



05 March 2024

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held in The Chamber, Dungannon and by virtual means at Council Offices, Circular Road, Dungannon, BT71 6DT on Tuesday, 05 March 2024 at 17:00 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 7 - 334

	Planning Reference	Proposal	Recommendation
5.1.	LA09/2018/1337/F	Water recycling tank and sand de-watering unit with dosing units	APPROVE

		and associated equipment/ cabins with mobile log washer unit to assist the existing plant at 25 Crancussy Road, Cookstown for Core Aggregates	
5.2.	LA09/2020/1319/F	Mixed-use development of 80 units (56 dwellings & 24 apartments) & 8 industrial units (light industrial & storage) immediately N of 31 Ballygawley Road, Dungannon, bounded by Cloneen & Ballysaggart Park to the S & W for Orchard County Contracts	APPROVE
5.3.	LA09/2021/0511/F	Storage building to replace existing storage unit at approx 20m W of 35 Moss Road, Ballymaguigan, Magherafelt for Christopher Cassidy	REFUSE
5.4.	LA09/2022/1280/O	Off-site replacement dwelling and domestic garage at lands approx 90m SW of 26 Hillside Road, Upperlands for Dr Kate Lagan and Keith Higgins	APPROVE
5.5.	LA09/2023/0238/F	Residential development and associated ancillary works at lands to the W of Forth Glen, Cookstown; adjacent to 40,41,42,43,44,61,62,63 and 79 Forth Glen, Cookstown for JAMDAC Developments LTD	APPROVE
5.6.	LA09/2023/0433/F	Development of 5no. dwellings (1no. detached and 4no. semi- detached) with associated site works and the relocation of an existing access to an existing dwelling at land adjacent to 90 Roughan Road, Newmills, Dungannon for Nigel Johnston	REFUSE
5.7.	LA09/2023/0520/F	Dwelling and garage at 75m N of 42 Gortnaskea Road, Stewartstown for Philip McCrea	REFUSE
5.8.	LA09/2023/0683/O	Dwelling at an existing cluster at Adjacent to and SW of 150A Washingbay Road, Coalisland for Mr Patrick Brady	REFUSE
5.9.	LA09/2023/0693/F	Temporary mobile home at 20 Loughbracken Road, Pomeroy for Mr Aidan Molloy	REFUSE

5.10.	LA09/2023/0796/F	Retention of existing mobile office space used in connection with existing business at 27 Feddan Road, Dungannon, for Mr Timmy Wiggam	APPROVE
5.11.	LA09/2023/0797/F	Retention of existing workshop in connection with existing business at 27 Feddan Road, Ballygawley for Mr Timmy Wiggam	APPROVE
5.12.	LA09/2023/0860/F	New fabrication shed and car parking facilities to serve existing workshops and new shed at 72 Glenshane Road, Castledawson, for Top Frame Engineering Ltd.	APPROVE
5.13.	LA09/2023/0888/O	Infill dwelling & garage at lands immediately S of 22 School Lane, Gulladuff for Mrs Anne McKee	REFUSE
5.14.	LA09/2023/0955/O	Site of dwelling and garage adjacent to 19 Moneyneany Road, Draperstown. for Mr Adrian Kennedy	REFUSE
5.15.	LA09/2023/0959/F	Change of House Type from approved LA09/2017/0507/F; to two-storey design and the addition of a detached garage at 350m SW of 89 Caledon Road, Mulnahorn, Aughnacloy for Mr & Mrs David & Belinda Brady	APPROVE
5.16.	LA09/2023/1052/O	Dwelling & garage at 60m NE of 17 Edendoit Road, Pomeroy for Mr Michael Donnelly	REFUSE
5.17.	LA09/2023/1053/F	Self contained granny flat within the curtilage of the existing property for the benefit of the occupants of the existing dwelling to the rear of 5 Ardbeg, Donaghmore Road, Dungannon for Brian Cassidy	REFUSE
5.18.	LA09/2023/1069/F	7 dwellings and 8 apartments with associated car parking, private and communal amenity space, landscaping, site works and access arrangements from Chapel Road at lands to the S of Nos 14-44 Fortview Terrace, N of Nos 19-33 Dunleath Avenue, E of Nos 11-17 Drumcree and W of Nos 85-101 Church Street, Cookstown for Kelly Brothers Ltd	APPROVE

5.19.	LA09/2023/1118/F	Application under section 54 (in relation to application LA09/2016/0470/F) for the continuance of use of buildings without compliance with condition no. 5 of the previous planning permission granted as a consequence of changes to the site layout being recently accessed and the subsequent review of the Noise Impact Assessment now superceded with a new up to date Noise Impact Assessment hereby submitted at 111 Ballynakilly Road, Coalisland, for Formac Limited	APPROVE
5.20.	LA09/2023/1139/F	Site for dwelling in infill site at Adjacent to 69A Kinturk Road, Cookstown for Mr Martin McVey	APPROVE
5.21.	LA09/2023/1166/F	Extension to existing school at Kilronan Special School, Ballyronan Road, Magherafelt for Education Authority	APPROVE
5.22.	LA09/2023/1217/O	Dwelling and garage on a farm at land adjacent to 30 Killyfaddy Road, Magherafelt for Mr Ian Brown	REFUSE
5.23.	LA09/2023/1323/O	Infill dwelling and garage adjacent to and NW of 152 Caledon Road, Aughnacloy for Mr Lloyd Crawford	APPROVE
5.24.	LA09/2023/1377/O	Dwelling and garage under at 30m W of 153 Washingbay Road, Coalisland for Mr Philip Brady	REFUSE

6. Receive Deferred Applications

335 - 486

	Planning Reference	Proposal	Recommendation
6.1.	LA09/2018/0754/O	Dwelling and garage at 20m W of 35 Moss Road, Ballymaguigan, Magherafelt for Christopher Cassidy	REFUSE
6.2.	LA09/2019/0179/F	Continued use of the land and factory without complying with condition 12 of M/2011/0126/F - seeking variation of opening hours condition Monday - Friday from 6am - 8pm at lands 70m S	APPROVE

		of 177 Annagher Road, Coalisland. for Dmac Engineering	
6.3.	LA09/2021/0480/F	Dwelling and domestic garage within existing cluster at 75m W of 11 Grange Road, Cookstown for Mr Paddy Donnelly	APPROVE
6.4.	LA09/2021/1672/F	Change of house type and relocation of dwelling and domestic garage from approved M/2013/0414/F and domestic garage at approx 100m N of 34 Ferry Road, Coalisland, Dungannon for R Patrick And Mrs Lisa Trainor	REFUSE
6.5.	LA09/2022/0714/O	Dwelling and domestic garage at 120M SW of 119 Mullaghboy Road, Bellaghy, for Mr Peter Doherty	APPROVE
6.6.	LA09/2022/1367/F	Two storey dwelling and garage at 10M N of 56 Quarry Road, Knockcloghrim for Gerard Ward	APPROVE
6.7.	LA09/2023/0025/F	Retention of existing shed for mix of domestic storage and agricultural machinery adjacent to 26A Brookmount Road, Ballinderry Bridge, Cookstown for Francis Rocks	APPROVE
6.8.	LA09/2023/0251/F	2 storey dwelling with 1 1/2 storey garage attached via carport at 50m E of 55 Killycanavan Road, Dungannon, Ardboe for Eugene Devlin	APPROVE
6.9.	LA09/2023/0629/O	Gap site for dwelling and domestic garage at lands approx 60m NE of 45 Derrytresk Road, Coalisland for Mary Daya	APPROVE

- | | | |
|-----|--|-----------|
| 7. | Receive Report on the Councils consideration of the launch of the Consultation on Onshore Petroleum Policy | 487 - 713 |
| 8. | Receive Report on Review of SPPS on the issue of Climate Change | 714 - 751 |
| 9. | Receive Report on the lessons from the last 10 years of Planning | 752 - 761 |
| 10. | Receive Report on Performance Improvement Measures | 762 - 765 |

11. Receive Report on Organisation of the Planning Department and Scheme of Delegation for Planning 766 - 775

Matters for Information

12. Planning Committee Minutes of Meeting held on 6 February 2024 776 - 807

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

13. Receive Enforcement Report

Matters for Information

14. Planning Committee Confidential Minutes of Meeting held on 6 February 2024
15. Enforcement Cases Opened
16. Enforcement Cases Closed
17. Enforcement Live Case List