



06 October 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, 06 October 2020 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

Anthony Tohill
Chief Executive

AGENDA

OPEN BUSINESS

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

Matters for Decision

Development Management Decisions

4. Receive Planning Applications 7 - 326

| | Planning Reference | Proposal | Recommendation |
|------|--------------------|---|----------------|
| 4.1. | LA09/2017/1279/F | 2 Broiler Poultry sheds with 4 feed bins, 2 gas tanks and an office changing and standby generator building at Land approx. 50m SW of 40 Edendoit Road Pomeroy for Mr Eric Black. | APPROVE |
| 4.2. | LA09/2018/0211/F | Free range organic poultry shed with 2 feed bins and a standby generator building (poultry shed to contain 6,000 free range organic egg laying hens) at land | APPROVE |

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| | | approx. 200m NE of 72 Sessiagh Scott Road, Dungannon, for Jim Hamilton. | |
| 4.3. | LA09/2018/0391/F | Dwelling adjacent to and 15m S of 3 Park Lane, Dungannon, for Arlene Jardine. | APPROVE |
| 4.4. | LA09/2018/0652/F | Housing development for 5 detached units with private access road and 1 no detached dwelling with separate access from Loves Road at lands S of 1 Loves Road, Magherafelt, for FP McCann Ltd. | APPROVE |
| 4.5. | LA09/2019/0060/F | 2 holiday villas to match previously approved (I/2012/0159/F) at 60m E of 62 Loughbracken Road, Pomeroy for Karl Heron. | REFUSE |
| 4.6. | LA09/2019/0562/F | Residential Development of 20 dwellings; includes site access, access roads, landscaping, car parking, driveways, garages and all associated site works and the retention of existing dwelling with new front boundary and access at 9a Slieve Gallion Drive, Magherafelt Road, Draperstown, for Viva Bingo Hall Ltd. | APPROVE |
| 4.7. | LA09/2019/0966/F | Access for goods vehicles to enter and exit onto the B34 Dungannon Road from Sandvik site, at Sandvik Mining and Rock Technology, Tullyvannon, Ballygawley for Sandvik Ltd. | APPROVE |
| 4.8. | LA09/2019/1567/F | Retention of extension to work shop, store, mobile office, canteen and welfare facilities at 67A Farlough Road,, Newmills Dungannon, for Mr Kenny Archer. | APPROVE |
| 4.9. | LA09/2019/1624/F | 5 Self-catering tourist accommodation units at lands 250m NE of 5 Old Loughry Road, Cookstown, for Jason Currie. | REFUSE |
| 4.10. | LA09/2019/1630/F | Section 54 application regarding a proposed conversion of a redundant building to form one dwelling house approved under LA09/2016/0889/F. Application seeks to vary condition 3 of the | REFUSE |

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| | | approval - removing the need for a forward sight distance at 40m SW of 38 Lisnamuck Road Tobermore for Mr Hopper. | |
| 4.11. | LA09/2020/0034/O | Dwelling at an existing cluster adjacent to and SW of 150a Washingbay Road, Upper Meenagh, Coalisland for Patrick Brady. | REFUSE |
| 4.12. | LA09/2020/0089/F | Conversion of existing natural stone barn to dwelling at 20m W of former Ulster Bank premises 26-27 The Square Stewartstown for Ryan Smith Properties Ltd. | APPROVE |
| 4.13. | LA09/2020/0093/O | Dwelling and garage on a farm 60m E of 43 Carnaman Road, Gulladuff, for Mr James Mc Erlean. | REFUSE |
| 4.14. | LA09/2020/0213/F | Restructuring and alterations of vehicular access, at 18 Cookstown Road, Dungannon for Mr Barry O'Neill. | REFUSE |
| 4.15. | LA09/2020/0331/O | Site for a dwelling and domestic garage approx 15m NE of 153 Sixtowns Road, Owenreagh, Draperstown for Ms Lisa Murray. | REFUSE |
| 4.16. | LA09/2020/0415/F | Change of use from domestic garage to beauty salon at 17 Lurgaboy Lane, Dungannon for Paul Lavery. | APPROVE |
| 4.17. | LA09/2020/0433/F | Single storey extension to existing suspended ground floor of the bakery at 169 Ballagh Road Fivemiletown for Scotts Bakery Ltd. | APPROVE |
| 4.18. | LA09/2020/0449/F | Extension of existing residential care home facility with 7 no individual care units, communal building, staff area with associated car parking and landscaping at 19 Rocktown Lane, Knockloughrim, Magherafelt for Inspire 2 Care Ltd. | APPROVE |
| 4.19. | LA09/2020/0461/F | Extensions to existing office and factory buildings at 26b Station Road, Magherafelt for Bloc Blinds Ltd. | APPROVE |

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| 4.20. | LA09/2020/0484/O | Offsite replacement dwelling garage at approx 60m N of 18 Ballynakilly Road, Cookstown for Seamus Nugent. | APPROVE |
| 4.21. | LA09/2020/0550/O | Replacement Dwelling at site 100m E of 2 Halfgayne Road, Maghera, for Seamus Logue. | REFUSE |
| 4.22. | LA09/2020/0561/F | Unit for valeting and cleaning of cars, 15m SE of 82 Corr Road, Dungannon for Dan McNulty. | REFUSE |
| 4.23. | LA09/2020/0603/F | Upgrade to existing parking area and path from carpark to Forest Road. New path within Forest towards the River. Trail furniture and timber Play Equipment. Walking trail extending from Rath Dubh Community Centre towards the River at Moydamlaght Forest, Moydamlagh Road, (Approx. 5 miles NW of Draperstown). Agricultural land to the NE of Rath Dubh community Centre, Moneyneaney Road for Mid Ulster District Council. | APPROVE |
| 4.24. | LA09/2020/0604/F | Mountain bike trail to include: New blue and red grade mountain trails, all necessary crossings, bridge structure and boardwalk, Gravity bike trail, Jump track and Trail signage/waymarker posts at Davagh Forest, Davagh Road, Omagh, for Mid Ulster District Council. | APPROVE |
| 4.25. | LA09/2020/0630/O | Site for 2 storey dwelling and garage opposite and S of 23 Tulnacross Road, Cookstown for Mr Black & Miss Bradley. | APPROVE |
| 4.26. | LA09/2020/0634/F | 2 storey extension to side and single storey rear extension with disabled adaptations at 98 Drumbolg Road, Maghera, for Carla Kennedy / Ciaran Bennett. | APPROVE |
| 4.27. | LA09/2020/0677/F | Change of house type and garage (to approval LA09/2016/1557/F) at 40m SW of 9 Ballyhagan Road, Maghera, for Mr E Kelly. | APPROVE |
| 4.28. | LA09/2020/0692/O | Dwelling in an infill site at land | REFUSE |

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| | | adjoining 57 Kinturk Road, Moortown, for Adrian McNally. | |
| 4.29. | LA09/2020/0979/F | Installation of play park with play equipment, picnic bench, bins, seating bench, accompanying wet pour 1.2m high bow top fence to be installed around the perimeter of park and an asphalt concrete path at lands off Barrack Road, and adjacent to O'Neill Park, Ballymaguigan, for Mid Ulster District Council. | APPROVE |

5. Receive Deferred Applications

327 - 402

| | Planning Reference | Proposal | Recommendation |
|------|--------------------|--|----------------|
| 5.1. | LA09/2018/1153/F | General purpose farm/storage shed and animal welfare unit associated with existing established farm business, 55m N of 3 Killycolpy Road, Carnan, Stewartstown for Mr Francis Gallagher. | APPROVE |
| 5.2. | LA09/2019/1376/O | Site for dwelling and garage within a gap site 50m South of 39 Baladoogh Lane, Cookstown for Patrick McAleer. | REFUSE |
| 5.3. | LA/2019/1394/O | Dwelling and detached garage 40m East of 12 Newline Road, Cookstown for Laura Rafferty | APPROVE |
| 5.4. | LA09/2019/1540/O | Infill dwelling and garage between 29 and 31 Macknagh Lane, Maghera for Mr Padraig Mc Guigan. | REFUSE |
| 5.5. | LA09/2019/1553/F | Retention of a two storey seminar/ training room, office and store associated with the expansion of an established emergency medical supplies (EMS) business (amended plan) at 12 Ballynahone Road, Maghera 12 Ballynahone Road, Maghera for Emergency Medical Services (N.I) Ltd. | APPROVE |

Matters for Information

6 Minutes of Planning Committee Meeting held on 1
September 2020

403 - 422

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

7. Receive Enforcement Report

Matters for Information

8. Confidential Minutes of Planning Committee held on 1
September 2020

9. Enforcement Cases Opened

10. Enforcement Cases Closed