

DEPARTMENT OF THE ENVIRONMENT

PLANNING (NI) ORDER 1991

Applications for Planning Permission Deferred from a Previous Meeting of Cookstown Council



Date of Council Meeting 09 December 2008

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
<b>1</b>	Fred Wilson & Sons Eng Ltd Glenshane Industrial Park, 28 Tobermore Road, Maghera, BT46 5DR	I/2004/1348/F	<b>Refusal</b>	Site numbers 6,7,8 of Industrial Estate, Magherafelt Road, Moneymore.	1 No Workshop & associated ancillary siteworks (Amended Roads Details)
	<p><b>The proposed development would be contrary to Planning Policy Statement 3 - Access, Movement and Car Parking if permitted as it would prejudice the safety and convenience of road users since the proposed access road is located at a proposed access road junction where the slowing down and turning movements of vehicles entering and leaving the site conflicts with traffic movements at the junction.</b></p> <p><b>The proposed development would be contrary to Planning Policy Statement 3- Access, Movement and Car Parking if permitted as it would prejudice the safety and convenience of road users since it would not be possible within the application site to provide adequate sight lines where the proposed access joins Mahgherafelt Road.</b></p>				
<b>2</b>	Mr M Thom Orritor Quarry, Orritor Road, Cookstown	I/2005/0582/F	<b>Approval</b>	65 and 67 Oldtown Street, Cookstown	Proposed replacement shop with 2 no first floor domestic apartments.(Amended Description)
<b>3</b>	C/O Vision Design, 5b Rainey Street, Magherafelt	I/2005/0587/F	<b>Approval</b>	2 Cookstown Road, Moneymore	Proposed 5 no dwellings
<b>4</b>	Mr A Porter & Ms G Smith Site 200m South West Of, No.11 Redbridge Road, Moneymore, Co.Tyrone	I/2007/0094/F	<b>Approval</b>	Site 200m South West of No.11 Redbridge Road, Moneymore, Co.Tyrone.	2 No. detached single storey domestic stables and domestic store, with vehicular access from existing driveway.

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
<b>5</b>	Mr J Acheson 9 Kilcronagh Road, Cookstown, BT80 9HG	I/2007/0501/F	<b>Approval</b>	Lands at Tirnaskea House, Kiltyclogher, Cookstown.	Proposed dwelling on site of Tirnaskea House and ancillary developments
<b>6</b>	Ashmore Properties Limited 52 Moneyhaw Road, Moneymore, Magherafelt, BT45 7XL	I/2007/0627/O	<b>Approval</b>	Between 67 & 69 Knockanroe Road, Ardtrea, Dungannon	Proposed development of two dwellings (amended scheme).
<b>7</b>	Kildress Joinery 4 Dunnamore Road, Cookstown, BT80 9NR	I/2007/0729/F	<b>Refusal</b>	4 Dunnamore Road, Cookstown	A new workshop 42m x 16m x 7m to eaves, for joinery manufacture and storage of goods
	<p><b>The proposal is contrary to Policy CTY1 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside and the accompanying Ministerial Statement in that there is a presumption against development throughout the countryside and it does not merit being considered an exception to the policy nor are there any overriding reasons why this development is essential and could not be located within a settlement.</b></p> <p><b>The proposed development is contrary to Planning Policy Statement 4 - Industrial Development and Planning Policy Statement 4 (Draft) - Industry, Business and Distribution as the proposed development would result in a significant increase in the site area of the enterprise and the proposal includes a new building on site.</b></p> <p><b>The applicant has failed to demonstrate that a safe means of access can be achieved as required under the provisions Planning Policy Statement 3 – Access, Movement and Parking and the detailed provisions of Development Control Advice Note 15 [2nd Edition] - Vehicular Access Standards.□□</b></p>				
<b>8</b>	Mr & Mrs I&E Cameron 12 Gloucester Crescent, Portstewart, BT55 7NR	I/2008/0168/F	<b>Refusal</b>	'Inverton House', 95 Moneymore Road, Cookstown	Detached 2 1/2 storey replacement dwelling and garage with loft space.
	<p><b>The proposal is contrary to Policies CTY1 and CTY5 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement and does not merit being considered as an exceptional case in that the proposed replacement dwelling would have a visual impact significantly greater than the existing dwelling.□□□</b></p> <p><b>The proposal is contrary to Policy CTY10 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the design of the proposed dwelling is inappropriate for the site and its locality and therefore would not integrate into this area of the countryside.</b></p>				

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
9	Md Corey 41 Blackrock Road, Cookstown	I/2008/0174/F	Refusal	41 Blackrock Road, Cookstown	Proposed replacement dwelling and garage.
<p>The proposal is contrary to Policies CTY1 and CTY5 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement and does not merit being considered as an exceptional case in that the proposed replacement dwelling would have a visual impact significantly greater than the existing dwelling and the overall size of the new dwelling does not allow it to integrate into the surrounding landscape and its design is inappropriate to its rural setting and has no regard to local distinctiveness and vernacular styles. □</p> <p>The proposal is contrary to Policy CTY10 of Draft Planning Policy Statement 14, Sustainable Development in the Countryside, and the accompanying Ministerial Statement in that the design of the proposed dwelling is inappropriate for the site and its locality and therefore would not integrate into this area of the countryside. □</p>					
10	Mr K Leadon 79 Dunnamore Road, Cookstown, Co.Tyrone	I/2008/0179/F	Refusal	79 Dunnamore Road, Cookstown, Co.Tyrone	Retention of workshop, store and yard for the manufacture of wooden structures and agricultural buildings including poultry houses.
<p>The proposal is contrary to the provisions of Paragraphs 29 and 30 of the Department's Planning Policy Statement 4 Industrial Development (March 1997) and to Policy IBD 1 of the Department's draft Planning Policy Statement 4 Industry, Business and Distribution (January 2003) because: - □ □ □ The scale and design of the building is inappropriate in this locality as it is detrimental to the visual amenity of the area. □ □ □ Proposals for boundary treatment and means of enclosing the site boundaries are inadequate. □ □ □ Proposals for tree and hedgerow retention and supplementary landscaping are inadequate. □ □ □ Proposal for access to the site, vehicle parking within the site and manoeuvring areas within the site are inadequate. □</p> <p>The proposal is contrary to Policy IBD 6 of the Department's draft Planning Policy Statement 4 □ Industry, Business and Distribution (January 2003) because: - □ □</p> <p>· □ A case for farm diversification has not been proven. □ □ □ The proposal does not involve the re-use or adaption of redundant agricultural buildings. □ □ □ It has not been demonstrated that a legitimate, established industrial/business enterprise exists on the site. □ □ □ The proposal is not for a major industrial development of regional significance. □ □ □ The site is not associated with a village or other rural settlement. □</p> <p>The proposed development is contrary to PPS 3 - Access, Movement and Parking and would, if permitted, prejudice the safety and convenience of road users since it proposes to use an existing access at which visibility cannot be provided to an adequate standard.</p> <p>The proposed development is contrary to PPS 3 - Access, Movement and parking and would, if permitted, prejudice the safety and convenience of road users since provision cannot be made clear of the highway for the parking, turning, loading and unloading of vehicles which would be attracted to the site.</p>					

	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
11	Mr C Girvan 57 Loughdoo Road, Gortacladdy, Cookstown	I/2008/0210/F	<b>Approval</b>	57 Loughdoo Road, Gortalcaddy, Cookstown	Replacement dwelling and detached domestic garage
12	B Reid 2 Tralee Road, Moneymore	I/2008/0251/F	<b>Approval</b>	Land south west of 2 Tralee Road, Moneymore	Erection of replacement dwelling and private garage (in substitution for reserved matters application on outline permission I/2004/1414/O)
13	Mr I Gault RTC Engineering, 39 Killyclogher Road, Sandholes, Cookstown	I/2008/0258/F	<b>Refusal</b>	Land to the rear of 41 Killyclogher Road, Sandholes, Cookstown	Retention of proposed shed for existing engineering works to encompass existing workshops (which are to be demolished) Amended Description-P1 form.
	<p><b>The proposal is contrary to the provisions of Paragraphs 29 and 30 of the Department's Planning Policy Statement 4 Industrial Development (March 1997) and to Policy IBD 1 of the Department's draft Planning Policy Statement 4 Industry, Business and Distribution (January 2003) because: -□□□The scale and design of the building is inappropriate in this locality as it is detrimental to the visual amenity of the area.□□□Proposals for boundary treatment and means of enclosing the site boundaries are inadequate.□□□Proposals for tree and hedgerow retention and supplementary landscaping are inadequate.□□□Proposal for access to the site, vehicle parking within the site and manoeuvring areas within the site are inadequate.□□- It has not been demonstrated that the proposal will not create a noise nuisance.□</b></p> <p><b>The proposal is contrary to Policy IBD 6 of the Department's draft Planning Policy Statement 4 Industry, Business and Distribution (January 2003) in that the proposal would result in an unacceptable change of use in the open countryside which is out of character in the rural area, and no justification has been provided for this use.</b></p>				
14	Mr C Moore 281 Pomeroy, Dungannon	I/2008/0265/F	<b>Approval</b>	Land approx 150m south west of 281 Pomeroy Road, Dungannon	Proposed additional free range poultry shed and feed bin
15	E Carson The Windmill, 23 Battery Road, Coagh, BT80 OHH	I/2008/0282/RM	<b>Approval</b>	30 metres south of 27 Battery Road, Coagh	Proposed single storey replacement dwelling