



07 November 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 at Council Offices, Circular Road, Dungannon, BT71 6DT on Tuesday, 07 November 2023 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 9 - 310

	Planning Reference	Proposal	Recommendation
5.1.	LA09/2022/0112/O	Dwelling & garage at 60m S of 29 Lisnagowan Road, Feroy,	REFUSE

		Dungannon for Mr Derek Montgomery	
5.2.	LA09/2022/0499/RM	2 No. 1.5 storey detached dwellings at to the rear of 11 Adair Gardens, Cookstown for R and F Developments	APPROVE
5.3.	LA09/2022/0606/F	Housing development of 6 detached houses, 18 semi detached houses, associated site works and foul water pumping station adjacent/E of 88 Roughan Road and 48 Drumreagh Road, Newmills, Dungannon for Firtree Developments (Ni) Ltd	APPROVE
5.4.	LA09/2022/1118/F	Single storey dwelling at 120, Killymeal Road, Killymeal House, Dungannon for J and V Construction	REFUSE
5.5.	LA09/2022/1336/O	Replacement dwelling and garage at land approx 100m W of 12 Foygh Road, Dungannon, (access Off Drumreany Road) for Mr Roger McLean	APPROVE
5.6.	LA09/2022/1370/O	Dwelling at lands to the rear of 42,44 and 46 Killyman Street, Moy, adjacent to and immediately S of 50 Killyman Street for Mr Dermot MacNeice	APPROVE
5.7.	LA09/2022/1670/F	Residential development of 44 units; (8 detached and 36 semi-detached dwelling units) with associated landscaping / open space; waste water pumping station; parking; and roads and access onto Annaghmore Road and associated works at lands immediately N of St Patrick's Primary School , 10 Annaghmore Road , Coalisland for Mr Declan McCloskey	APPROVE
5.8.	LA09/2023/0163/O	Replacement dwelling with retention of the existing dwelling for agricultural storage at 50m S of 5 Beaghbeg Road, Cookstown for Benny McAleer	APPROVE
5.9.	LA09/2023/0369/F	Amendment of access location and visibility splay requirement adjacent to 4 Whitebridge Rd , Ballygawley, for Mr Eamon Cassidy	APPROVE

5.10.	LA09/2023/0397/O	Site for a dwelling and domestic garage approx 35m N of 2 Motalee Lane, Desertmartin, at approx 35m N of 2 Motalee Lane, Desertmartin for Mr Michael Gribbin	APPROVE
5.11.	LA09/2023/0402/F	3 detached dwellings adjacent to 7 Desertmartin Road, Moneymore for Mr Marie and Sean Corr	REFUSE
5.12.	LA09/2023/0411/O	Site for a dwelling and domestic garage approx 40m N of 19a Ballyronan Road, Toome for Mr Matt Murphy	REFUSE
5.13.	LA09/2023/0422/O	Site for a 2 storey dwelling and domestic garage on a farm at lands approx 215m E of 5 Rarogan Road,, Augher for Pat McAleer	REFUSE
5.14.	LA09/2023/0467/O	Dwelling and domestic garage in a gap site at land adjacent and NE of 70 Glenhoy Road, Ballygawley for Mr Sean O'Neill	REFUSE
5.15.	LA09/2023/0552/F	Residential development comprising 2 semi detached dwellings and 2 detached dwelling (4 units in total) with private access road and car parking (amended plans) adjacent to and immediately NW of 48 Main Street, Coagh, Cookstown for Nigel Hagan	APPROVE
5.16.	LA09/2023/0612/F	1 no. two storey detached dwelling with garage at land adjacent and E of 146C Drumagarner Road, Kilrea for Mr Niall Dallatt	APPROVE
5.17.	LA09/2023/0650/RM	Dwelling and detached garage at lands 85m SW of 16 Megargy Road, Magherafelt for Declan Donnelly	APPROVE
5.18.	LA09/2023/0690/O	Site for new dwelling in infill site between 42 and 42A Tamnaskeeney Road, Cookstown for Richard McAllister	APPROVE
5.19.	LA09/2023/0694/F	Farm machinery/feed store with handling facilities (no animal housing) at 140m SE of 49 Slate Quarry Road, Pomeroy for Mr John and Brian Lagan	APPROVE

5.20.	LA09/2023/0703/O	Replacement dwelling and garage at 65m NW of 115 Aughrim Road, Magherafelt for Seamus O'Kane	REFUSE
5.21.	LA09/2023/0704/O	Dwelling & garage at 40m NE of 74 Moneyhaw Road, Drummullan, Moneymore for Mr Keith Bell	APPROVE
5.22.	LA09/2023/0735/RM	Site for dwelling on a farm at 250m NE of 19 Derrylattinee Road, Dungannon for Mr Caolan Gildernew	APPROVE
5.23.	LA09/2023/0752/F	LA09/2020/0318/RM Proposed domestic bungalow with domestic garage. Condition No. 2. Proposed to be changed to: 'The vehicular access shall be improved and maintained in accordance with drawing 2318/A01. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter'. Background and justification set out by transport consultants letter attached with application. at 63B Anneeter Road, Coagh, Cookstown for Mr Oliver Conlon	REFUSE
5.24.	LA09/2023/0857/RM	Replacement dwelling & garage at Approx 80m SE of 19 Shivey Road, Cookstown for Mr John Causey	APPROVE
5.25.	LA09/2023/0878/F	Alterations and extension to existing dwelling and new shed for hobby room and garden store purposes at 5 Page's Lane, Draperstown for Mr Bosco Tohill	APPROVE

6. Receive Deferred Applications

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	Planning Reference	Proposal	Recommendation
6.1.	LA09/2018/1056/F	Additional 5.5m wide vehicular access, 2no 2m wide footpaths interlinked into existing footpath network including associated right	APPROVE

		turning lane to The Olde Fairways Residential Development adjacent to 90 Colebrooke Road, Fivemiletown, (in substitution to approved under M/2008/0501/F) for Rahoran Limited	
6.2.	LA09/2020/0729/F	Site for 5 detached dwellings and garages (inclusion of footpath along public road) (additional plans received re footpath provision) at 40m W of 16 Annaghmore Road, Coalisland for Mr Conor Tennyson	APPROVE
6.3.	LA09/2021/1149/F	Access at 11A Strawmore Lane, Doon, Draperstown for E Kelly Esq	APPROVE
6.4.	LA09/2021/1672/F	Change of house type and relocation of dwelling and domestic garage from that 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.	LA09/2022/0063/O	Replacement dwelling and domestic garage adjacent to 16 Roshure Road, Desertmartin, Magherafelt for Mr Rodney MC Knight	REFUSE
6.6.	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	APPROVE
6.7.	LA09/2022/0249/O	Dwelling & domestic garage on a farm at land adjacent to & immediately S of 14 Tychaney Road, Ballygawley for Jenna Robinson	APPROVE
6.8.	LA09/2022/0437/F	Farm dwelling at 59 Derryvaren Road, Coalisland for Mr James Campbell	REFUSE
6.9.	LA09/2022/1065/O	Dwelling and Garage at 50m S of 37 Moor Road, Coalisland for Niall And Mary Kilpatrick	APPROVE
6.10.	LA09/2022/1277/F	Infill dwelling and detached double garage at lands approx 7m E off 20 Ballymacpeake Road, Portglenone for Mr Feargus Quinn	REFUSE

6.11.	LA09/2022/1408/O	Infill dwelling and domestic garage at 70m NE of 107 Drummerrer Lane, Coalisland for Mr John Mc Cabe	APPROVE
6.12.	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
6.13.	LA09/2022/1504/O	Site for dwelling and domestic garage at 160m NE of 116 Lurgylea Road, Dungannon for Mr Patrick Clark	REFUSE
6.14.	LA09/2022/1561/O	Site for dwelling & domestic garage at approx 30m S of 26 Grillagh Hill, Maghera for Mr Malachy Scullin	REFUSE
6.15.	LA09/2022/1686/O	Dwelling and garage at 61 Ballynakilly Road, Coalisland, for Mr Terry McCann	APPROVE

7. Receive Dfl Consultation on Review of LDP Regulations 549 - 576
8. Receive Report on Planning Customer Survey 577 - 586
9. Receive Planning Performance Report 587 - 590

Matters for Information

10. Minutes of Planning Committee held on 3 October 2023 591 - 612

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

11. Receive Report on Dfl Letter in Relation to LDP

Matters for Information

12. Confidential Minutes of Planning Committee held on 3 October 2023
13. Enforcement Cases Opened
14. Enforcement Cases Closed

