



04 July 2023

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held in The Chamber, Dungannon and by virtual means Council Offices, Circular Road, Dungannon, BT71 6DT on Tuesday, 04 July 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 7 - 164

	Planning Reference	Proposal	Recommendation
5.1.	LA09/2021/0970/F	3G pitch, 12m high flood lighting, 6m high ball stop fencing, additional car parking, and new	APPROVE

		access onto Cooneen Road. at 39 Cooneen Road, Fivemiletown, for Fivemiletown United Football Club	
5.2.	LA09/2021/1256/F	Demolition of club house and construction of indoor training pitch; extension to ground floor changing rooms; extension to board room to provide new club house at Far Circular Road, Dungannon, for Dungannon Utd Youth	APPROVE
5.3.	LA09/2022/1363/F	Replacement of Fire Damaged Workshop/Store with a new increased size workshop/store at 31 Coalisland Road, Dungannon, for Mr Kevin Donnelly	APPROVE
5.4.	LA09/2022/1510/F	Cladded steel frame building to cover existing external concrete storage yard and associated site works at 7 Corchoney Road, Cookstown for Meteor Electrical	APPROVE
5.5.	LA09/2022/1675/F	Change of house type and amended siting from LA09/2018/0051/F (4 dwellings) at Off Mullaghmore, Approx 40m W of 17 Mullagh Road , Maghera for Mr Noel Young	APPROVE
5.6.	LA09/2023/0053/F	Demolition of existing Hall and Gym buildings to facilitate a new community health and well-being centre and a new covered multipurpose space (4G Pitch) with ancillary accommodation including a new gym and fitness suite; community social spaces; multi-purpose rooms; kitchen/servery and ancillary stores. External works include provision of a new grass pitch (GAA Standards) with floodlighting and ball net stops; a new single storey outbuilding for toilets/ plant and machinery storage; a new terrace hard standing area for spectator viewing; new walking trails and the re-configuration of existing on-site parking with a new vehicular access and associated	APPROVE

		landscape/ boundary works at 18 Halfgayne Road, Maghera, for Robert Emmets GAC Slaughtneil	
5.7.	LA09/2023/0147/O	Site for dwelling and garage at adjacent and N of 11 Tamlaght Road, Kilrea for Mr Terence Birt	APPROVE
5.8.	LA09/2023/0247/F	2 agricultural buildings, livestock and machinery storage at 180m NW of 10 Fallylea Lane, Maghera for S Kelly	APPROVE
5.9.	LA09/2023/0359/O	Infill dwelling and garage at land approx. 190m SE of 2 Lisalbanagh Road, Magherafelt for Mr Richard Brown	REFUSE
5.10.	LA09/2023/0373/O	Replacement dwelling at 270m SE of 101 Barnaghs Road, Dungannon for Mr Sean O'Donnell	REFUSE
5.11.	LA09/2023/0404/F	Retention of amended house type (approved under LA09/2020/0459/RM) at 72m NW of 21 Whitetown Road, Newmills, Dungannon for Mr David Weir	APPROVE
5.12.	LA09/2023/0487/O	Dwelling and garage adjacent to & SW of 65 Mullybrannon Rd, Dungannon for Mr Peter O'Donnell	REFUSE
5.13.	LA09/2023/0488/O	Dwelling and garage adjacent to and NW of 30A Dunseark Road, Dungannon for Mr Peter O'Donnell	REFUSE

6. Receive Deferred Applications

165 - 290

	Planning Reference	Proposal	Recommendation
6.1.	LA09/2022/0063/O	Replacement dwelling and domestic garage adjacent to 16 Roshure Road, Desertmartin, Magherafelt for Mr Rodney MC Knight	REFUSE
6.2.	LA09/2022/0283/F	Dwelling at 71 Anneeter Road, Coagh, Cookstown for Mr Charles Mallon	APPROVE
6.3.	LA09/2022/0380/F	Dwelling and garage between 70B and 72 Gortlenaghan Road, Dungannon for Joe Doherty and Dervla MC Gonnell- Doherty	APPROVE
6.4.	LA09/2022/0381/F	Double infill for dwellings and garages at 170m SW of 219	APPROVE

		Dungannon Road, Cabragh for Brendan Goan	
6.5.	LA09/2022/0739/F	Buildings for wood and coco fibre plant, storage bay, chip feed bin, access (insitu) and ancillary site works at lands approx. 7m N of 16 New Ferry Road, Bellaghy for Bulrush Horticultural Ltd	APPROVE
6.6.	LA09/2022/1288/O	Replacement dwelling at 15 Finulagh Road, Castlecaulfield for Ryan McGurk	REFUSE
6.7.	LA09/2022/1426/O	Site for dwelling and garage within a cluster at 40m NE of No 178 Battery Road, Moortown for Peter Devlin	REFUSE
6.8.	LA09/2022/1571/F	Dwelling on farm with detached domestic garage at site 150m NW of 10 Fallylea Lane, Maghera for S Kelly	APPROVE
6.9.	LA09/2023/0317/F	Infill dwelling and garage at 15m NW of 259 Hillhead Road, Knockcloghrim for Albert Speer	APPROVE

7. Receive Report on Review of the Planning (Development Management) Regulations (NI) 2015 – Initial stakeholder engagement. 291 - 308

Matters for Information

- 8 Minutes of Planning Committee held on 12 June 2023 309 - 370

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 Report on MUDC response to Dfl's request for clarification on Draft Plan Strategy Submission
10. Receive Legal Advice regarding ongoing challenges (verbal report)
11. Receive Enforcement Report

Matters for Information

12. Confidential Minutes of Planning Committee held on 12 June 2023

13. Enforcement Cases Opened

14. Enforcement Cases Closed