

Minutes of Special Housing and Planning Meeting of Bray Town Council held in the Council Chamber, Town Hall, Bray on Tuesday 4th July 2006.

Present: Councillor Anne Egan, Cathaoirleach
Councillor Joe Behan
Councillor John Brady
Councillor John Byrne
Councillor Bríd Collins
Councillor Déirdre de Búrca
Councillor John McManus
Councillor Ciaran O'Brien
Councillor Pat Vance

Also present: Mr. Des O'Brien, Director of Services
Ms. David Forde, Acting Town Clerk
Mr. Sean O'Neill, Town Engineer

Apologies: Councillor Caroline Burrell
Councillor Anne Ferris
Councillor David Grant

Vote of Sympathy

The Cathaoirleach proposed a vote of sympathy to the family of the late Mr. Edward (Neddy) Franey who recently passed away. She also expressed a vote of sympathy to the ex-Councillor Mr. Dermot Tobin on the death of his father also.

The Cathaoirleach then stated that she would not be at the next Council meeting so she would like to say that she is very sorry to see Ms. Catherine Halligan leaving her post as Town Clerk. She stated that Ms. Halligan was always very courteous to all and that she was a good friend who gave great advice to her and other members when it was needed. She then stated that she would like to welcome the incoming Town Clerk, Ms. Christine Flood and wished her all the best in her new position.

1. Confirmation of Minutes of the Special Housing and Planning Meeting dated 13th June, 2006.

It was proposed by Councillor Brid Collins, seconded by Councillor Ciaran O'Brien and unanimously agreed to confirm and adopt the minutes of the Special Housing and Planning Meeting dated 13th June 2006.

2. Reports and Recommendations.

Boathouse and Harbour Shed

The Cathaoirleach informed the members that 10 minutes maximum will be given to speak on this matter.

- We need to try and sort a deal with this whole saga now. It is now going on one year.
- If we are going to be discussing this at the next meeting properly maybe it should be left for the next meeting.
- There us no point in having a discussion tonight if we cannot make a decision. Can we take this item and the whole 1.78 acres issue at the next meeting?

The Town Manager stated that there has been some discussions regarding the 1.78 acres since the last council meeting. He then suggested to the members that the next meeting be put back one week to facilitate for the 1.78 acres issue and also to allow the process for the disposal of land for the boathouses and harbour shed to be dealt with accordingly.

The members agreed to move the next meeting to the 18th July 2006 to facilitate this purpose.

The members stated the following –

- Some issues may arise tonight that we might need to go to the Law Agent about.
- It is fourteen months since we made an original decision on this – in my view the lease will have to be amended.
- The rents the Law Agent is proposing are not acceptable. If the clubs had to pay these it would cripple them.
- Also take issue with the 4 year / 9 month lease. If this lease is given it would mean they would not be able to apply for any sports capital grants. We should try to accommodate these clubs.
- There are insufficient facilities for young people in Bray.
- Understand the Council's concerns in not committing to a long - term lease. I would suggest that the Council put a clause in the lease stating if the council ever find a better location for these clubs that they be accommodated.
- The rents should be nominal seeing as these are offering a voluntary service.
- It would be irresponsible to grant a lease to anybody for such a long time so council was right to offer this lease.
- Must protect the Council's interest in this.

Taking in Charge of Estates

- It has been a very valuable exercise bringing in Vincent Curley to handle this issue. He has done a lot of work in such a short period of time.
- Concerned about 'The Headlands'. If the developers address the outstanding issues here will the estate be taken in charge then?
- Disappointed that Cois Sleibhe is not on the list. Can this be put on next list?

The Town Engineer stated that the residents of Cois Sleibhe had sent in a letter asking if the estate could be taken in charge but the information on the letter was very sketchy. This estate was put on Vincent Curley's list but he has not had a chance to check it out yet.

Councillor John Brady then stated that he had previously requested a report on the condition of the footpath outside Centra on the Boghall Road. He added that he had been in touch with the area Engineer in Wicklow County Council and the Director of Services of Roads and both did not know that he had asked about this area.

The Town Engineer stated that from 13th April 2006 the Boghall Road will fall under Bray Town Council's jurisdiction, which will also mean that Bray Town Council will need to budget for maintenance and repairs etc.

The members raised the following points –

- There is a serious emergency at this spot on the Boghall Road. It is impossible to get in and out of this shop because trucks and vans park outside the gate so people cannot see when they exit the shop car – park.
- We should look at the possibility of making the whole road safer.

Councillor Joe Behan then proposed to erect bollards on either side of the exit gate of the car – park to stop people parking illegally. This proposal was seconded by Councillor John Brady.

3. To consider the Housing Progress Report.

The members raised the following points –

La Vallee

- It has to be welcomed that officials are in discussions regarding affordable housing.
- Is there a stand-alone document relating to the Bray Town Council housing strategy 2003 – 2011?
- The report on La Vallee does not mention social housing at all. Why?

Flower Beds

- When will the flower - beds in Giltspur Heights be repaired?

Rubbish in Fassaroe

- There are trailers being left up in laneways in Fassaroe filled with rubbish. We need to deal with this urgently.

Central Heating

- Welcome the Central Heating in Oldcourt – can the Town Engineer look at reports to see if the houses up here are fit for Central Heating.

Attic Conversions

- Can the houses be identified that need the attics converted? We need to move on this.
- I would suggest that the council put in a programme to convert attics as it saves the council looking for new houses for people.

Miscellaneous

- The Estate Management Officer is doing a great job in these estates. He is getting great feedback from residents.
- Is there any further word on the Ashlawn Court houses?
- Cedar Court – disappointed to see no signage here yet and also no road markings. Maybe we should have an official opening for this estate.
- Delivery of Social and Affordable housing in Bray – we should have a report on this either on a quarterly basis or a bi-annual basis.
- Can we set up a liaison committee to monitor Love Lane as there is illegal dumping here? I would support a mobile CCTV unit as was suggested by Councillor Vance at the last meeting.
- Will we be getting a map of fire hydrants in Bray?
- Silverbridge – have we put an application in for funding of refurbishment for here?
- Gas Boilers – are the gas boilers in the bedrooms of the houses on Maitland Street?

The Town Engineer informed the members of the following –

- Kilbride Lane – we have applied to the architects to do a scheme on Kilbride Lane. The owners of the land then served a counter notice stating that we should take the whole property.

The members raised the following points –

- Kilbride Lane – this is a substantial amount of land. We should look at this.
- Is there a preservation order on the house? How soon will this be resolved?

The Town Engineer stated that there is no preservation order and that he is not sure of when it will be resolved. He also informed the members of the following –

Fire Hydrants

- We never lost 700 / 800 fire hydrants. We have a map and members can have a copy if you wish.

Attic Conversions

- Giltspur Heights – I do not see any problems in checking this but I cannot promise anything yet.

Central Heating

- Oldcourt – if anyone has any suggestions on what houses to do first we will listen, in good reason.

The Town Manager informed the members of the following –

- Housing Strategy – This is done on a county basis.
- Ashlawn Park – we are awaiting approval from the Department for funding. As soon as we get approval we will go on site and talk to the residents.

Rubbish in Fassaroe

- We will have to try and find out who is responsible. If we cannot find out we will probably have to tow the trailers and see who comes looking for them.

4. To consider Planning Matters.

Planning Register Reference 06/44

Suntec Developments Ltd, The Watch, Raheen Park, Bray

Councillor Joe Behan stated that this development is now going to be higher than previous application. I will be proposing a review of the development plan immediately. We need to take pro – active action. Councillor Behan then proposed that a letter be sent to An Bord Pleannala stating that the members were unanimous in rejecting this application

Councillor John Brady stated he would concur with Councillor Behans concerns. He would second Councillor Behans proposal. He added that he has no faith in this development plan.

Councillor Ciaran O’ Brien stated that he would not agree with Councillor Behan and Councillor Brady. He added that the Green Party tried to limit the number of infill units to 30 per acre but were rejected. He added that the manager is completely within his rights on this application.

Councillor Deirdre De Burca also expressed her support for Councillors Behan and Brady. She added that this is very flawed because of the design and density. Councillor De Burca then proposed that the members invite the planning consultants to the next Municipal Policy Committee meeting.

Councillor Pat Vance stated that he thought there was enough in the development plan to reject this. He added that you can have high quality and high density. He also stated that he feels the council needs to get legal advice on this.

Planning Register Reference 06/134

Michael Salley, Woodlands, Kendalstown Rise, Delgany

Councillor John Byrne stated that he is opposed to this as it is a bad idea to go down this route.

Councillor Anne Egan supported Councillor Byrnes opposition to this.

Planning Register Reference 06/138
Multilane Ltd, Strand Road, Bray

Councillor Pat Vance stated that these applicants are still in breach of an enforcement notice and that he does not think it should be granted.

The Town Manager replied as follows:-

We do listen to what goes on at planning meetings from the members. He added that he has visited the Suntec site and he is not taking anything lightly. He also told the members that An Bord Pleannala only ask for reports. The Town Manager also stated that he would be happy to give the members advice on the development plan and that he will get as much information as he can for the next meeting. He also told the members that he thinks this application was refused the first time on the basis of its design.

The Town Engineer informed the members that the ramps in Wolfe Tone Square will be looked at.

5. Notices of Motion

145. Notice of motion in the name of Councillors John Byrne, John McManus, Anne Egan and Anne Ferris (01/03/05)

“That the department of the Environment, Heritage and Local Government be requested to draw up transparent guidelines for the calculation of the County Demands by County Councils.”

REPORT:

This current system that the County Demand is calculated by is done by Wicklow County Council for Bray Town Council. BTC has contacted WCC asking them to send a copy of the calculation method used. If this Notice of Motion is passed by the Members, a letter will issue to the Department.

Councillor John McManus welcomed this but he stated that the keyword here is ‘transparent’. This should be sent to the Government to deal with.

Councillor Pat Vance also stated that Urban Councils should know what they are being charged.

Councillor Deirdre De Burca also welcomed and supported this Notice of Motion.

148. Notice of motion in the name of Councillors John Byrne, John McManus, Anne Egan and Anne Ferris (01/03/05)

“That an update be sought on the extension of the Airbus to Bray.”

REPORT:

Aircoach has informed us that the Airbus service from Dun Laoghaire, Leopardstown and Sandyford to Dublin airport will not be extended to Bray due to the low number of people currently using the service. Aircoach have already investigated this proposal.

Councillor John McManus stated that he is disappointed to hear this response. He added that it costs approximately €75 from the airport to Bray and that we should engage with the Airbus company to try to facilitate the people of Bray.

Councillor Brid Collins supported this resolution.

Councillor Deirdre De Burca proposed that a case be made to Airbus to try and provide for people for all of North Wicklow.

149. Notice of motion in the name of Councillors John Byrne, John McManus, Anne Egan and Anne Ferris (01/03/05)

“That the missing Bentley Park sign on the Boghall Road be reinstated.”

REPORT:

A sign has been ordered for this park and will be erected as soon as received.

150. Notice of motion in the name of Councillor John Brady (01/03/05)

“That this Council welcomes the Sinn Fein proposals for a green paper on Re-unification, calling on the Irish Government to initiate a consultation process across society on the future shape of a new Ireland.”

REPORT:

This Notice of Motion is a matter for the Members.

Councillor John Brady stated that the members should support this as it is for shaping a united Ireland.

Councillor John McManus stated that the Good Friday Agreement is the process for reconciliation in Ireland so we should support that process.

Councillor Joe Behan also called on the parties to support the Good Friday Agreement. He also stated that we should compliment the Taoiseach in his leadership on this.

7. Any Other Business

The Acting Town Clerk stated that the I.D.A have responded to the council stating they will be able to attend a council meeting on the 11th July 2006.

Councillor Joe Behan then proposed that they be invited to attend the meeting of the 18th July instead.

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Signed:

Cathaoirleach

Signed:

Town Clerk

Dated:
