



12 April 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 Monday, 12 April 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
- 3.1. Deputation - Department for Infrastructure - Mid Ulster District Local Transport Strategy

Matters for Decision

Development Management Decisions

4. Receive Planning Applications 9 - 400

	Planning Reference	Proposal	Recommendation
4.1.	LA09/2019/0733/O	Infill dwelling at 156m SW of 30 Mulnavoo Road, Draperstown, for Cormac McCormick.	APPROVE

4.2.	LA09/2019/0768/F	Retention of two storage sheds and yard associated with an established business at lands 70m W of 33 Kanes Rampart, Coalisland, for Barran Yennie Peat Products.	REFUSE
4.3.	LA09/2019/0990/F	Construction of a wind farm comprising up to 4 wind turbines, an electrical substation/control building, construction of internal access tracks, spoil deposition areas, temporary construction compound new access onto Cullion Road, 2 passing bays along Cullion Road, road widening and upgrade works at B47/Disert Road junction, Disert Road bends, Disert Road/ Ballybriest Road junction, Ballybriest Road/ Cullion Road junction, Cullion Road and all associated ancillary works. (Amended proposal), at lands approximately 300m SSW of 29 Cullion Road, Desertmartin for ABO Wind NI Ltd.	APPROVE
4.4.	LA09/2019/1237/F	Retail unit (subdivided) with improved access; Parking and footpath/cycleway to site frontage (6 units), at 7 Crossowen Road, Augher Tenements, Augher, for Finlay Holdings Ltd.	REFUSE
4.5.	LA09/2019/1647/F	Vehicle storage and sales at 120m NE of 93 Iniscarn Road, Desertmartin, for CAM Plant and Sales.	REFUSE
4.6.	LA09/2020/0105/F	Offsite expansion of an established engineering business (amended description) at 70m NW of 21 Terryglassog Road, Eglisish for Jordan Cabins.	REFUSE
4.7.	LA09/2020/0234/O	Dwelling and garage on a farm at 100m W of 63 Iniscarn Road, Desertmartin, for Connor Monaghan.	REFUSE
4.8.	LA09/2020/0251/O	Replacement dwelling at NW of 11 Glengomna Road, Draperstown for Patrick Murray.	REFUSE

4.9.	LA09/2020/0361/A	Fabricated stainless steel/aluminum back-lit letters at lands at the junction of Carrydarragh Road & Turnaface Road Moneymore for ARK Kingdom Ministries.	REFUSE
4.10.	LA09/2020/0423/F	Amend scheme design to M/2009/0913/F and M/2011/0253/F incorporating 9 two storey dwellings and detached garages at land immediately W of Ferny Park Gardens and N of Larden Well, Aghareany Road Donaghmore, for Mrs Shauna Clarke.	APPROVE
4.11.	LA09/2020/0452/F	Replacement dwelling and Garages (existing dwelling retained as agricultural store) (Amended Plan) at 20 Reaskcor Road, Dungannon, for Mr & Mrs G Burrows.	APPROVE
4.12.	LA09/2020/0507/F	Replacement timber engineering workshop and office accommodation at 36 Rossmore Road, Dungannon, for Glenfort Timber Engineering.	APPROVE
4.13.	LA09/2020/0523/O	Residential development at lands between Lindsayville and Ballyneil Road and to the rear of 122-128 Shore Road and to the rear of 1-6 Lovedale, Ballyronan, for Seamus Donnelly.	APPROVE
4.14.	LA09/2020/0714/O	Dwelling and domestic garage at approx 30m S of 5 Tamlaghtduff Park, Bellaghy, for Mrs Sheila Fullerton.	APPROVE
4.15.	LA09/2020/0727/F	Retention of hardcored area at 70m W of 39 Cullenramer Road, Greystone, Dungannon for Mr Sean McCaul.	REFUSE
4.16.	LA09/2020/0870/O	Infill dwelling and garage at approx 20m E of 14 Killyneill Road Dungannon, for Mr Kevin Rafferty.	REFUSE
4.17.	LA09/2020/0881/O	Dwelling & garage at approx 140m NW of 57 Tullyodonnell Road, Rock, Dungannon for Mr Enda Mallon.	REFUSE

4.18.	LA09/2020/0888/O	Site for dwelling at Drummurrer Lane 90m NE of 20 Annaghnaboe Road Coalisland, for Mr Paul Henry.	REFUSE
4.19.	LA09/2020/0890/O	Infill site for dwelling at Drummurrer Lane 60m N of 20 Annaghnaboe Road Coalisland, for Mr Paul Henry.	REFUSE
4.20.	LA09/2020/0919/F	New 3m wide vehicular access, 1.8m high close board gates & fence at 52 Tobermore Road, Magherafelt, for Eric Glendinning.	APPROVE
4.21.	LA09/2020/0924/F	Variation of condition 4 of LA09/2018/1296/O allowing a 8m ridge height and removal of floor area restriction at lands 75m S of 16 Ballyheifer Road, Magherafelt, for Glenbrook Stud.	APPROVE
4.22.	LA09/2020/1110/O	Site for replacement dwelling at approx 40m E of 40 Ballymacilcurr Road, Maghera, for Declan Mc Kenna.	REFUSE
4.23.	LA09/2020/1208/F	Stables / Farm shed at 70m SW of 30 Loughdoo Road, Pomeroy, for Karl Heron.	REFUSE
4.24.	LA09/2020/1217/F	2 semi detached dwellings with domestic garages, immediately adjacent to 12 Station Road, Moneymore, for Cherrybrook Developments Ltd.	REFUSE
4.25.	LA09/2020/1248/O	Dwelling and garage at approx 60m S of 10 Castlefarm Road, Stewartstown, for Mr Michael Quinn,	REFUSE
4.26.	LA09/2020/1326/F	Demolition of existing stone built store and removal of steel building used as existing cottage bakery and construction of new bakery, store and loading area at 27 Killtmuck Road, Kilrea, for Mary Bolton.	APPROVE
4.27.	LA09/2020/1352/F	Single storey extension to 5 Scotchtown Lane, Coagh, Cookstown for Mr & Mrs Tom Workman.	APPROVE
4.28.	LA09/2020/1371/F	Replace cycle/footpath (M/2004/0778/F) with a 2m wide footpath at Shanmoy Downs Eglish, for T G Developers Ltd.	REFUSE

4.29.	LA09/2020/1380/F	Retention of dwelling at adjacent & 100m E of 18 Shantavny Road, Garvaghy, for Ciaran Owens.	REFUSE
4.30.	LA09/2020/1432/F	Change of house type and position of replacement dwelling (LA09/2019/1415/F) at 60m E of 5 Drumgarrell Road, Cookstown for D Conway.	APPROVE
4.31.	LA09/2020/1462/O	Dwelling and garage 40m NW of 158 Kilrea Road, Kilrea, for Mrs Shirley Lynch.	APPROVE
4.32.	LA09/2020/1525/O	Dwelling on a farm, garage & associated siteworks. At approx. 300m SW of 159 Davagh Road, Draperstown for Mr Quinn.	APPROVE
4.33.	LA09/2020/1536/O	Dwelling & Garage (infill site) between 74 & 76 Hillhead Road, Toomebridge, for Mr J Nugent.	REFUSE
4.34.	LA09/2020/1576/F	Single storey extension to front & rear of dwelling including replacement garage at 10 Lomond Heights, Cookstown, for Mr Gary McCusker.	APPROVE
4.35.	LA09/2020/1664/F	Agricultural machinery shed at 86m NW of 92 Gulladuff Hill Road, Knockloughrim for Michael McCrystal.	APPROVE
4.36.	LA09/2021/0006/F	Roadside hot food sales and ancillary development (farm diversification Scheme) at 100m SSE of Knockaconny House, 37 Sandholes Road, Cookstown for IT and RS Mayne.	REFUSE
4.37.	LA09/2021/0053/F	Change of house type from I/2008/0439/F at approx 120m E of 24 Muntober Road, Cookstown, for Daniel Ward.	REFUSE
4.38.	LA09/2021/0060/F	Garage and store at 65A Lissan Road, Cookstown, for Paul Donnelly.	APPROVE
4.39.	LA09/2021/0239/F	Garage/store at 2 Ranakerran, Draperstown, for Miss Kathleen Glass.	APPROVE

5. Receive Deferred Applications

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	Planning Reference	Proposal	Recommendation
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5.1.	LA09/2019/0060/F	2 holiday villas at 60m E of 62 Loughbracken Road, Pomeroy, for Karl Heron.	APPROVE
5.2.	LA09/2019/0944/F	Infill dwelling and garage between 90 and 92 Iniscarn Road, Desertmartin (retrospective) with new access laneway 130m W from the Junction of Iniscarn Road/Gortahurk Road, for Mr Paul Bradley.	REFUSE
5.3.	LA09/2020/0153/O	Dwelling & domestic garage adjacent & NE of Junction with Mullaghmoyle Road on Colliers Lane, Coalisland, for Ms Marianne Sturtridge.	APPROVE
5.4.	LA09/2020/0331/O	Site for dwelling and domestic garage at approx 15m NE of 153 Sixtowns Road, Owenreagh, Draperstown, for Ms Lisa Murray.	REFUSE
5.5.	LA09/2020/0841/O	Site for a dwelling and domestic garage at approx 45m W of 59 Lurgaboy Lane, Dungannon for Mr Darren McKenna.	REFUSE
5.6.	LA09/2020/0887/O	Site for dwelling at lands approx. 25m E of 22 Blackrock Road, Dunnamore, Cookstown, for Mr M Mallon.	APPROVE
5.7.	LA09/2020/1082/O	Site for dwelling 35m W of 33 Gortnaskea Road, Stewartstown, for Dr Rogers.	REFUSE

Matters for Information

6 Minutes of Planning Committee held on 2 March 2021

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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

7. Receive DPS Consultation Report

8. Receive Report on Late Representations to the DPS

9. Receive Annual Housing Monitor Report

10. Receive Enforcement Report

Matters for Information

11. Confidential Minutes of Planning Committee held on 2 March 2021

12. Enforcement Cases Opened

13. Enforcement Cases Closed