



08 June 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, 08 June 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 7 - 334

	Planning Reference	Proposal	Recommendation
4.1.	LA09/2019/1221/F	38kV substation to serve approved Wind Turbine at Beltonanean Mountain, Beltonanean, Cookstown for Graham Bell.	APPROVE
4.2.	LA09/2020/0248/F	Retention of workshop, vehicles storage area and roadside fence at 15 Ballynargan Road Coagh for Billy Gibson.	APPROVE

4.3.	LA09/2020/0376/F	Recreational water park consisting of water based inflatables and subsidiary water based activities; changing buildings and toilets, soft landscaped space including inland beach, car & bus parking and all associated ancillary works including associated public road improvements at 140m NW of 4 Maghadone Road, Moneymore, for Splash (Ireland) Ltd.	APPROVE
4.4.	LA09/2020/0712/F	Retention of existing external smoking area in rear yard and retrospective change of use of ground and first floors from redundant bar and function rooms into 5 flats at 2-4 High Street, Moneymore for William Drennan.	APPROVE
4.5.	LA09/2020/0723/LBC	Retention of existing external smoking area in rear yard and retrospective change of use of ground and first floors from redundant bar and function rooms into 5 flats at 2-4 High Street, Moneymore for William Drennan.	APPROVE
4.6.	LA09/2020/0896/O	Infill dwelling and garage at 20m West of 6 Five Mile Straight, Draperstown for Joe McWilliams.	REFUSE
4.7.	LA09/2020/0905/F	Retention of change of use of former farm shed to engineering works, at approx 40m S of 28 Slatmore Road, Clogher, for Wiltshire Engineering.	REFUSE
4.8.	LA09/2020/1093/F	Agricultural general purpose storage shed adjacent to 68 Lurgylea Road, Dungannon for James Gerard McElroy.	REFUSE
4.9.	LA09/2020/1205/F	Farm shed at approx. 150m NW of 53 Ballybeg Road, Coalisland, for Tony McBride.	REFUSE
4.10.	LA09/2020/1428/F	Pitch observation stand & strength & conditioning gym; walking / running trail around perimeter of grounds. Minor alterations to existing changing rooms; internal reconfiguration of rooms and the alteration of existing shared toilets / showers to provide separate facilities at Club House, Monaghan	APPROVE

		Road, Aughnacloy, for Aghaloo O'Neill's GFC.	
4.11.	LA09/2020/1443/O	Dwelling on a farm adjacent to 34 and 36 Ferry Road, Derrylaughan, Dungannon, for Aodhan Corr.	APPROVE
4.12.	LA09/2020/1476/O	Dwelling and garage between 21 and 23 Iniscarn Road, Moneymore for FJS Contracts Ltd.	REFUSE
4.13.	LA09/2020/1481/A	3 Non Illuminated composite aluminium free standing signs located along a section of the Drum Road. Sign 1 90m E, Sign 2 148m and Sign 3 66m SE of 2 Teebane Road, Cookstown for Furniture Store NI Ltd.	REFUSE
4.14.	LA09/2020/1498/F	Retention of Gym and Wellbeing Facility currently under construction; car parking and associated drainage and septic tank.at site adjacent to 99 Ardboe Road, Ardboe, for Mr Ryan Quinn.	REFUSE
4.15.	LA09/2020/1533/F	Retention of change of use to rear of existing public house to beer garden including steel framed building with cladded roof and sitting area with acoustic fence to perimeter at 9-10 The Square, The Moy, for Mr Barry McNeice	REFUSE
4.16.	LA09/2020/1550/F	Two storey dwelling at 20m S of 2 The Brambles, Magherafelt, for P Ward.	APPROVE
4.17.	LA09/2020/1575/F	Retention of existing wooden platform/decking and wooden building/cabin at 35m W of 74 Tullyodonnell Road, Tullyreavy Cookstown for Mr Rory McGarrity.	APPROVE
4.18.	LA09/2020/1612/F	Learning and development centre comprising of several training buildings and structures and two small ancillary buildings; a number of training areas and props and a small network of roadways for training. Site development infrastructure works, landscaping enhancements and all ancillary development at lands S of Desertcreat Road, E of A29 Dungannon Road and NW of Downs Road, Desertcreat for	APPROVE

		Northern Ireland Fire and Rescue Service.	
4.19.	LA09/2020/1651/O	Site for two storey replacement dwelling and double domestic garage at approx. 190m NW of 16 Soarn Road, Cookstown, for Ms Catherine McCrea.	REFUSE
4.20.	LA09/2021/0075/F	Change of house type from previously approved at 95 Creagh Road, Castledawson, for Ciaran & Roisin Higgins.	APPROVE
4.21.	LA09/2021/0080/O	Detached house at 20m N of 66 Drumconvis Road, Cookstown for Nuala Ryan.	APPROVE
4.22.	LA09/2021/0100/F	Vary the wording of condition No.4 (parking and service areas) of approval M/2014/0567/F for an in vessel composting facility (IVCF) at lands at Northway Mushrooms 24m S of 17 Aghnagar Road, Ballygawley for Northway Mushrooms Ltd.	APPROVE
4.23.	LA09/2021/0118/RM	Two storey dwelling & detached double garage with loft room at Tulnacross Road, Doons opposite & S of 23 Tulnacross Road Cookstown, for Mr Kyle Black & Miss Adele Bradley.	APPROVE
4.24.	LA09/2021/0120/F	Renewal of LA09/2015/1121/F between 9 Old Coagh Mill & Old Coagh Road, Cookstown for J & M Developments LTD.	APPROVE
4.25.	LA09/2021/0146/O	Infill site for 2 Storey dwelling and garage between Oakland Villas and 167 Drum Road, Cookstown, for Philip and Judith Mitchell.	REFUSE
4.26.	LA09/2021/0224/F	Dwelling at 80m W of 67 Dungorman Road, Dungannon Mr Paul Brannigan.	REFUSE
4.27.	LA09/2021/0305/F	Dwelling & carport with detached garage & loft room at approx. 50m SSW of 31 Sherrigrim Road Stewartstown for Mr Daryl Morrison & Miss Rachel Mullan.	REFUSE
4.28.	LA09/2021/0326/F	Change of house type (from approved I/2007/0308/RM) at 300m SW of 16 Dirnan Road, Cookstown, for Colm Canavan.	APPROVE

4.29.	LA09/2021/0331/O	Infill site for dwelling at approx 30m SE of 43 Ardagh Road, Coagh, for Pat McGuckin.	REFUSE
4.30.	LA09/2021/0333/O	Infill site dwelling at approx 20m NW of 90 Ballinderry Bridge Road, Coagh for Pat McGuckin.	REFUSE
4.31.	LA09/2021/0334/O	Infill dwelling and garage at 60m N of 88 Annaghmore Road, Magherafelt for Alexander Scott Esq.	REFUSE
4.32.	LA09/2021/0381/F	Change of house type at approx 110m SW of 125 Killycolpy Road Ardboe, for Mr R O'Neill And Ms L Donnelly.	REFUSE
4.33.	LA09/2021/0495/O	Infill dwelling at site NW of 7a Killycurragh Road, Orritor, Cookstown (access via Craigs Road) for Mr Maurice Freeburn	REFUSE

5. Receive Deferred Applications

335 - 414

	Planning Reference	Proposal	Recommendation
5.1.	LA09/2017/0489/F	Farm shed for the housing of animals and storage of farm machinery, 210m E of 91 Ballynakilly Road Coalisland, for Mr Gavin Quinn.	APPROVE
5.2.	LA09/2019/0944/F	Infill dwelling and garage between 90 and 92 Iniscarn Road, Desertmartin for Mr Paul Bradley.	REFUSE
5.3.	LA09/2020/0234/O	Dwelling and garage on a farm at 100m W of 63 Iniscarn Road, Desertmartin for Connor Monaghan.	APPROVE
5.4.	LA09/2020/1548/F	Dwelling & garage, 40m NE of 59 Ferry Road, Coalisland, for Patrick McNeice.	APPROVE
5.5.	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.	APPROVE

Matters for Information

6	Minutes of Planning Committee held on 4 May 2021	415 - 430
7	Receive Planning Department Service Improvement Plan 2021-22	431 - 450
8	Receive Report on Appeal Decision	451 - 466

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 Enforcement Report

Matters for Information

10. Confidential Minutes of Planning Committee held on 4 May 2021
11. Enforcement Live Case List
12. Enforcement Cases Opened
13. Enforcement Cases Closed