



28 June 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 July 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 - 276

	Planning Reference	Proposal	Recommendation
5.1.	LA09/2018/1384/F	Demolition of existing building to erect 7 based primary school (single unit), nursery (single unit)	APPROVE

		and playground. The access road is existing to the site and will form part of another planning application submitted by Mid Ulster Council, Site fronts onto Gortgonis Road adjacent to sports field on existing Community Centre site Gortgonis, Coalisland, for Gaelscoil Uni Neill.	
5.2.	LA09/2020/0557/F	Retention of filtration unit for a plasma cutter including its proposed enclosure at 51 and 55 Knockanroe Road, Cookstown, for Reid Engineering Ltd.	APPROVE
5.3.	LA09/2020/0729/F	5 detached dwellings and garages (inclusion of footpath along public road), at 40m W of 16 Annaghmore Road, Coalisland, for Mr Conor Tennyson.	APPROVE
5.4.	LA09/2020/1235/F	Double site for dwellings and garages at 31m SE of 11 Magheracastle Loanin Brockagh Coalisland, for John Hagan.	APPROVE
5.5.	LA09/2021/0268/F	Replacement of existing turbine (approved I/2014/0394/F) with an EWT DW54 250KW turbine with 40m hub height and blade span of 27m (overall tip height of 67m). (amended description), at approx 210m SE of 40 Gortagammon Road, Cookstown, for Arena Capital	REFUSE
5.6.	LA09/2021/0634/F	Sand and gravel washing unit, associated fixed plant and new filtration/settlement pond, within existing sand and gravel washing quarry at 320m N of 17 Brackaghlistea Road, Draperstown, for Mclvor Sand & Gravel.	APPROVE
5.7.	LA09/2021/0818/F	Replacement of previously approved detached dwelling to with a pair of semi-detached dwellings at site at 29 Tullybrae Manor, Caledon Road, Aughnacloy, for S & J Developments.	APPROVE

5.8.	LA09/2021/0860/O	Dwelling and garage at site adjacent to 27 Waterfoot Road, Ballymaguigan, for Jim O'Neill.	REFUSE
5.9.	LA09/2021/0907/F	Residential development of 6 detached dwellings, garages and associated works at land adjacent to & to the rear of 24 Mullan Road, Ballinderry, Coagh for Mr George Buick.	APPROVE
5.10.	LA09/2021/1098/F	Change of house type from previously approved red: H/2005/0910/F & A/1062/PAC, & garage with alterations to previously approved access & laneway at approx. 180m SE of 28 Broagh Road, Knockloughrim, for Rory McPeake.	APPROVE
5.11.	LA09/2021/1149/F	New access at 11a Strawmore Lane, Doon, Draperstown, for E.Kelly Esq.	REFUSE
5.12.	LA09/2021/1284/F	Dwelling at rear of 123 Creagh Road, Newbridge, Magherafelt for Emma Gribbin	REFUSE
5.13.	LA09/2021/1352/RM	Dwelling & Garage at 60m W of 28 Dirnan Road, Cookstown, for Greg Donaghy.	APPROVE
5.14.	LA09/2021/1372/F	Retention of lean-to shed to the high bay area to facilitate kit assembly & retention of extension to the docking area at 7 Corchoney Road, Cookstown for Meteor Electrical.	APPROVE
5.15.	LA09/2021/1408/F	Retrospective application for erected farm building and cattle crush at lands opposite 63 Oldtown Road, Bellaghy for Mr Pascal Diamond.	REFUSE
5.16.	LA09/2021/1519/F	Extension to existing campervan park to provide 6 shepherds huts styled sleeping accommodation with carparking using existing approved access onto Garvagh Road at lands 60m N of 10 Kilrea Road, Swatragh, for Friel's Bar and Restaurant.	APPROVE
5.17.	LA09/2021/1618/F	Storage shed, yard repositioning of existing saw and associated ancillary works adjacent to 51 Knockanroe Road, Cookstown , for Reid Engineering Ltd.	APPROVE

5.18.	LA09/2021/1657/F	General purpose storage unit & associated works in association with an established business at 25m NE of 9 Farlough Road Dungannon, for Terramac Fabrication Ltd.	REFUSE
5.19.	LA09/2021/1672/F	Change of house type and relocation of dwelling and domestic garage (approved M/2013/0414/F) at approx. 100m N of 34 Ferry Road, Coalisland, for Mr Patrick and Mrs Lisa Trainor.	REFUSE
5.20.	LA09/2021/1678/F	Two storey dwelling and attached garage at S of 179 Coash Road, Killyman, Dungannon, for Stephen Mc Aliskey.	REFUSE
5.21.	LA09/2021/1757/O	Dwelling & garage on a farm at 25m NW of 155 Gulladuff Road, Bellaghy for Mr Silis Overend.	REFUSE
5.22.	LA09/2021/1780/O	Domestic dwelling and garage in a farm at 30m N of 2 Gortinure Road, Maghera, for Mary Louise Jackson	APPROVE
5.23.	LA09/2021/1801/O	Dwelling and garage on a farm at 140m SW of 8 Lurganagoose Road, Knockloughrim, Magherafelt for Mr N Mc Lean.	APPROVE
5.24.	LA09/2022/0097/O	Site for a dwelling and domestic garage at site 50m S of 105 Culnady Road, Maghera for Mr Thomas Patterson.	REFUSE
5.25.	LA09/2022/0144/F	Dwelling on approved site (LA09/2016/0999/O) at approx 80m SW of 39 Mountjoy Road Dungannon, for Killen Developments.	APPROVE
5.26.	LA09/2022/0186/O	Dwelling & garage at 25m SW of 12a Gortnahurk Road, Draperstown for Marie Scullin.	REFUSE
5.27.	LA09/2022/0381/F	Double infill for dwellings and garages at 170m SW of 219 Dungannon Road, Cabragh for Brendan Goan.	REFUSE
5.28.	LA09/2022/0545/F	Single Storey rear extension to dwelling 21 Ballynacross Road, Knockloughrim, for Carol Garland.	APPROVE

6. Receive Deferred Applications

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	Planning Reference	Proposal	Recommendation
6.1.	LA09/2020/1570/O	Site for dwelling and garage, 20m SW of 128 Lisaclare Road, Lisaclare, Dungannon for Joe Quinn.	APPROVE
6.2.	LA09/2021/1228/O	Site for new dwelling on a farm, to rear of 45 Kinturk Road, Coagh, Cookstown for Mr Brian O'Hara	APPROVE
6.3.	LA09/2022/0062/O	Infill dwelling and domestic garage at site W of 35 Drummurrer Lane, Coalisland for Mr Michael Corr.	REFUSE

7. Receive Review of Scheme of Delegation

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Matters for Information

- 8 Minutes of Planning Committee held on Tuesday 7 June 2022 323 - 344

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

9. Receive Report on Local Development Plan
10. Receive Enforcement Report

Matters for Information

11. Minutes of Planning Committee Confidential Minutes of Meeting held on Tuesday 7 June 2022