



01 December 2020

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, 01 December 2020 at 19:00 to transact the business noted below.

In accordance with the spirit of the recent COVID restriction, Members are strongly encouraged to join virtually as the preferred option. Should you need to attend in person then provision will be made at the Council Offices, Magherafelt. Please notify Democratic Services in advance if this is the case.

A link to join the meeting through the Council's remote meeting platform will follow.

Yours faithfully

Adrian McCreesh  
Acting Chief Executive

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## AGENDA

### OPEN BUSINESS

1. Apologies
2. Declarations of Interest
3. Chair's Business

### Matters for Decision

### Development Management Decisions

4. Receive Planning Applications

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	Planning Reference	Proposal	Recommendation
4.1.	LA09/2017/1579/O	Housing development with sewage treatment plant and associated works at lands immediately SW of 44 Dungannon Road, Moy, for T G Troughton.	APPROVE
4.2.	LA09/2018/0954/F	Housing development of 24 dwellings and associated site	APPROVE

		works at land adjacent to 11 Bawnmore, Mullaghboy Road, Bellaghy, for Marald Prime Developments.	
4.3.	LA09/2018/1694/F	Repower existing wind turbine (permitted under H/2009/0501/F) to increase turbine blade lengths to 27 m and increase hub height to 60m at approx 750m NW of Drumard Road/Cullion Road junction, Straw Mountain, Draperstown, for PJT Power.	APPROVE
4.4.	LA09/2019/0135/F	Retention of livestock holding unit/agricultural building at Terrywinny Lane approx. 400m S of 28 Legnacash Road Cookstown, for Norman McConnell.	APPROVE
4.5.	LA09/2019/0232/F	8 Semi detached dwellings at lands to the rear of 65-69 Oldtown Street, Cookstown for Mr Malcolm Thom.	APPROVE
4.6.	LA09/2019/0533/F	Change of use and alteration of historic railway station building to form 2 apartments; demolition of existing dwelling and construction of 10 residential units including associated parking, landscaping and access at Station Road, Moneymore, for Michael Nugent Ltd.	APPROVE
4.7.	LA09/2019/1165/F	Retention of house and erection of 3 no detached dwellings (reduction from 5 no. dwellings - M/2010/0522/F) & change adopted road to private road adjacent & 25m S of 54B Old Eglish Road Dungannon, for Patrick Keogh.	APPROVE
4.8.	LA09/2019/1375/O	Dwelling and garage on a farm at 60m SW of 35 Ardagh Road, Coagh, for Francis Donnelly.	REFUSE
4.9.	LA09/2020/0156/F	New access to dwelling at 50m S of 30 Loughdoo Road, Pomeroy, for Karl Heron.	APPROVE
4.10.	LA09/2020/0307/O	Erection of replacement dwelling within the curtilage of existing site at 12 Drumbolg Road,	APPROVE

		Upperlands, Maghera for Mr A Campbell.	
4.11.	LA09/2020/0399/O	Dwelling and domestic garage at 60m NW of 58 Annaghquin Road, Rock, Dungannon for Patrick McGuire	REFUSE
4.12.	LA09/2020/0448/F	Extension of existing shed, addition of pasteurization plant (at the end of process) and European Waste Catalogue (EWC) codes associated with operational Anaerobic Digestion (AD) plant at lands approx 210m NE of 14 Tullywiggan Cottages, Tullywiggan Road Cookstown for PAR Renewables.	APPROVE
4.13.	LA09/2020/0677/F	Change of house type and garage to previous approval LA09/2016/1557/F at 40m SW of 9 Ballyhagan Road, Maghera, for Mr E Kelly.	APPROVE
4.14.	LA09/2020/0824/O	Gap site for dwelling and garage adjacent to 7a Killycurragh Road, Orritor, Cookstown, for Wesley Carson.	APPROVE
4.15.	LA09/2020/0862/F	Replacement dwelling and garage at site 400m E of Fairview, 221 Hillhead Road, Castledawson, for Jason Thompson and Julie Espie.	REFUSE
4.16.	LA09/2020/0877/O	Site for dwelling at lands approx. 25m E of 22 Blackrock Road, Dunnamore, Cookstown for Mr M Mallon.	REFUSE
4.17.	LA09/2020/0920/RM	Dwelling and garage at land approx. 100m N of 17 Carricklongfield Road, Aughnacloy, for Mr John Burton.	APPROVE
4.18.	LA09/2020/0935/O	Site for dwelling at approx 60m SW of 90 Ballinderry Bridge Road, Coagh, for Mr Pat McGuckin.	REFUSE
4.19.	LA09/2020/0954/F	Renewal of planning permission for housing development approved under LA09/2015/1242/F at site adjacent to & rear of 260 Coalisland Road, Dungannon for Mr & Mrs E Watterson.	APPROVE

4.20.	LA09/2020/1020/O	Two infill dwellings and associated garages at lands N of 53 Tullaghmore Road, Coalisland, for Mr Gerard O'Neill.	APPROVE
4.21.	LA09/2020/1027/F	Infill site for 2 dwellings and garages between 11B & 11E Hillside Road, Upperlands for Mr Danny McMaster.	REFUSE
4.22.	LA09/2020/1049/O	Dwelling and garage at lands to rear of 195 Coalisland Road Dungannon, for Patrick Mallon.	REFUSE
4.23.	LA09/2020/1071/O	Dwelling and domestic Garage at land between 171 & 175 Pomeroy Road, Donaghmore, for Sean McAleer.	APPROVE
4.24.	LA09/2020/1086/O	Infill dwelling & garden area at approx 25m SW of 35 Cabragh Road, Dungannon for Mr & Mrs Noel Staunton.	REFUSE

## 5. Receive Deferred Applications

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	Planning Reference	Proposal	Recommendation
5.1.	LA09/2017/0810/F	Dwelling at Coltrim Lane, Moneymore (approx. 220m from Junction with Cookstown Road) for Mr M Hamilton.	REFUSE
5.2.	LA09/2019/1373/O	Dwelling and Garage 55m E of 32a Mulnavoo Road, Moneyneany Road, Draperstown, for Michael Bradley Esq.	REFUSE
5.3.	LA09/2019/1387/O	Infill site for dwelling & domestic garage at site approx 10m S of 11 Reenaderry Road, Coalisland, for Mr Sean Robinson.	APPROVE
5.4.	LA09/2020/0194/O	Dwelling and Domestic Garage 100m SW of 4 Moboy Road, Pomeroy, for Dean McNally	REFUSE
5.5.	LA09/2020/0484/O	Off-site replacement dwelling and garage at approx 60m NE of 18 Ballynakilly Road Cookstown, for Mr Seamus Nugent	APPROVE
5.6.	LA09/2020/0499/O	Site for a Dwelling and Domestic Garage at approx 51m SE of No 86 Iniscarn Road, Keenaght,	REFUSE

		Desertmartin for Emmet O'Hagan.	
5.7.	LA09/2020/0564/O	Storey and a half dwelling and garage at lands between 121 & 127 Thornhill Road, Pomeroy for Cathal Hayden.	REFUSE

6. Receive Response to Consultation from DfC on Draft Information Guide – Listed Buildings 391 - 410

#### Matters for Information

- 7 Minutes of Planning Committee held on 3 November 2020 411 - 438

**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

8. Receive report on the Council's consideration of - Fermanagh and Omagh LDP Draft Plan Strategy – Consultation on Proposed Changes.
9. Receive Response to SONI's consultation on the Transmission Development Plan for Northern Ireland (2020-29)
10. Receive Enforcement Report

#### Matters for Information

11. Confidential Minutes of Planning Committee held on 3 November 2020
12. Enforcement Live Case List
13. Enforcement Cases Opened
14. Enforcement Cases Closed