



03 December 2024

Dear Councillor

You are invited to attend a meeting of the Planning Committee to be held in The Chamber, Magherafelt and by virtual means at Council Offices, Ballyronan Road, Magherafelt, BT45 6EN on Tuesday, 03 December 2024 at 18:00 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 - 400

	Planning Reference	Proposal	Recommendation
5.1.	LA09/2020/1409/F	Retrospective change of use from work shop to veterinary surgeons	REFUSE

		office, with proposed alterations at 57B Station Road, Clogher for Farm Vet Services	
5.2.	LA09/2021/0008/LBC	Retrospective change of use from work shop to veterinary surgeons office, with proposed alterations at 57B Station Road, Clogher for Farm Vet Services	REFUSE
5.3.	LA09/2023/0382/F	Extension to existing yard for the storage of materials associated With existing business at 45 Cravenny Road, Ballygawley for Acrow Formwork	REFUSE
5.4.	LA09/2023/0766/F	Variation of condition 9 LA09/2021/0185/O (demolition of existing dwelling) at SE of 31A Corvanaghan Road, Cookstown for Mr Oliver McKenna	APPROVE
5.5.	LA09/2023/1364/O	Dwelling on a farm at lands 30m NW of 182 Gulladuff Road, Bellaghy for Mr Hugh Graham	REFUSE
5.6.	LA09/2024/0032/F	Dog boarding kennels at 16 Lisbeg Road, Ballygawley, for Mr Paul Adamson	APPROVE
5.7.	LA09/2024/0049/F	Retention of extension of agricultural yard and associated development including; hardstanding yard area with a landscaped bund along northern boundary; and partially open sided building to provide a livestock shelter and associated works (retrospective) at lands at and immediately W of 101 Dungannon Road, Cookstown for Mr Niall Bell	REFUSE
5.8.	LA09/2024/0084/O	Dwelling and domestic garage at site 100m N of 20B Bockets Road, Ballygawley, for Mr Owen Trainor	REFUSE
5.9.	LA09/2024/0211/F	Change of use from domestic garage, general domestic garden and tool store to garage for carrying out general mechanical repairs cars and van. at 15B Annaghnaeboe Road , Meenagh, Coalisland for Mr Ryan O'Neill	REFUSE
5.10.	LA09/2024/0393/F	2 glamping pods with 4 parking spaces, new access track and associated planting at 62m and	REFUSE

		75m NE of 33 Dunnabraggy Road, Moneymore for Mrs Ruth Ruddell	
5.11.	LA09/2024/0479/F	Residential development for 22 dwellings (14 semi-detached and 8 maisonettes). Includes landscaping, car parking and all associated site and access works (amendment to LA09/2021/1330/F) at 3 Mullagh Lane, Maghera, for JFM Construction Ltd	APPROVE
5.12.	LA09/2024/0560/F	Change of use from former beauty salon to office accommodation (Class A2 Professional Services) at 18 Church Street, and reconfiguration, refurbishment and alterations to premises at 16 and part of 18 Church Street at 16-18 Church Street, Dungannon for Mr Jonathan Ruddell	APPROVE
5.13.	LA09/2024/0666/O	Dwelling, detached garage and new access laneway onto Gorteade Road at 30m NE of 41 Gorteade Road, Upperlands, Maghera for Cathy Alexander	REFUSE
5.14.	LA09/2024/0698/O	Infill dwelling and garage at land adjacent to and immediately W of 41 Cavan Road, Dungannon for Mr Ian Montgomery	REFUSE
5.15.	LA09/2024/0839/F	Sunroom extension to rear of dwelling at 40 Roxborough Manor, Moy for Mark Gribben	REFUSE
5.16.	LA09/2024/0862/F	Retention of domestic garage/work area and first floor apartment over at 3C Northland Place, Dungannon for Mr Namik Saygi	REFUSE
5.17.	LA09/2024/0894/O	2 dwellings as part of an existing ribbon at lands between 23, 21A and 21 Cloane Road, Draperstown for Mr Sean McKenna	REFUSE
5.18.	LA09/2024/0994/O	Dwelling and Garage (Revised Land Ownership Certificate) at land adjacent to and NW of 52 Kilycolpy Road, Ardboe for Mr Ryan Quinn	REFUSE

5.19.	LA09/2024/1000/F	5m x 22.5m concrete ball wall with 2.4m high paladin fencing above. 3G surface of pitch to be extended into new ball wall area. at Holy Trinity College, 9-29 Chapel Street, Cookstown for St Patrick's Educational Trust	APPROVE
5.20.	LA09/2024/1005/F	Alterations to shared lane and existing access to form new access at land 50m NE of 97 Coash Road, Ballynakilly, Dungannon for Mr and Mrs Simon Nixon	APPROVE
5.21.	LA09/2024/1008/O	2 dwellings and garages at approx 140m SW of 39 Castle Road, Cookstown for Mrs Vicky Boyd	REFUSE
5.22.	LA09/2024/1011/O	Dwelling and garage on a farm at 10m E of 39 Tullycullion Road, Dungannon for Ms Una Corrigan	REFUSE
5.23.	LA09/2024/1012/O	Dwelling and garage adjacent to 105 Drummurrer Lane, Drummurrer, Coalisland, for Mr Ferghal O' Donnell	REFUSE
5.24.	LA09/2024/1084/O	Dwelling on a farm at 250m E of 16 Gortnaglogh Road, Stewartstown for Mr Alan Kee	REFUSE
5.25.	LA09/2024/1104/O	Dwelling & domestic garage (dwelling in existing cluster) immediately N and adj to 13 Tullyglush Road, Ballygawley for Stephen Canavan	REFUSE
5.26.	LA09/2024/1327/A	The festive greeting 'Merry Christmas' displayed in English, Irish and Ulster Scots by a light projector onto the facade of the Burnavon Arts and Cultural Centre in Cookstown at set intervals. A 4th image of a general winter scene will be displayed to complete the 4-image cycle. The projections will only be displayed during the hours when the street lighting will be on which is approximately from 15:45 until 08:30 the following morning. at 7 Burn Road, Cookstown, for Mid Ulster District Council	APPROVE

5.27.	LA09/2024/1329/A	The festive greeting 'Merry Christmas' is displayed in English, Irish and Ulster Scots by a light projector onto the facade of the Cornmill Building at set intervals. A 4th image of a general winter scene will be displayed to complete the 4-image cycle. The projections will only be displayed during the hours when the street lighting will be on which is approximately from 15:45 until 08:30 the following morning. at Cornmill Heritage Centre, Lineside, Coalisland, for Mid Ulster District Council	APPROVE
5.28.	LA09/2024/1330/A	The festive greeting 'Merry Christmas' is displayed in English, Irish and Ulster Scots by a light projector onto the facade of the Ranfurly House Arts and Visitor centre at set intervals.. A 4th image of a general winter scene will be displayed to complete the 4-image cycle. The projections will only be displayed during the hours when the street lighting will be on which is approximately from 15:45 until 08:30 the following morning. at 26 Market Square, Dungannon, for Mid Ulster District Council	APPROVE
5.29.	LA09/2024/1331/A	The festive greeting 'Merry Christmas' is displayed in English, Irish and Ulster Scots by a light projector onto the facade of the Bridewell centre at set intervals.. A 4th image of a general winter scene will be displayed to complete the 4-image cycle. The projections will only be displayed during the hours when the street lighting will be on which is approximately from 15:45 until 08:30 the following morning. at 6 Church Street, Magherafelt, for Mid Ulster District Council	APPROVE

## 6. Receive Deferred Applications

401 - 568

	Planning Reference	Proposal	Recommendation
6.1.	LA09/2020/0992/O	Dwelling and domestic garage at site 150m W of 115 Clonavaddy Road, Aghnagar, Cappagh, Dungannon for Plunkett Nugent	REFUSAL
6.2.	LA09/2020/1387/O	Dwelling and domestic garage (revised access) at site 40m E of 26 Washingbay Road, Coalisland for Mr Declan McClure	REFUSE
6.3.	LA09/2020/1533/F	Retention of steel framed building with cladded roof for storage for the public house (amended proposal) at 9-10 The Square, Moy, for Mr Barry McNeice	APPROVE
6.4.	LA09/2022/0230/O	Site for dwelling and garage at lands approx. 30m SE of 99 Mullaghboy Road, Bellaghy for Mr Hugh Glackin	REFUSE
6.5.	LA09/2023/0340/F	Dwelling and garage at lands approx 40m S of 117 Cavanakeeran Road, Pomeroy for Ms Kate McAleer	APPROVE
6.6.	LA09/2023/0659/O	Infill site for dwelling and garage at lands approx. 50m N of 152 Moneymore Road, Magherafelt for Mrs Dorothy Bradley	APPROVE
6.7.	LA09/2023/0752/F	Variation of Condition 2 (sight lines) of LA09/2020/0318/RM domestic bungalow with domestic garage at 63B Anneeter Road, Coagh, for Mr Oliver Conlon	APPROVE
6.8.	LA09/2023/1279/F	Extension to curtilage to provide garden space and domestic storage shed at 96 Mullan Road, Coagh for Mr Terence Maynes	APPROVE
6.9.	LA09/2023/1286/F	Extension and alterations to dwelling at 22 Ballynagowan Road, Stewartstown, for Mr and Mrs Enda and Nuala Devlin	APPROVE
6.10.	LA09/2024/0536/O	Site for a dwelling and domestic garage(Cluster) at 30m N of Sessiagh Lodge, 80 Annaghone Road, Stewartstown, for Mr James Wilkinson	APPROVE

7. Receive Report on Planning Validation Checklists 569 - 578

Matters for Information

8. Minutes of Planning Committee held on 5 November 2024 579 - 602
9. Receive Report on Older Planning Application Numbers 603 - 604

**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

Matters for Information

10. Confidential Minutes of Planning Committee held on 5 November 2024
11. Enforcement Cases Opened
12. Enforcement Cases Closed
13. Enforcement Live Case List