss Road, Coagh, Cookstown for Ryan McGuckin	REFUSE
5.24.	LA09/2022/0674/F	2 storey dwelling and double garage at site approx. 30m SW of 9A Ballymoghane Lane, Magherafelt for John Donaghy	APPROVE
5.25.	LA09/2022/0676/F	2 storey dwelling and double garage at approx 40m SE of 9 Ballymoghane Lane, Magherafelt for John Donaghy	APPROVE
5.26.	LA09/2022/1012/F	Alterations and extensions to existing offices at Sperrin House, 43 Queens Avenue, Magherafelt, for Galgorm Developments Ltd.	APPROVE
5.27.	LA09/2022/1112/F	Replacement dwelling with attached garage and carport at 39 Drumaspil Road, Drumaspil, Dungannon, for Mr Lee McFarland	REFUSE
5.28.	LA09/2022/1183/O	Site for dwelling on a farm at 250m NE of 19 Derrylattinee Road, Dungannon for Caolan Gildernew	APPROVE
5.29.	LA09/2022/1307/F	Development of Derrynoyd Forest including upgrade of existing trail network (approx 5km) to multi-use trails and drainage as required. Layout and increase, as necessary, car and bicycle	APPROVE

		parking, road passing points etc. Creation of a carpark for horse riding access within the main forest block Develop an orienteering trail to include survey and map Way-marking, signage, interpretation, visitor monitoring and associated furniture. Site storage at Derrynoyd Forest, Draperstown, for Mr Johnny McNeill	
5.30.	LA09/2022/1308/F	Development of Drumcairne Forest (total site 70 ha) will be completed in Phases. Phase 1 in the development of the site will include the restoration of two-looped way-marked trails as multi-use trails, approx. 1.5km & 3.25km, formal layout of car and bicycle parking, road passing points etc. Vegetation clearance to reveal the former features of the terrace gardens, outline of the ponds and associated surveys. Way-marking, signage, interpretation, visitor monitoring and associated furniture. at Drumcairne Forest, Stewartstown, Dungannon for Mr Johnny McNeill	APPROVE
5.31.	LA09/2022/1440/F	Amended access arrangements to serve dwelling approved under LA09/2021/0640/F (access point onto Aughrim Road remains unchanged) at lands W of 60 Aughrim Road, Magherafelt for Mr And Mrs J McKenna	APPROVE
5.32.	LA09/2022/1487/F	Extension and alteration to dwelling at 33 Desertmartin Road, Moneymore for Mr Gregory and Miranda Stewart	APPROVE
5.33.	LA09/2022/1500/F	Application under Section 54 of the Planning Act (NI) 2011 to remove condition No.3 of LA09/2019/0597/O on lands to rear of 110Planning Applications Bush Road, Dungannon, for Silverford Property Ltd	APPROVE

6. Receive Deferred Applications

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	Planning Reference	Proposal	Recommendation
6.1.	LA09/2020/0850/F	Agri food processing unit housed within a portal framed building with weighbridge, car parking, HGV turning and parking, treatment plant and concrete yard with gates entrance at 140m NE of 21 Sandholes Road, Cookstown for Wesley Hamilton	APPROVE
6.2.	LA09/2020/1630/O	Farm Dwelling and Garage at 200m NE of 51 Gulladuff Road, Magherafelt for Mr Eoin Patrick Bennett	REFUSE
6.3.	LA09/2021/0507/O	Site for dwelling and garage at Approx 50m NE of 73 Reenaderry Road, Derrytresk, Coalisland for Mr Thomas Hagan	APPROVE
6.4.	LA09/2021/0885/O	Site for dwelling and domestic garage at 30m W of 102 Craigadick Road, Maghera for Mrs Sharon Crooks	APPROVE
6.5.	LA09/2021/1425/F	Dwelling and domestic garage at Approx 140m SW of 93A Ballynagarve Road, Magherafelt for Mr Darren Mc Ivor	APPROVE
6.6.	LA09/2021/1751/O	Dwelling as part of a cluster. at Lands SW of 46&46A and NW of 44 Annaghmore Road, Castledawson. for Frances Taylor	REFUSE
6.7.	LA09/2022/0685/O	2 storey dwelling and garage at an existing cluster to rear of 68 Drumconvis Road, Coagh, for Frances Harkness	REFUSE

7. Receive Validation Checklist Report

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Matters for Information

8 Minutes of Planning Committee held on 1st November 2022

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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

9. Receive Enforcement Report

Matters for Information

10. Confidential Minutes of Planning Committee held on 1st November 2022
11. Enforcement Live Case List
12. Enforcement Cases Opened
13. Enforcement Cases Closed