



01 August 2023

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held in The Chamber, Dungannon and by virtual means Council Offices, Circular Road, Dungannon, BT71 6DT on Tuesday, 01 August 2023 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 5 - 94

	Planning Reference	Proposal	Recommendation
5.1.	LA09/2022/0528/RM	Dwelling & garage at 20m S of no.2 Kinturk Road, Moortown. for Colm Hagan	APPROVE

5.2.	LA09/2022/1400/O	Housing Development at lands opposite 56 Castlecaulfield Road, Donaghmore, Dungannon for Trustees of Donaghmore Parish	APPROVE
5.3.	LA09/2022/1470/F	Compost manufacturing facility unit at 10A Ferry Road, Coalisland for Evergreen Horticulture	APPROVE
5.4.	LA09/2022/1475/F	The application forms part of the overall Clogher Active travel scheme being developed by MUDC & DFI. The scheme will link existing footpaths on the station road and the Ballymagowan Road to create a link around the area. This application contains the formalisation of 2 existing entrances along this section being changed into vehicle entrances as part of the works. D01 & D01A - Change of an existing pedestrian entrance into a vehicle entrance D02 & D02A - Change of an existing field entrance gate into vehicle & commercial vehicle entrance for HGV's/timber lorries to access the existing timber yard business at 2 Properties Entrance Formalisations - One At 47 Station Road Clogher and the other at 57A Station Road for Mid Ulster District Council	APPROVE
5.5.	LA09/2023/0025/F	Retention of agricultural shed to store machinery adjacent to 26A Brookmount Road, Ballinderry Bridge, Cookstown for Francis Rocks	REFUSE
5.6.	LA09/2023/0066/RM	Two storey dwelling & detached garage at 70m SE of 43 Fallylea Lane, Maghera for Mr Michael & Leanne Warnock & McCrystal	APPROVE
5.7.	LA09/2023/0087/O	Dwelling with detached domestic garage at site approx 50m E of 90 Screeby Road, Fivemiletown for Mr Ian & Gillian Browne	APPROVE
5.8.	LA09/2023/0170/O	Site for new replacement dwelling to the rear of and approx 30m E	REFUSE

		of 87 Kinrush Road, Cookstown for Maurice McKenna	
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6. Receive Deferred Applications

95 - 224

	Planning Reference	Proposal	Recommendation
6.1.	LA09/2019/0179/F	To continue 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 (Clarification of Operations to be carried out before and after 7am) at lands 70m S of 177 Annagher Road, Coalisland. for Dmac Engineering	REFUSE
6.2.	LA09/2021/1083/F	Two storey with lower ground floor replacement dwelling and associated courtyard domestic garages and outbuildings at 9 Mackenny Road, Cookstown for Mrs Wilma Brownlee	APPROVE
6.3.	LA09/2022/0194/F	2 Agricultural sheds for machinery and feed storage, including photo voltaic panels on southern facing roofs at approx 40m SW of 14 Bancran Road, Draperstown for Mr D Hegarty	APPROVE
6.4.	LA09/2022/0314/F	Retention of 2 additional fun farm buildings with the reconfiguration of parking and turning areas (approved LA09/2017/1704/F) and the utilisation of the existing access lane, with improvements to the existing access, to serve the business (lane approved under LA09/2017/1704/F not to be built) at 250m NE of 260 Drum Road, Cookstown for Martin McDonald	APPROVE
6.5.	LA09/2022/0624/F	Section 54 application for approval LA09/2017/0487/F to remove the requirement of road widening & provision of an additional footpath along the entire frontage of the development as safe access on both approaches to the development have now been	APPROVE

		provided in accordance with the approved stamped drawings. at Clonoe O'Rahilly GFC, 93 Washingbay Road, Coalisland, for Clonoe O'Rahilly GFC	
6.6.	LA09/2022/1106/F	Replacement Dwelling and Carport at 5 Greenvale, Cookstown, for Mr Odhran McCracken	APPROVE
6.7.	LA09/2022/1288/O	Replacement dwelling as a result of a fire damaged house at 15 Finulagh Road, Castlecaulfield for Ryan McGurk	APPROVE
6.8.	LA09/2022/1419/O	Single detached Bungalow with associated external private amenity space and garage at lands to the W of 4,5, 6 & 7 Riverdale Drive, Cookstown for Mr Sammy Lyle	REFUSE

7. Receive Report on DfI Notice of Opinion on LA03/2021/0940/F 225 - 300

Matters for Information

- 8 Minutes of Planning Committee held on 4 July 2023 301 - 316

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

Matters for Information

9. Confidential Minutes of Planning Committee held on 4 July 2023
10. Enforcement Cases Opened
11. Enforcement Cases Closed