



05 October 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, 05 October 2021 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. Apologies
2. Declarations of Interest
3. Chair's Business

Matters for Decision

Development Management Decisions

4. Receive Planning Applications

9 - 278

	Planning Reference	Proposal	Recommendation
4.1.	LA09/2019/0387/F	Retention of dwellings (not constructed in accordance with I/2005/0596/F) and minor additional levels to rear garden at 19 & 21 Lucy Street Pomeroy for Laurence McDonald.	APPROVE
4.2.	LA09/2020/0007/O	Residential development with open space, landscaping, new	APPROVE

		road infrastructure and associated site works including the demolition of farm outbuildings at lands adjacent to 185 Ballyronan Road, Ballyronan Magherafelt for Sylvia Watt.	
4.3.	LA09/2020/0480/F	Erection of 3 additional commercial units and associated car parking (Amended Plan) at existing yard at 3A Desertmartin Road, Tobermore, for Asphalt Burner Services.	APPROVE
4.4.	LA09/2020/0521/F	Residential Development of 30 Semi-Detached & 7 Detached Dwellings with associated access, Roads, Footway, Landscaping & Parking at Site Between Nos 6 & 8a Drumearn Road and to the rear of Nos 1, 1a & 1b Killycurragh Road Orritor Cookstown for Gallion Development (NI) Ltd	APPROVE
4.5.	LA09/2020/0739/F	Site for 2 detached dwellings and garages at 25m W of 76 Gortgonis Road Coalisland for Mr Conor Tennyson.	APPROVE
4.6.	LA09/2020/0759/F	Housing development consisting of 8 dwellings with associated access, roads, landscaping and provision of temporary treatment plant (Amended Plan) at lands adjacent to 121 Ruskey Road, The Loup, for Mr McVey	APPROVE
4.7.	LA09/2020/1046/F	Retention and relocation of partially constructed Farm Shed for Farm machinery storage, and animal shelter and amendments to approved under LA09/2017/0977/F at 40m NE of 28A Toomog, Galbally for Noel Mc Elduff.	REFUSE
4.8.	LA09/2020/1098/F	Retention of existing structure to outdoor drinks area at Regans Bar, 19 Hall Street, Maghera for Bernard Regan.	REFUSE
4.9.	LA09/2020/1322/O	Dwelling adjacent to 59 Drumaspil Road Drumcrow Dungannon for Eamonn Donnelly.	REFUSE

4.10.	LA09/2020/1497/F	20 x 30m 3G multi use games area (MUGA) at the Presbyterian Church with ancillary works including floodlighting infrastructure (no Lighting) and fencing; upgrading of the existing carpark, new footpath, link with raised kerb to the school and the MUGA and new railings and gates along Edendoit Road frontage at land adjacent to 1 Edendoit Road, Pomeroy, Dungannon for Mid Ulster District Council.	APPROVE
4.11.	LA09/2020/1570/O	Site for dwelling and garage at 20m SW of 128 Lisclare Road Lisclare, Dungannon for Joe Quinn.	REFUSE
4.12.	LA09/2020/1590/F	Farm building to incorporate stables, farm office, central heating plant room, agricultural storage and farm machinery garage, creation of farm laneway & alterations to public road access at 50m SE of 21 Tandragee Road, Pomeroy, for Mr Kyle Smyth.	REFUSE
4.13.	LA09/2020/1643/F	Walking trails within Pomeroy forest, on the site of the existing trails, and a sensory garden to the S of the vacant site of the previously abandoned new forestry building at 56 Pomeroy Road Tanderagee Road, Pomeroy, for Mid Ulster District Council.	APPROVE
4.14.	LA09/2021/0095/O	Infill dwelling and garage 35m NE Of 8 Drumconready Road, Maghera, for Joe Heron	APPROVE
4.15.	LA09/2021/0273/O	Site for dwelling and garage at Land at Tullaghmore Road Roughan Road Cross Roads opposite and 30m S of 57 Tullaghmore Road Dungannon for Joanne Badger & Jamie Allen.	REFUSE
4.16.	LA09/2021/0317/O	Infill dwelling and garage between 23 and 27a Macknagh Lane, Upperlands, Maghera for Mr Paddy Mc Eldowdoney.	REFUSE

4.17.	LA09/2021/0352/F	Stable and store at lands approx. 55m W of 303 Battleford Road Dungannon for Mr Patrick McKenna.	REFUSE
4.18.	LA09/2021/0443/O	Dwelling & garage in gap site 30m W of 154 Battery Road Cookstown for Shauna Quinn	REFUSE
4.19.	LA09/2021/0645/A	4 signs 100mm x 200mm x100mm above ground level ay Moneymore Road roundabout, Magherafelt for Mid Ulster District Council.	APPROVE
4.20.	LA09/2021/0646/A	4 signs 100mm x 200mm x100mm above ground level at Ballyronan Road roundabout, Magherafelt for Mid Ulster District Council.	APPROVE
4.21.	LA09/2021/0647/A	4 signs 100mm x 200mm x100mm above ground level at Aughrim Road, roundabout, Magherafelt for Mid Ulster District Council.	APPROVE
4.22.	LA09/2021/0678/O	Dwelling at land adjacent to and SE of 39 Brookend Road Ardboe, for Seamus Mc Guckin	REFUSE
4.23.	LA09/2021/0749/F	Change of use from existing part forest and provision of car park (110m SW of 25 Brackagh Road, Iniscarn Road, Iniscarn, Desertmartin) and provision of play park within the existing forest (275m SW of 25 Brackagh Road, Iniscarn Road, Iniscarn, Desertmartin). Upgrade of existing forest trails and ancillary trail signage / waymarker posts - Iniscarn Forest, Iniscarn Road, Desertmartin for Mid Ulster District Council.	APPROVE
4.24.	LA09/2021/0831/F	Application to vary condition 14 of LA09/2019/0665/F to facilitate early occupation of the completed new school building prior to the completion of all site works which will include in curtilage turning/drop off areas at Holy Trinity College 9-29 Chapel Street Cookstown. for St Patrick's Educational Trust Limited.	APPROVE

4.25.	LA09/2021/0874/O	Dwelling and garage 30m NE of 122 Creagh Road, Anahorish, Castledawson for Mr Malachy Gribbin.	REFUSE
4.26.	LA09/2021/0910/O	Dwelling in an infill site at land 200m SW of 211 Ardboe Road Moortown for Patrick Quinn	REFUSE

5. Receive Deferred Applications

279 - 518

	Planning Reference	Proposal	Recommendation
5.1.	LA09/2019/0733/O	Infill dwelling at 156m SW of 30 Mulnavoo Road, Draperstown, for Cormac Mc Cormick	APPROVE
5.2.	LA09/2019/0763/O	Dwelling and garage for a Lough Neagh fisherman at 29m S of 6 Annaghmore Road, Cookstown for Sean Quinn.	REFUSE
5.3.	LA09/2019/1183/F	Retention of Building for Communal Site Canteen, Locker Room + First Aid Facilities, Adjacent to 18 Cookstown Road, Dungannon for Barry O'Neill.	REFUSE
5.4.	LA09/2020/0841/O	Site for a dwelling and domestic garage at approx 45m W of 59 Lurgaboy Lane, Dungannon, for Darren McKenna.	REFUSE
5.5.	LA09/2020/0881/O	Dwelling & garage at approx 140m NW of 57 Tullyodonnell Road, Rock for Mr Enda Mallon	REFUSE
5.6.	LA09/2020/0899/O	Site for a dwelling & domestic garage at approx 15m N of 69 Anneeter Road, Coagh, Cookstown for Mr Charles Mallon.	APPROVE
5.7.	LA09/2020/1027/F	Infill site for 2 dwellings and garages between 11B and 11E Hillside Road, Upperlands for Mr Danny Mc Master.	REFUSE
5.8.	LA09/2020/1093/F	Agricultural general purpose storage shed adjacent to 68 Lurgylea Road, Dungannon, for James Gerard McElroy.	APPROVE
5.9.	LA09/2020/1119/O	Domestic dwelling and garage in a cluster at 10m W of 44 Ballyscullion Road, Bellaghy, for Mr Brian Milne.	REFUSE
5.10.	LA09/2020/1217/F	2 dwellings with domestic garage (amended scheme) immediately	APPROVE

		adjacent to 12 Station Road, Money more for Cherrybrook Developments Ltd.	
5.11.	LA09/2020/1225/O	Infill dwelling at land adjacent to 214 Hillhead, Castledawson for Jim Mc Pherson.	REFUSE
5.12.	LA09/2020/1317/O	Site for dwelling and garage at lands between 17-19a Drumrot Road, Money more for Miss Z McClintock.	REFUSE
5.13.	LA09/2020/1394/O	Dwelling on a farm between 112 & 118 Ardboe Road, Moortown, Cookstown for Ruairi Donnelly and Aimee ONeill.	APPROVE
5.14.	LA09/2021/0103/F	Dwelling under I/2006/0905/RM, 20m W of 24 Annahavil Road, Dungannon for Miss Lyn Somerville.	APPROVE
5.15.	LA09/2021/0331/O	Site for dwelling at approx 30m SE of 43 Ardagh Road, Coagh, for Mr Pat Mc Guckin.	APPROVE
5.16.	LA09/2021/0333/O	Site for dwelling at approx 20m NW of 90 Ballinderry Bridge Road, Coagh for Mr Pat Mc Guckin	APPROVE
5.17.	LA09/2021/0495/O	Infill dwelling at site NW of 7a Killycurragh Road Orritor, Cookstown (with access via Craigs Road) for Mr Maurice Freeburn.	REFUSE

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| 6. | Receive response to DAERA on draft Cycle River Basin Plan | 519 - 526 |
| 7. | Receive report on correspondence from Dalradian Gold | 527 - 530 |
| 8. | Receive Report on HED Public Consultation | 531 - 590 |

Matters for Information

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| 9 | Planning Committee minutes of meeting held on 7 September 2021 | 591 - 618 |
| 10 | Receive correspondence from the Ulster Farmer's Union | 619 - 626 |

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

11. Special Planning Committee confidential minutes of meeting held on 7 September 2021
12. Planning Committee Confidential minutes of meeting held on 7 September 2021
13. Enforcement Cases Opened
14. Enforcement Cases Closed