



07 June 2022

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 June 2022 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

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## 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 - 294

	Planning Reference	Proposal	Recommendation
5.1.	LA09/2018/1329/F	Enabling works to allow future development of a new leisure centre and primary school on the	APPROVE

		Gortgonis site. Enabling works for Leisure centre include a new vehicular entrance, temporary accommodation and relocation of the existing play area, Enabling works for the proposed school includes modification and improvement of existing vehicular entrance, Adjacent to the Gortgonis Sports Pavillion, Gortgonis Road Coalisland for Mid Ulster District Council.	
5.2.	LA09/2019/1016/F	Redevelopment of Gortgonis leisure centre and playing fields comprising of the demolition and general site and clearance of existing facilities. Erection of a new leisure centre with a community hall, gym, day care facilities and associated ancillary accommodation. Replace the existing pitch with a floodlit 3G synthetic pitch and 6 lane running track with outdoor play areas. Modification and improvement of the existing vehicular entrance, the addition of a right hand turn land, car parking, pavements, fencing and amenity lighting adjacent to the Gortgonis Sports Pavilion Gortgonis Road Coalisland Dungannon, for Mid Ulster District Council.	APPROVE
5.3.	LA09/2020/0281/F	Demolition of St Malachy's Parochial Hall and construction of a new 11 classroom primary school with associated landscape, vehicle access, car parking, hard and grass play areas at St Malachy's Parochial Hall 163 Coalisland Road Dungannon, for Edendork Primary School.	APPROVE
5.4.	LA09/2020/1239/F	Change of use of enclosed yard from disused vehicular storage yard for DRD, to an area for the storage and bagging of peat at 45	APPROVE

		Cravenny Road, Martray, Ballygawley for Harte Peat Ltd.	
5.5.	LA09/2021/0141/F	Retention of alterations to in Vessel Composting Facility (approved M/2014/0567/F and LA09/2016/0729/NMC) comprising additional bay, vent scoops, bunker building, raised platform, tunnel building, bio filter enclosure , de watering plant, storage areas and ancillary plant, tanks, conveyors and ducting at lands at 24m S of 17 Aghnagar Road, Ballygawley for Northway Mushrooms Ltd.	APPROVE
5.6.	LA09/2021/0455/F	Change of house type on sites 24 to 66 and updated layout at 40m NE of Currans Brae and 120m NW of 92 Gorestown Road, Moy for MDK Construction.	APPROVE
5.7.	LA09/2021/0717/F	Storage warehouse for use in association with proposed peat storage and distribution yard (LA09/2020/1239/F) with associated single storey canteen, toilets, office reception area and ancillary works at 45 Cravenny Road, Martray, Ballygawley for Harte Peat Ltd.	APPROVE
5.8.	LA09/2021/0885/O	Site for dwelling and domestic garage at 30m W of 102 Craigadick Road, Maghera for Mrs Sharon Crooks.	REFUSE
5.9.	LA09/2021/0934/O	Dwelling & Garage at approx 130m W of 16 Carncoise Road, Moneymore for Gregory McGovern.	REFUSE
5.10.	LA09/2021/0958/O	Dwelling and Garage at approx 40m E of 31 Macknagh Lane, Maghera for Paudraig McGuigan.	REFUSE
5.11.	LA09/2021/1103/F	Amendment of house design under construction (LA09/2018/0294/F) adjacent to and the rear of 24 St Jeans. Tullagh, Cookstown. for Martin Rea.	APPROVE
5.12.	LA09/2021/1268/F	Dwelling and garage on a farm adjacent to 36 and rear of 34 Killeenan Road Cookstown for Shane Lagan.	APPROVE

5.13.	LA09/2021/1287/O	Site for a dwelling & domestic garage at 20m W of 12a Tamnymartin Road, Maghera for Mr Daniel Anderson.	REFUSE
5.14.	LA09/2021/1299/F	Semi-detached dwelling at site adjacent to 41 Waterfoot Road, Ballymaguigan, Magherafelt for James Sheridan.	APPROVE
5.15.	LA09/2021/1302/F	Replacement dwelling and domestic double garage at approx 35m NW of 92 Lisaclare Road Stewartstown for James Coyle.	REFUSE
5.16.	LA09/2021/1307/F	Variation of condition 1 of LA09/2017/1340/F (to extend the completion date to 3 years from the 10th June 2021) at The Mills, Washingbay Road, Coalisland, for Farasha Properties Ltd.	REFUSE
5.17.	LA09/2021/1330/F	Housing development (change of house types to H/2014/0351/F including reduction from 19 dwellings to 18 dwellings) at 3 Mullagh Lane, Maghera for JFM Construction Ltd.	APPROVE
5.18.	LA09/2021/1444/F	Dwelling and garage (renewal of LA09/2016/0556/F) at rear of 3 Loughinsholin Park Castledawson, for Mark and Catherine Cooke.	APPROVE
5.19.	LA09/2021/1474/F	Air cooling unit and associated water tank (to optimise biofilter efficiency) at lands at 11C Aghnagar Road, Ballygawley, for Northway Mushrooms Ltd	APPROVE
5.20.	LA09/2021/1487/F	4 two bed apartments - Between 240 and 246 Mayogall Road, Clady, Portglenone for JFM Construction Ltd.	APPROVE
5.21.	LA09/2021/1564/F	Retention of farm buildings & animal feed bin at 37m NW of 21 Dumard Cross Roads Dungannon, for J H Bradley.	APPROVE
5.22.	LA09/2021/1671/O	Dwelling and garage at site adjacent to 1 Coole Cottages Coole Road Coalisland, for Mr Martin Gordon.	APPROVE
5.23.	LA09/2021/1684/F	Portal framed shed at 190m S of 60 Knockaleery Road,	APPROVE

		Cookstown for Hamilton Aggregates.	
5.24.	LA09/2021/1737/O	Rear offsite replacement dwelling and garage with retention of existing dwelling as domestic store (approved under LA09/2018/0076/O) at 163 Davagh Road, Sixtowns, Draperstown for Mr F Quinn.	APPROVE
5.25.	LA09/2022/0063/O	Replacement dwelling and domestic garage adjacent to 16 Roshure Road, Desertmartin, for Mr Rodney Mc Knight.	REFUSE
5.26.	LA09/2022/0122/O	Dwelling at land 20m SE of 96 Reenaderry Road Derrytresk Coalisland, for Mr Stephen McCaffrey.	REFUSE
5.27.	LA09/2022/0168/O	Dwelling and garage in a cluster at 25m N of 2 Coltrim Lane, Moneymore, for Mr Mark Hamilton.	REFUSE
5.28.	LA09/2022/0272/F	Dwelling at lands approx. 100m E of 10 Tralee Road, Coagh, for Mr Brian Devlin.	REFUSE
5.29.	LA09/2022/0362/F	Rear extension to provide level accessed shower and toilet accommodation at 4 Garden Terrace, Magherafelt for J P Cudden.	APPROVE

## 6. Receive Deferred Applications

295 - 410

	Planning Reference	Proposal	Recommendation
6.1.	LA09/2019/0784/F	Farm shed (feeding & shelter area, storage area and underground slurry tanks) and new access to be taken from Drumlamph Lane at approx 130m SE of 9 Drumlamph Lane, Castledawson for Cathal Shivers.	APPROVE
6.2.	LA09/2019/0909/O	Dwelling and domestic garage/store at approx 50m W of 34 Drumard Road Magherafelt, for Anne and Leo Mc Peake.	REFUSE
6.3.	LA09/2019/0955/F	Retention of existing agricultural shed at 90m S of 91 Ballynagarve Road Magherafelt, for Mr Edmond Ferguson.	REFUSE

6.4.	LA09/2019/1212/O	Farm dwelling and garage at approx 25m WSW of 71 Killymuck Road Cookstown, for Mr P Mc Cusker.	REFUSE
6.5.	LA09/2019/1647/F	Vehicle storage and sales in association with existing plant and machinery business at 120m NE of 93 Iniscarn Road Desertmartin, for CAM Plant and Sales.	REFUSE
6.6.	LA09/2020/1476/O	Dwelling and garage at Between 21 and 23 Iniscarn Road, Moneymore for FJS Contracts Ltd.	REFUSE
6.7.	LA09/2020/1663/O	Site for dwelling and garage adjacent to 215A Mountjoy Road, Killycolpy, Dungannon for Marie Quinn Elliott.	APPROVE
6.8.	LA09/2021/0991/O	Dwelling and detached garage at approx 50m NE of 23 Castletown Road, Aughnacloy, for Michael Jones.	APPROVE
6.9.	LA09/2021/1382/O	2 storey dwelling & domestic garage on a farm at land approx. 130m SW of 19 Glendavagh Road, Aughnacloy for Dale Watters.	APPROVE

7. Receive Report on Planning from the NI Public Accounts Committee 411 - 420

Matters for Information

- 8 Planning Committee minutes of meeting held on 3 May 2022 421 - 442

**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

9. Receive Planning Department Service Improvement Plan
10. Receive Report on Council's LDP - Draft Plan Strategy

Matters for Information

11. Confidential Minutes Planning Committee held on 3 May 2022
12. Receive Building Preservation Notice Update
13. Receive Report on Assessment of TPO Request
14. Enforcement Cases Opened
15. Enforcement Cases Closed
16. Enforcement Live Case List