



02 March 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, 02 March 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

7 - 330

	Planning Reference	Proposal	Recommendation
4.1.	LA09/2017/0787/F	Refurbishment of existing 3 storey house including demolition of rear return and new 3 storey extension to rear at 33 Killyman Street, Moy, Dungannon for M & C McCallion.	REFUSE

4.2.	LA09/2017/0788/LBC	Refurbishment of existing 3 storey house including demolition of rear return and new 3 storey extension to rear at 33 Killyman Street, Moy, Dungannon for M & C McCallion.	REFUSE
4.3.	LA09/2019/0730/O	Housing development at land immediately NE of St Patrick's Primary School, Pomeroy Road, Donaghmore for Torrent Valley Initiative Ltd.	APPROVE
4.4.	LA09/2019/0955/F	Retention of existing agricultural shed at 90m S of 91 Ballynagarve Road Magherafelt, for Mr Edmond Ferguson.	REFUSE
4.5.	LA09/2020/0121/F	Factory building, car parking and all associated site works at lands 85m NE of 100 Coleraine Road, Maghera, for Specialist Joinery Group.	APPROVE
4.6.	LA09/2020/0362/F	4 storage containers to be used as a 2 storey sports cafe and a museum; maintain existing vehicular access and provide ancillary parking and landscaping at lands at the junction of Carrydarragh Road & Turnaface Road; to the immediate E & NE of No.21 Turnaface Road, Moneymore for ARK Kingdom Ministry.	REFUSE
4.7.	LA09/2020/0395/F	Change of Use from Barn (Old Piggery)) to 2 residential Units and associated ground works at site adjacent to Aughrim House, Creagh, Toomebridge for Shane Doherty.	APPROVE
4.8.	LA09/2020/0632/F	Residential development of 11 detached units; creation of new accesses on Tobermore Road and Fern Drive, private amenity space and landscaping at lands 40m N of 11 Desertmartin Road, Magherafelt, for Mullaghboy Construction Ltd.	APPROVE
4.9.	LA09/2020/0791/F	Split level dwelling with integral domestic garage at 40m N of 9b Crocknamohil Road, Draperstown	APPROVE

		for Enda Mc Grath and Aimee Kelly.	
4.10.	LA09/2020/0795/O	Dwelling and domestic garage at land between 37 and 43 Tulnavern Road, Ballygawley for Noel Stinson.	APPROVE
4.11.	LA09/2020/1044/O	Replacement dwelling at 64 Glassdrummond Road, Aughnacloy for Mr John Mc Kenna.	REFUSE
4.12.	LA09/2020/1045/O	Replacement dwelling at 66 Glassdrummond Road, Aughnacloy for Mr John Mc Kenna.	REFUSE
4.13.	LA09/2020/1080/F	New vehicular access at approx. 200m E of 33 Oldtown Road, Bellaghy for Mrs Emma McCoy.	REFUSE
4.14.	LA09/2020/1084/F	Detached material & tool storage building for adjacent retail outlet at 31 Dungannon Road Coalisland, for Mr Cathal Campbell.	APPROVE
4.15.	LA09/2020/1100/F	Covered area and partial reroofing with increase of ridge height for internal storage and 1 additional external storage bin at 4 Ballygillen Road, Coagh, for Thomas Hutchinson & Sons Ltd.	APPROVE
4.16.	LA09/2020/1142/RM	Two storey dwelling and domestic garage at 110m NE of 56 Sandholes Road, Cookstown for Claire McCarron and Adam McCulla.	APPROVE
4.17.	LA09/2020/1151/O	Dwelling and garage at 200m SW of 107 Lisacclare Road (on the Aughagranna Road) Stewartstown, for James Canavan.	APPROVE
4.18.	LA09/2020/1200/F	Retention of additional office space (amended description) at 15a Grange Road Ballygawley for Exi-Tile Ltd	APPROVE
4.19.	LA09/2020/1257/F	Farm building at 16 Brantry Road, dungannon, for Declan Rafferty.	REFUSE
4.20.	LA09/2020/1337/O	Dwelling and garage at 10m W of 45 Drumenny Road, Ballinderry for Gavin Mc Geehan.	REFUSE

4.21.	LA09/2020/1359/F	Retention of existing general purpose farm shed at land approximately 70m S of 26 Tullyaran Road Dungannon for Ryan Burnside.	APPROVE
4.22.	LA09/2020/1387/O	Dwelling and domestic garage at Site 40m E of 26 Washingbay Road, Coalisland for Mr Declan McClure.	REFUSE
4.23.	LA09/2020/1394/O	Dwelling on infill site between 112 & 118 Ardboe Road, Moortown, Cookstown, for Mr Rauri Donnelly & Ms Aimee O'Neill.	REFUSE
4.24.	LA09/2020/1480/O	Dwelling & garage on a farm adjacent to 24 Draperstown Road, Annagh & Moneysterling, Desertmartin, for Paschal Wilson.	REFUSE
4.25.	LA09/2020/1509/O	Dwelling at lands E of 37 Cookstown Road Dungannon for Raymond McCann.	APPROVE
4.26.	LA09/2020/1548/F	Dwelling and garage.at 40m NE of 59 Ferry Road, Coalisland, for Patrick McNeice	REFUSE
4.27.	LA09/2020/1601/F	Dwelling at approx 60m SW of 110 Mullaghboy Road, Ballymacpeake Upper, Bellaghy, for Mr Darren Milne.	APPROVE
4.28.	LA09/2020/1658/F	Two storey side and rear extension at 2 Dromdallagan, Straw, Draperstown for Seamus & Caitlin Bradley.	APPROVE
4.29.	LA09/2020/1660/O	Dwelling and garage at site adjacent to 135 Ballynease Road, Portglenone, for Jim McAuley.	REFUSE
4.30.	LA09/2021/0004/O	Hotel development between Glenshane Filling Station at 31 Glenshane Road and 10 Fallagloon Road, Maghera for James Molloy Glenshane Services Ltd.	APPROVE

5. Receive Deferred Applications

331 - 394

	Planning Reference	Proposal	Recommendation
5.1.	LA09/2019/0838/F	Hobby/Storage shed, portacabin raised flower beds, polytunnells and car parking associated with Coalisland mens shed	APPROVE

		club.(Amended landscaping and drainage information provided) at lands 90m S of 177a Annagher Road Coalisland (DMAC Engineering Factory for Lilac Cancer Support Ltd.	
5.2.	LA09/2019/1466/O	Infill dwelling and garage, approx 102m E of 260 Ballygawley Road, Dungannon for Mr Kevin McCaul.	APPROVE
5.3.	LA09/2019/1638/F	Infill sites for 2 dwellings and garages adjacent to 7 Coalpit Road, Dungannon, for Mr Shaun Kelly.	APPROVE
5.4.	LA09/2020/0399/O	Dwelling and domestic garage at 60m NW of 58 Annaghquin Road, Rock, for Patrick McGuire.	APPROVE

6. Receive Report on Call for Evidence on Planning Legislation 395 - 410

Matters for Information

- 7 Minutes of Planning Committee held on 2 February 2021 411 - 428
- 8 Receive Appeal Decisions 429 - 446
- 9 Receive Report on A5 Cycle Path 447 - 450

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

10. Receive Urban Capacity Study Report
11. Receive response to criticisms on Landscape Character Assessment
12. Receive report on Covid 19 - Implications for the LDP
13. Receive report on the implications of the draft Marine Plan on the DPS
14. Receive Retail and Leisure Capacity Study Report
15. Receive Report on Letter from DfI - MU draft Transport Study

16. Receive EIA Forest Service Consultation Report - Glenlark
17. Receive EIA Forest Service Consultation Report - Kileenan
18. Receive EIA Forest Service Consultation Report -
Aughnacloy Afforestation

Matters for Information

19. Confidential Minutes of Planning Committee held on 2
February 2021
20. Enforcement Live Case List
21. Enforcement Cases Opened
22. Enforcement Cases Closed