



07 December 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, 07 December 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

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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

7 - 262

	Planning Reference	Proposal	Recommendation
4.1.	LA09/2019/0561/F	Change of use from agricultural storage to external storage of raw materials and parking at lands 55m SE of 72 Ballybeg Road Coalisland, for Paul McAliskey.	REFUSE
4.2.	LA09/2019/0872/F	Replacement dwelling and garage 71 Stewartstown Road Coalisland for Patrick O'Farrell.	APPROVE

4.3.	LA09/2020/0839/F	49 social housing units, associated site works and landscaping, at lands 62m SW of 5 Old Eglish Road, Dungannon for Newpark Developments (NW) Ltd.	APPROVE
4.4.	LA09/2020/0908/O	Dwelling and garage at 25m NE of 68 Hillhead Road, Toomebridge, for Mr Damian Barton.	REFUSE
4.5.	LA09/2020/1107/F	Change of use to proposed car sales yard at approx. 25m NW of 60A Ballyronan Road, Magherafelt for Mr Joe Bateson.	REFUSE
4.6.	LA09/2020/1630/O	Farm Dwelling and Garage 200m NE of 51 Gulladuff Road, Magherafelt, for Mr Eoin Patrick Bennett.	REFUSE
4.7.	LA09/2021/0015/F	15 No. CAT1 (active elderly) apartments with associated car parking and landscaping at lands to the side and rear of 52 Ballyronan Road, Magherafelt, for T and M Scullion Ltd.	APPROVE
4.8.	LA09/2021/0090/F	Replacement access laneway to dwelling at 37 Mullybrannon Road, Dungannon, for Farasha Properties Ltd.	APPROVE
4.9.	LA09/2021/0091/F	Dwelling and garage (Amended Access and Additional Landscaping) at 150m SW of 35 Mullybrannon Road Dungannon, for Farasha Properties Ltd.	APPROVE
4.10.	LA09/2021/0193/F	Single storey extension to shop, relocation of entrance, internal alterations to layout and provision for additional parking within the curtilage at 125 Mullinahoe Road, Ardboe for Cathal Forbes.	APPROVE
4.11.	LA09/2021/0341/F	New site access at 36 Granville Road, Dungannon Farasha Properties Ltd.	REFUSE
4.12.	LA09/2021/0348/F	Retention of use access to provide alternative access at 81a Back Lower Road, Killycolpy, Dungannon, for Patrick Teague.	APPROVE
4.13.	LA09/2021/0376/F	6 retail units with associated car parking and ground works at lands approx. 45-55m NE of 40	REFUSE

		Ballyronan Road, Magherafelt for Magherafelt Commerce Park.	
4.14.	LA09/2021/0492/F	Alterations and extension to existing mixed use building to provide 2 commercial units and 4 apartments at 1a Fair Hill Maghera for Declan McKenna.	APPROVE
4.15.	LA09/2021/0506/F	Single storey dwelling on a farm with conversion and reuse of existing byre and upgrade of existing access 45m SE of 83 Derryloughan Road Coalisland for Christopher Mc Cann.	REFUSE
4.16.	LA09/2021/0507/O	Site for dwelling and garage at approx 50m NE of 73 Reenaderry Road Derrytresk Coalisland for Mr Thomas Hagan.	REFUSE
4.17.	LA09/2021/0523/F	Retrospective change of use from yard to Beer Garden at the Flax Inn, 27 King Street, Magherafelt, for James O'Kane.	APPROVE
4.18.	LA09/2021/0599/O	2 infill detached dwellings with detached garages, shared access onto Rogully Road and landscaping adjacent and NW of 6 Rogully Road, Loup, Moneymore for Ashling Mc Nicholl.	REFUSE
4.19.	LA09/2021/0601/F	Change of use and extension of domestic garage for dog grooming at 22 Cloghog Road, Cookstown, for Thomas McDonald.	APPROVE
4.20.	LA09/2021/0625/F	Off site replacement dwelling and domestic double garage at approx 126m NW of 59 Lurgaboy Lane Dungannon, for Mr Joseph Mallon	REFUSE
4.21.	LA09/2021/0930/F	Retention of two storey dwelling, (change of location from LA09/2016/0321/F) at 26 Toomog Road Dungannon, for Louise & Ronan Donnelly.	APPROVE
4.22.	LA09/2021/1145/F	Industrial storage shed at site adjacent to 17 Deerpark Road, Bellaghy, Magherafelt, for Seamus O'Kane.	APPROVE
4.23.	LA09/2021/1182/F	Retention of farm and factory shop and associated works at approx 70m NE of 70	REFUSE

		Drumgrannon Road, Dungannon, for George Troughton.	
4.24.	LA09/2021/1276/O	Dwelling 35m NW of 270 Killyman Road, Dungannon, for Mr Paul Cranston.	REFUSE
4.25.	LA09/2021/1331/O	Dwelling and garage approx. 55m SW of 10 Castlefarm Road Stewartstown, for Mr Michael Quinn.	APPROVE
4.26.	LA09/2021/1514/F	Two storey dwelling at 84 Orritor Road, Cookstown, for Bell Contracts Ltd.	REFUSE

## 5. Receive Deferred Applications

263 - 426

	Planning Reference	Proposal	Recommendation
5.1.	LA09/2020/0446/F	Change of house type approved M/2006/1301/RM) at land opposite and SW of 165 Favour Royal Road, Augher for Mr Finbarr McQuaid.	APPROVE
5.2.	LA09/2020/0790/O	Dwelling and detached double garage with storage above, at approx. 50m SW of 50 Cadian Road, Eglis, for Ryan Muldoon.	APPROVE
5.3.	LA09/2020/1049/O	Dwelling and garage (amended access) at lands to rear of 195 Coalisland Road, Dungannon for Patrick Mallon.	APPROVE
5.4.	LA09/2020/1110/O	Site for replacement dwelling at lands approx. 40m E of 40 Ballymacilcurr Road, Maghera for Declan Mc Kenna.	APPROVE
5.5.	LA09/2020/1115/O	Site for dwelling and garage at lands NNW of 162b Washingbay Road and E of 152a Cloghog Road, Coalisland ,for Mr Brendan Corr.	APPROVE
5.6.	LA09/2020/01119/O	Dwelling and garage in a cluster, 10m W of 44 Ballyscullion Road, Bellaghy, for Brian Milne.	REFUSE
5.7.	LA09/2020/1225/O	Infill dwelling at land adjacent to 214 Hellhead, Castledawson, for Jim McPherson.	REFUSE
5.8.	LA09/2020/1375/F	Dwelling in substitution for I/2009/0372/F and retention of existing mobile home for a period of 3 years at 27a Drumconvis Road, Coagh, for Mr Payne.	APPROVE

5.9.	LA09/2021/0146/O	2 storey dwelling and garage at builders yard (existing entrance to the Drum Road) at site between Oakland Villas and 167 Drum Road, Cookstown for Philip and Judith Mitchell.	APPROVE
5.10.	LA09/2021/0224/F	Dwelling 80m W of 67 Dungormon Road, Dungannon, for Mr Paul Brannigan	REFUSE
5.11.	LA09/2021/0495/O	Infill dwelling at lands NW of 7a Killycurragh Road, Orritor, Cookstown (with access via Craigs Road) for Maurice Freeburn.	REFUSE
5.12.	LA09/2021/0691/F	Change of house type (approved I/2011/0514/RM) and garage at Killycanavan Road 170m NE of Junction with Brookend Road, Ardboe, for Hannah Quinn.	APPROVE

6. Receive Consultation Response to DfC - Possible Listing at Glen road, Maghera 427 - 436

7. Receive Review of Scheme of Delegation December 2021 437 - 444

#### Matters for Information

8 Planning Committee minutes of meeting held on 2 November 2021 445 - 470

9 Receive DFC HED Written Response RE Conservation Principles 471 - 478

**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

10. Receive Response to DfI on DPPN 11

11. Receive Revocation Report

12. Receive Enforcement Report

#### Matters for Information

13. Confidential Minutes Planning Committee held on 2 November 2021

14. Enforcement Live Case List
15. Enforcement Cases Opened
16. Enforcement Cases Closed