



07 March 2023

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, 07 March 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

9 - 362

	Planning Reference	Proposal	Recommendation
5.1.	LA09/2020/0771/F	Retention of spray workshop, mobile office building, generator, concrete retaining wall and	REFUSE

		extension of curtilage at 73 Derryvale Road, Coalisland for Stephen Halligan and Sons	
5.2.	LA09/2020/1313/F	Change of use from disused convent and national school to 15 apartments at St Brigid's Convent & National School, Convent Road, Cookstown for Fr. L Boyle	REFUSE
5.3.	LA09/2020/1318/LBC	Change of use from disused convent & national school to apartments. Existing structures to be retained & restored at St Brigid's Convent & National School, Convent Road, Cookstown for Fr. L Boyle	REFUSE
5.4.	LA09/2020/1372/F	Stockpile storage of aggregate on a temporary basis at 25 Crancussy Road, Evishacrancussy Road, Cookstown for Core Aggregates	APPROVE
5.5.	LA09/2020/1529/F	Application to vary condition No 11. of approval I/1977/0072 at Core Aggregates, 25 Crancussy Road, Cookstown for Core Aggregates	APPROVE
5.6.	LA09/2021/0233/F	Winning and working of minerals (Psammite and overlaying sand and gravel) to include a North Easterly lateral extension and deepening from existing, permitted floor level with restoration to biodiverse habitats at lands at Corvanaghan Quarry, 29 Corvanaghan Road, Cookstown for P Keenan Quarries	APPROVE
5.7.	LA09/2021/1758/O	Extension of existing sporting, social and educational facilities to create an enhanced recreational hub and lifelong centre of learning to include new vehicular access, additional car-parking, extended green space and associated ancillary works at lands adjacent and E of Galbally Pearses GAA grounds and community centre 36 Lurgylea Road, Galbally, Dungannon for Galbally Pearses Gac and Galbally Youth	APPROVE

5.8.	LA09/2021/1791/F	Retrospective application for the retention of 4 containers for storage purposes, a covered area and the retention of the extended site curtilage at 20m SW of 137 Lisacclare Road, Stewartstown for Mr Sean Campbell	APPROVE
5.9.	LA09/2022/0126/O	Industrial Unit at 20m N of Unit 5K Shivers Business Park, 21 Hillhead Road, Toomebridge for James Alexander	REFUSE
5.10.	LA09/2022/0476/F	Agricultural building above existing tank/ slatted floor (to be retained) and associated site works at lands approx 15m NW of 29 Thornhill Road, Dungannon for Cyril Montgomery	REFUSE
5.11.	LA09/2022/0612/F	Erection of 32 business/storage units, required car parking and commercial spaces and associated site works at Kilcronagh Business Park, Cookstown, for Coleman Construction	APPROVE
5.12.	LA09/2022/0654/O	Dwelling and garage at lands 40m SW of 50 Battery Road, Coagh for Joanne Devlin	REFUSE
5.13.	LA09/2022/0670/F	Dwelling and garage on a farm at 151m N of 36 Keady Road, Swatragh, for Declan McNicholl	REFUSE
5.14.	LA09/2022/0681/O	Dwelling on infill site at lands between 31 and 35 Reclain Road, Galbally, Dungannon for Plunkett McCrory	REFUSE
5.15.	LA09/2022/0687/O	Dwelling on a farm adjacent to 28 Syerla Road, Dungannon, for Andrew Haydock	REFUSE
5.16.	LA09/2022/0689/O	Dwelling on a farm at 350m W of 5 Corick Road, Clogher, for Mr Edwin Boyd	REFUSE
5.17.	LA09/2022/0714/O	Dwelling and domestic garage at 120m SW of 119 Mullaghboy Road, Bellaghy, for Mr Peter Doherty	REFUSE
5.18.	LA09/2022/1065/O	Dwelling and garage at 50m S of 37 Moor Road, Coalisland for Niall And Mary Kilpatrick	REFUSE
5.19.	LA09/2022/1095/F	Relocation of previously approved dwelling and domestic	REFUSE

		double garage at approx. 75m NW of 42 Drummurrer Lane, Coalisland, for Mr Declan McShane	
5.20.	LA09/2022/1288/O	Dwelling (infill gap site) at 15 Finulagh Road, Castlecaulfield for Ryan McGurk	REFUSE
5.21.	LA09/2022/1340/O	Site for dwelling and garage between 65 & 67 (adjacent and NE of 67) Killygullib Road, Swatragh for Mr Damien Mc Atamney	APPROVE
5.22.	LA09/2022/1451/O	Dwelling & garage at 1 Sycamore Drive, Maghera, for Mrs Claire Patterson	APPROVE
5.23.	LA09/2022/1513/O	Portal framed storage facility for agricultural and engineering machinery at land 80m SE of 100 Trewmount Road, Killyman, Dungannon for Mrs Briege O'Donnell	REFUSE
5.24.	LA09/2022/1571/F	Dwelling on farm with detached domestic garage at site 150m NW of 10 Fallylea Lane, Maghera for S Kelly	REFUSE
5.25.	LA09/2022/1582/O	Dwelling and garage on a farm. at 60m NE of 28 Cloughfin Road, Killeenan, Cookstown for Mr Patrick Hegarty	REFUSE
5.26.	LA09/2022/1625/F	Alteration to previously approved egress point (LA09/2018/0777/F) to include for access to existing factory. at 116 Deerpark Road, Toomebridge, for Neil Savage	APPROVE
5.27.	LA09/2022/1690/O	Dwelling at lands approx 30m W of 1 Tobin Drive, Moortown for Smallwood Contracts Ltd	REFUSE
5.28.	LA09/2022/1760/F	Beechland Drive:- an upgrade pf existing access paths to the existing playpark and carpark and adjoining housing developments. The creation of a pocket park coupled with new seating and picnic areas will enhance the area. Small decrease in parking spaces in order to enhance the green area, existing parking areas will be resurfaced and whitelining. Beechland Park: - extension of carparking and	APPROVE

		upgrade of existing parking to include for whitelining. Existing grass area will be upgraded with improved drainage and creation of a new walking trail with seating and planters for community use. at The Sites in Clady at Beechland Drive & Beechland Park, for Mr Johnny McNeill	
5.29.	LA09/2022/1771/O	Site for dwelling and garage in a cluster at 50m N of 146A Killycolpy Road, Stewartstown, for Sean Muldoon	APPROVE
5.30.	LA09/2023/0037/F	Single storey rear extension to dwelling at 32 Claggan Lane, Cookstown, for Mr Niall Convery	APPROVE

6. Receive Deferred Applications

363 - 510

	Planning Reference	Proposal	Recommendation
6.1.	LA09/2017/1333/O	Trout hatchery farm managers dwelling and domestic garage at site adjacent to 91 Glengomna Road, Draperstown for Mr Alan McKeown	APPROVE
6.2.	LA09/2020/1380/F	Retention of dwelling adjacent & 100m E of 18 Shantavny Road, Garvaghy. for Ciaran Owens	REFUSE
6.3.	LA09/2021/0800/F	Conversion of 2 existing terrace houses to 4 apartments with existing Boyne Row streetscape being unaltered 2 existing on street parking spaces to be reused with an additional 3 private parking spaces to the rear along with shared private amenity space at 8-9 Boyne Row, Castledawson for John Donnelly	APPROVE
6.4.	LA09/2021/0910/O	Dwelling in an infill site at land 200m SW of 211 Ardboe Road, Moortown for Patrick Quinn	REFUSE
6.5.	LA09/2021/1547/F	Winning & Working of Minerals (sand & gravel) across phases 1 to 3 only and over a temporary period of 7 years and 6 months. A new access to Knockmany Road, Internal Haul Road and landscaped earth berms, with progressive restoration to	APPROVE

		agriculture at a lower level (re-advertisement) at lands E & W of 53 Knockmany Road, Augher for Campbell Contracts Ltd	
6.6.	LA09/2021/1615/F	Replacement storage shed at rear of 245 Washingbay Road, Aughamullan, Coalisland for Mr Colin MC Cluskey	APPROVE
6.7.	LA09/2022/0285/O	Dwelling on a farm adjacent and W of 81 Drumflugh Rd, Benburb, Dungannon for Stephen McKenna	APPROVE
6.8.	LA09/2022/0414/F	Dwelling and domestic garage at 65m NE of 37 Liskittle Road, Tullagh Beg, Stewartstown for Mr Stephen Rodgers	APPROVE
6.9.	LA09/2022/0686/O	Dwelling at lands immediately W and adjacent to 115 Clonavaddy Road, Galbally, Dungannon for Blaine Nugent	APPROVE
6.10.	LA09/2022/1112/F	Replacement dwelling with attached garage and carport at 39 Drumaspil Road, Drumaspil, Dungannon, for Mr Lee McFarland	APPROVE

Matters for Information

- | | | |
|---|--|-----------|
| 7 | Minutes of Planning Committee held on 7 February 2023 | 511 - 544 |
| 8 | Receive report on Northern Ireland Heritage Stakeholder Group Membership | 545 - 560 |

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 7 February 2023
10. Enforcement Cases Opened
11. Enforcement Cases Closed
12. Enforcement Live Case List

