



05 April 2022

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, 05 April 2022 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 - 294

	Planning Reference	Proposal	Recommendation
5.1.	LA09/2020/0615/O	Housing development at lands S of Annagher Road Coalisland	APPROVE

		(opposite Coalisland Na Fianna Club House and 156 Annagher Road Coalisland) for Harry Mc Clure..	
5.2.	LA09/2020/0850/F	Agri food processing unit within a portal framed building, weighbridge, car parking, HGV turning and parking, treatment plant and concrete yard with gates entrance at 140m NE of 21 Sandholes Road Cookstown for Wesley Hamilton.	REFUSE
5.3.	LA09/2020/1196/F	Extension to existing compost manufacturing facility at 10A Ferry Road, Coalisland for Evergreen Horticulture.	APPROVE
5.4.	LA09/2020/1557/F	Erection of 13 dwellings (11 Detached and 2 Semi detached) with garages and associated site works (revised plans) at lands to the rear and immediately W of numbers 18 and 20 Mullaghteige Road Bush Dungannon, for BOA Island Properties Ltd.	APPROVE
5.5.	LA09/2021/0031/F	Retrospective application for the storage of steel and assembly of steel sheds along with part storage of farm agricultural equipment at 70m SE of 32A Mayogall Road, Gulladuff, for Mr Daman Brown.	REFUSE
5.6.	LA09/2021/0185/O	Replacement dwelling SE of 31a Corvanaghan Road, Cookstown for Oliver Mc Kenna.	APPROVE
5.7.	LA09/2021/0451/F	Change of use of existing horse stable building to dog re-homing centre, retention of 2 modular buildings and provision of 1 dwelling house, at lands approximately 170m NE of 40 Ballynahaye Road, Ballynahaye, Ballygawley for Tyrone Husky Rescue.	REFUSE
5.8.	LA09/2021/0665/O	Dwelling & domestic garage at 80m E of 4 Valemount, Derryvale Road, Coalisland, for Mr Jeremy Morgan.	REFUSE
5.9.	LA09/2021/0684/O	Site for a dwelling and double domestic garage on a farm at 108m SW of 19 Annaghquin	APPROVE

		Road Cookstown, for Raymond and Linda Potter.	
5.10.	LA09/2021/0685/F	Whey protein concentrate (WPC) processing, storage and dispatch project at existing cheese processing factory including 2 chiller units, 5No. 100000L silos 2No. 150000L silos within a 3m high bund area and associated equipment and site works including acoustic fencing and lands at 141 Moneymore Road, Dunman Bridge, Cookstown for Dale Farm Ltd.	APPROVE
5.11.	LA09/2021/0871/O	Site for a dwelling and domestic garage at 110m NW of 140 Gulladuff Road, Bellaghy for Mr Paul Mc Erlean.	REFUSE
5.12.	LA09/2021/1011/O	Dwelling and garage at 110m NE of 65 Roughan Road Stewartstown, for Andrew Richardson.	REFUSE
5.13.	LA09/2021/1066/F	Cattle house and machinery shed at 148m NW of Junction of Hillside Road & Gorteade Road Swatragh for Mr PJ Lagan.	REFUSE
5.14.	LA09/2021/1104/F	Apartment 5 added to existing scheme with new window and door openings to yard elevation and side elevation at 34 High Street, Draperstown, for Cloane Construction.	REFUSE
5.15.	LA09/2021/1228/O	Site for dwelling on a farm to rear of 45 Kinturk Road Coagh Cookstown for Mr Brian O'Hara.	REFUSE
5.16.	LA09/2021/1319/F	Site of residential and mixed use development at 29 - 35 High Street, Draperstown for H V Property Developments Ltd.	REFUSE
5.17.	LA09/2021/1376/O	Site for a Dwelling and Domestic Garage (Amended Plans) at 50m N of 81 Desertmartin Road, Moneymore for Philip Hughes.	APPROVE
5.18.	LA09/2021/1531/O	Dwelling & domestic garage at lands 60m SW of 105 Ruskey Road, The Loup, for Columbo McVey.	REFUSE
5.19.	LA09/2021/1533/F	Retention of additional balance tank and associated site works at an existing effluent treatment	APPROVE

		plant at existing cheese processing factory (amended description) at lands at 141 Moneymore Road, Dunman Bridge, Cookstown for Dale Farm Ltd.	
5.20.	LA09/2021/1540/F	Retrospective application for part use of a domestic storage shed for the sale of general builders merchandise at approx. 13m NW of 5 Jacksons Drive, Gulladuff, for C & C Supplies.	REFUSE
5.21.	LA09/2021/1566/O	Farm dwelling & garage at approx. 65m N of 19 Moneygaragh Road, Rock, Dungannon for Mrs Patricia Toner.	REFUSE
5.22.	LA09/2021/1641/F	Replacement dwelling at approx 30m N of 6 Ruskey Road, Coagh, Cookstown for Mr Jim Mc Intyre.	REFUSE
5.23.	LA09/2021/1692/O	Renewal of Outline Planning Permission LA09/2018/1095 for infill dwelling and garage at lands between 14 and 24 Rossmore Road, Dungannon, for Ashley Fleming.	APPROVE
5.24.	LA09/2021/1700/O	Dwelling and garage at land off Pomeroy Road approx. 285m NE of 47 Kilmardle Road Dungannon, for Mr Robert Quinn.	REFUSE
5.25.	LA09/2021/1729/F	Dwelling & Garage (Infill site) at approx 40m S of 44A Sherrigrim Road Stewartstown, for Mr A Kelso.	REFUSE
5.26.	LA09/2021/1731/F	Extension to the existing cheese plant & alterations to roof profile of existing building at Dunmanbridge, 141 Moneymore Road, Cookstown for Dale Farm Ltd.	APPROVE
5.27.	LA09/2021/1768/DCA	Demolition of No's 29, 31 & 33 High Street Draperstown to allow for the re-development of the site for 2 offices & 3 apartments (LA09/2021/1319/F) at 29 - 35 High Street, Draperstown for H V Property Developments Ltd.	REFUSE
5.28.	LA09/2021/1808/O	Site of dwelling & domestic garage at Rear of 39 Gortahurk	REFUSE

		Road, Desertmartin, for Eoighan McGuigan.	
5.29.	LA09/2021/1809/O	Site for dwelling house and domestic garage adjacent and Western boundary of 182 Glen Road, Maghera for Miss Niamh Cavanagh.	REFUSE
5.30.	LA09/2022/0139/F	Single storey extension to the rear and side of dwelling with internal alterations at 12 Manor Close, Magherafelt for Sean & Sarah McNamee.	APPROVE
5.31.	LA09/2022/0171/F	Replacement extension to the rear of 116 Church Street, Cookstown, for Martin O'Hare.	APPROVE

6. Receive Deferred Applications

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	Planning Reference	Proposal	Recommendation
6.1.	LA09/2020/1476/O	Dwelling and garage between 21 and 23 Iniscarn Road, Moneymore for FJS Contracts Ltd.	REFUSE
6.2.	LA09/2021/0319/F	Change of house type from a detached (M/2004/0778/F) to a pair of semi-detached on site 2, Opposite 114 Killyliss Road Eglisk Dungannon for T G Developers.	APPROVE
6.3.	LA09/2021/1272/F	Dwelling with single detached garage at lands S of 101a Cavankeeran Road Pomeroy for Mrs Arlene Phelan.	REFUSE

Matters for Information

7 Minutes of Planning Committee held on 1 March 2022

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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 Response to the Private Access on the A6 Toome By-Pass (Stopping Up) Order

9. Receive Report on Approach to Building Preservation Notices
10. Receive Enforcement Report

Matters for Information

11. Confidential Minutes of Planning Committee held on 1 March 2022
12. Receive Report on Findings of the Northern Ireland Audit Report - Review of the Planning System in Northern Ireland
13. Receive Caledon Regeneration Partnership Invitation
14. Enforcement Cases Opened
15. Enforcement Cases Closed