

Minutes of Special Housing and Planning Meeting of Bray Town Council held in the Council Chamber, Town Hall, Bray on Tuesday 7th March, 2006 at 7.30 p.m.

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

Apologies: Councillor Anne Ferris
Councillor David Grant

Also present: Mr. Des O'Brien, Director of Services
Ms. Catherine Halligan, Town Clerk
Mr. Sean O'Neill, Town Engineer
Ms. Triona Irving, Administrative Officer

At the start of the meeting Councillor Caroline Burrell requested a discussion in committee at the end of the meeting.

This was agreed by the members.

1. Confirmation of Minutes of the Special Housing and Planning Meeting dated 7th February, 2006

It was proposed by Councillor John Byrne and seconded by Councillor Anne Egan and unanimously agreed to confirm and adopt the minutes of the Special Housing and Planning Meeting dated 7th February, 2006.

Town Renewal Committee

Councillor John Byrne stated that the committee was not very streamlined. He stated that the minutes were sent out with the date of the next meeting and he also stated that he was disappointed that there was no proper communication regarding the meeting.

3. To consider the Housing Progress Report

Cedar Court

- Road markings need to be put in around this area as soon as possible.

Richmond Hill

- Richmond Hill – will the shop be part of Fassaroe?

Land Banks

- Any update on the land bank?

Fire-Safety Audit

- Can we have a list of the houses to be investigated in Oldcourt for the Fire Safety Audit?

Miscellaneous

- Estate Development Officer – well done to the Estate Development Officer on his housing report and also on the opening of the playground for Whiteoaks, Heatherwood, Ard na Greine and Deerpark.
- Playground at Fassaroe – Update from the Estate Development Officer needed.
- Have the Council an inventory of what houses are left for the new windows and central heating programme? Elderly people in large estates should get priority regarding installation of central heating.
- What is the time scale of having an application assessed in relation to the Disabled Persons Grant?
- Are the Council waiting until the refurbishment of Fassaroe before going ahead with the installation of the heating?
- The report on the fire hydrants in Little Bray is complete – when will the repair work commence?
- Are any of the apartments in Sunnybank to be Affordable Houses?
- What is the Council's stance on the Anti-social Behaviour Policy?
- Why is the loudspeaker system not working again? Need to have reasons as it is an insult.
- Murphys Site – if consultants are being appointed the members must see the plans before they go on public display.
- Report too vague on Fire Hydrants – need more detail.

Anti-Social Behaviour

Councillor John Brady raised the issue of the anti-social behaviour in Fassaroe. He stated that Sinn Fein organised a meeting in Fassaroe. The Council has failed to deal with the problem, families dealing drugs, robbing houses, etc. He stated that there were six Garda cars outside the Town Hall tonight, which should be in Fassaroe and other estates looking after the people. He also mentioned the Council's policy on anti-social behaviour and quoted from it – the legal and non legal policies and mentioned the transfer of residents to other dwellings. He stated that residents were told by staff that transfers were not normally given and he queried this.

Councillor John Byrne responded to Councillor Brady's issue by stated that it is not up to the Gardai alone to prevent anti-social behaviour but it is up to the elected members to implement the policy and that Councillor Brady should take responsibility as an elected member to deal with these failings.

Councillor John McManus stated that if Councillor Brady had read the full report he would have seen what the core of the policy is. He confirmed that the core of the policy is to implement the provisions of the Housing Act, which allows the Council to put in place policy and tenancy agreements. The Council and the State are both guilty and both partly responsible for anti social behaviour. We have to protect lives and property. There are complex reasons why young people are out of control. People loose hope when they feel

nothing is being done. There is a failure at national level regarding this as there are a lot of state bodies that should be involved in the whole process such as helping to provide mental health services and also there are other services and bodies around Bray that could have a beneficial input. The Council should take a lead and co-ordinate all the relevant bodies that could be involved with this process. This problem gets out of control every few years and each time it comes back worse than before. Councillor McManus proposed that the Council put into practice their policy on anti-social behaviour under the Housing Miscellaneous Act and that the Council also take a lead to devise a strategy to tackle this problem.

Councillor Pat Vance stated that the problem is getting worse. He stated that the one big issue in the past was mainly unemployment and the fact that there was no protection for the people of the estates. He stated that the Council have failed to deal with the problem but the neighbours could take their own action. He also stated that there should be a system of transferring these people especially once the Council has identified those residents that are being targeted by anti-social behaviour. There is inadequate policing of the affected areas too and the response times are not quick enough. He added that people do not give the Gardai enough information when they are called. He also stated that the Council has not been proactive in evicting people and this is something we must insist on. The serious criminals need to be dealt with when it comes to anti-social behaviour.

The Cathaoirleach said that the people are in a chronic situation and that the Council are not doing enough to deal with the problem. The Council will have to think strongly about evicting these people and getting all statutory bodies involved.

It was proposed by Councillor John McManus and seconded by Councillor Anne Egan to discuss the Council implementing their policy under the Housing Miscellaneous Act at the next Garda Liaison Meeting.

The Administrative Officer advised the members as follows: -

- The refurbishment of Fassaroe will begin in 2007.
- The elderly, that the Council are aware of, will have their central heating supplied.
- Kilbride Lane – the Council will shortly be serving Notices to Treat.
- Fire Hydrants – work is continuing and this item will be kept on the agenda until completed.
- Playground and CCTV in Fassaroe – will include in next months report.
- Anti-social behaviour – Housing Act 1966 – Rent Arrears – these were quick ways to evict tenants who were also involved in anti social behaviour – spot checks are being carried out randomly. We are dependent of people to give specific information on dates and times.
- We have to specific when it comes to evicting people for anti social behaviour. This may seem that it is a lengthy process. In some cases transfers have taken place between Wicklow County Council and Bray Town Council.
- Anti social behaviour that results in damage to property is a matter for the Gardai.
- The Council will continue to ensure that the Tenancy Agreements are adhered to.
- Fire Safety Audit will be discussed with the Housing Engineer and the Town Engineer. A draw to select houses has taken place at the last Estate Management Committee meeting.
- Silverbridge is in the process of getting electrical works carried out – this is out for quotation at present. Difficulties with dumping at present and so we will be issuing litter fines.
- Sunnybank – the Council will revert back to the members on this matter.

- Disabled Persons Grants – Grant applications – will have to check this matter out.

The Town Engineer confirmed that the fire hydrants in Little Bray are being repaired as they are found. He also confirmed that the Fire Safety Audit Consultants will determine how many houses need to be investigated. In relation to the land bank he confirmed that at present no further land has been identified.

The Administrative Officer stated that the Council are not here to victimise residents and that all complaints are taken seriously. She stated that it is the Councils policy to investigate and to deal with both the perpetrator and the victim but only if the Council receive names of these people. She added that there are vigilantes operating in Fassaroe and this is not acceptable.

Councillor John Byrne expressed his opposition about vigilante groups in estates. He stated that people who take the law into their own hands should be condemned.

4. To consider Planning Matters.

Planning Register Reference 06/44

Demolition of three dormer bungalows and for development of 81 apartments in three blocks each two storey and part three storey with part fourth storey/penthouse level at Granite Lodge, Drumcree and Lyndhurst, Herbert Road, Bray, Co. Wicklow.

Councillor Joe Behan stated that this is a re-application and should be refused on the grounds that it is unsustainable in relation to the traffic at this junction.

Councillor Caroline Burrell stated that this application is not acceptable for this area and suggested that the Council ask the developers to come back with a mixed development that is more suitable for families.

Councillors John Brady, Anne Egan, John McManus, John Byrne and Brid Collins also expressed their opposition to this planning register reference.

Councillor Pat Vance stated that the developers always try to get as much onto the site as possible and this is totally unsuitable. This development was out of character, high density and too bulky. Councillor Vance also asked if there were pre-planning meetings regarding this site and how much encouragement was given to the developer regarding submitting this application.

Councillor Ciaran O'Brien stated that he didn't see this as a place for small families. It would be much better to develop a mix of units. A better type of development.

Planning Register Reference 06/29

Provision of surface parking for 113 cars and associated groundworks with alterations to boundary walls and gates at junction of Seymour Road and Seapoint Road, Carlisle Grounds, Quinsboro Road, Bray, Co. Wicklow.

Councillors Pat Vance and Brid Collins supported this application.

Councillor Anne Egan stated that she also supported this application but questioned whether they intended to have all day parking here?

Councillor Ciaran O'Brien advised the members that he had suggested at the MPC meeting that access/egress should be used for long term parking and that the long term parking should be taken off the seafront.

Councillor John McManus stated that the Bray Wanderers Car Park would only work if there was a change in the surrounding car parking.

The Cathaoirleach also expressed her support for this application and that a number of developers have their eye on the Carlisle Grounds and advised that this should not happen.

Planning Register Reference 06/24

Existing water tanks on roof and a new mansard roof clad enclosure at Heather House Hotel, Strand Road, Bray, Co. Wicklow.

Councillor Ciaran O'Brien stated that the Council should insist that a Waste Management Plan be put in place here as there are beer barrels and boxes blocking the footpath.

Planning Register Reference 06/27

A two storey extension to side extending ground floor to front and with single storey sun room to rear as optional development at 40 Fairyhill, Bray, Co. Wicklow.

Councillor Brid Collins expressed her support for this application.

Planning Register Reference 06/45

A two storey extension to front and side of existing dwelling and three velux windows to front of existing dwelling at 17 Fairyhill, Bray, Co. Wicklow.

Councillor Brid Collins expressed her support for this application.

Planning Register Reference 05/279

The part demolition, extension and change of use of the 1st and 2nd floors from a dwelling unit to a café with ancillary rooms and the addition of a terrace on the 2nd floor and skylights to the 1st floor, with associated works including amended layout to existing takeaway, a new shop front, alterations to rear elevation, associated signage, ducting and refurbishment of the adjacent footpath, with the addition of bollards and a signpost at Cassoni's, Strand Road, Bray, Co. Wicklow.

Councillor Brid Collins expressed her support for this application.

Planning Register Reference 06/40

Application for a residential development at the site of the former Aubrey Edge Factory, Parnell Road, Bray. The proposed development comprises the construction of 41 no. residential units in a single 4 storey apartment block (3 storey and penthouse) to include 29 no. 2 bed apartments, 11 no. 1 bed apartments and 1 no. 3 bed apartment all with terraces/balconies; all over basement carpark (43 no. spaces) which includes bicycle stores, refuse and ancillary stores; boundary walls/fences; new vehicular ramp and pedestrian entrances to Parnell Road and all associated site and landscaping works on an overall site of area approx. 0.18 hectares.

Councillor Joe Behan stated that this application is in excess of our Development Plan.

Miscellaneous Planning issues

- Councillor Joe Behan asked when will the report on enforcement be circulated?
- Councillor John Brady raised the following queries
 - a. Enforcement notices which had to be taken out of Courts due to wrong addresses on the notices.
 - b. Florentine Centre – has the developer asked for an extension of time on this? The hoarding in front is a disgrace with graffiti etc. What is the structural state of the wall?
 - c. Quinsboro Road – 10 stone bollards knocked over and removed some months ago after the renovations – shores are subsiding – this needs to be addressed.
 - d. Naylor's Cove is an eyesore. This location is used as a drinking den – Can this be put on the Agenda for the next meeting?
- Councillor John Byrne said that the Vevay Post Office is closing and a new trader is interested in making some adjustments to the shop – if this application comes in can the planners give it urgent attention?

The Administrative Officer noted the comments made and responded as follows: -

- The Enforcement Quarterly Report will be issued in the April Planning Report.
- Enforcement Cases – a few cases had business addresses on them which was what was on the planning application forms, not home addresses – the judge struck them out but the Council are in the process of re-serving the notices.
- Vevay Post Office – will keep an eye out for this application.
- 06/44 – not sure if a pre-planning meeting took place – will take note of the reasons for refusals.
- Florentine Centre – a decision was due on 24th February, 2006 – clarification of the further information was sought but nothing has been received yet.

Councillor Brid Collins queried if the Council had any plans for Ardmore Rovers.

The Town Engineer responded to Councillor Brady's query and stated that he was aware of the damaged bollards and will look into the matter of replacing them.

The Town Clerk stated that she had met with representatives of Ardmore Rovers recently. She explained that the Council did not have the specific pitch to designate to this club at present but they do use other pitches in the town and that the Council did appreciate the amount of voluntary work that the club were doing with junior teams

5. To discuss the provision of Taxi Ranks in Bray

The Cathaoirleach stated that the proposals for the Taxi Ranks were put before the member's late last year. The Gardai are having difficulty with one of the ranks in St. Kevin's Square regarding personal safety issues. No report has been received yet.

The Town Clerk advised the members that Inspector Delamere said she would be issuing the report and would hopefully have it for the Monthly Meeting to be held on 14th March, 2006.

Councillor Anne Egan queried if the Council can overrule the Gardai recommendations on parking at St. Kevin's Square.

The Town Clerk responded by stating that to her knowledge Garda approval was required.

The Cathaoirleach expressed her disappointment on the length of time they are waiting for the report.

6. Update on the Boathouses and the Harbour Shed

The Town Clerk advised the members that both herself and the Town Engineer met with representatives from the Queen of Peace Youth Adventure Club at the Boathouse and a representative of the Boxing Club met and inspected the Harbour Shed. The representatives of the Queen of Peace Youth Adventure Club stated that a list of works would be compiled and sent to the Council and that they were very willing to carry out the work and that we will be moving ahead with the Queen of Peace Youth Adventure Club lease.

In relation to the Harbour Shed she advised that there were a number of issues, such as water and sewerage, boxing bags and storing of material on a proposed loft that needed to be dealt with and that she was waiting for the club to send in proposals to the Council. She also stated that the Council needed to retain a small space for the storage of sand - bags.

Councillor John Brady stated that he thought the entire premises was to be made available to the club and that it was made very clear. He also stated that the roof structure seems to be very strong and that a lot of obstacles are being put in the way.

Councillor Brid Collins stated that she supported the Coffee shop at the voting on the meeting night but is now supporting the Boxing Club being offered the premises at the Harbour Shed. Pete Taylor's daughter did us proud in boxing competitions. She also mentioned missing documentation.

Councillor Joe Behan stated that the Queen of Peace lease agreement should go ahead and we will hopefully see the lease back in a couple of week's time. The Boxing Club are providing a huge service and we should be encouraging them to look after the people. He hopes that the Council are near a resolution with this matter and also states that the letter received from Mr. Taylor is a positive one. He hopes also that the Council will have an updated progress report for next weeks meeting.

Councillor Pat Vance stated that instead of putting obstacles in the way the Council should be helping. He advised the members that these are volunteers who give up their time to help the

young people of Bray. He stated that Bray will be well serviced for sporting needs with the swimming pool etc.

Councillor John McManus agreed with the comments raised by Councillor Vance. He stated that the Council officials should be willing to help facilitate this club.

Councillor Anne Egan stated that when the children are involved in sporting activities the anti-social behaviour is reduced and that hopefully the Council will come up with something to help Ardmore Rovers also.

The Cathaoirleach advised the members that the Boxing Club has over 100 members and provides a really important outlook for disadvantaged people and this is something that the Council should be supporting. She requested an updated report from the Town Engineer on this matter. She also stated that the water and sewerage aspect of the matter should not be such an obstacle. She stated that she wanted this item kept up high on the agenda and wanted to see occupancy by the early months of the summer.

The Town Clerk advised the members that the Council looked for "Expressions of Interest" for the Boathouses as they were not used and were lying idle. There were no proper agreements / leases in place and that a lot of work had gone into the recovery of the Boathouses. The reason that the legal identity of the Queen of Peace Youth Adventure Club was sought was not to expose the Council to the same situation regarding proper leases etc.

A letter was received on the afternoon of the 5th July 2005 from St. Fergals Boxing Club looking for a premises and the members decided on that night to dispose of the Harbour Shed to the club. There was no consultation with the officials in relation to this and the Town Engineer did say on the night that sand bags were stored here.

There are a lot of items stored in the Harbour Shed such as Ballot Boxes that could be stored elsewhere but a small storage area is needed here. She also stated that the reference made regarding planning permission for the change of use of the premises was to make the clubs aware that funding may not be forthcoming from statutory bodies if no planning permission had been given for the appropriate use of the building. She also stated that the structure of the buildings together with the necessary insurance is a must when people are using these buildings.

The Boxing Club have not contacted the Council since the meeting, but produce a letter for the members tonight which neither the Town Engineer or myself have seen.

She went onto say that the Council is paying high rents for the storage of dust - carts etc in other areas in the town and that is why we need to retain some storage space, but that the Council will try to facilitate the Boxing Club in whatever way they can. She also advised that the Queen of Peace Adventure Youth Club will be dealt with but that the Boxing Club will have to wait until the Council receives the list of proposed works.

The Town Engineer stated that he did have some concerns about hanging bags but was particularly concerned about the storage of goods and the setting up of a loft.

Councillor John Brady stated Mr. Taylor had asked him to give out the letters to the members and he apologised that not enough were handed out.

Councillor Pat Vance stated that the decision was rushed through on the night and that the letter had only arrived on that day. He stated that this matter should have been put on the agenda and discussed in a suitable manner.

The Cathaoirleach stated that there are no obstacles that can be overcome in the business of helping the club.

Councillor John McManus stated that there are two stages here – in the long term this is not a suitable building but we should get them up and running first.

The Director of Services stated that the Council has depots but we do need places to store items at different locations but it makes sense to use sub depots.

The Harbour Shed is much bigger than the Boathouses. Mr. Taylor should get into contact with the Council.

7. Update on the Bray Harbour Project

The Town Clerk advised the members that further to the initial report dated the 16th January, 2006 from Sean Quirke, the four bidders who tendered for the position of Client Representative were invited to interview on the 8th February, 2006. All four attended. :-

- JB Barry & Partners Ltd.
- Jacobs Babbie
- Tobin/Hyder JV
- Urban Capital

Negotiations are currently ongoing with the group recommended for appointment by the independent interview board.

Councillor John McManus stated that the development on the Golf Club lands is so large it may not be necessary to have such a large scale project in the Harbour.

Councillor Joe Behan stated that before this goes too far the members need to give maximum input. He also queried where the members come into this process and who the Client Representatives were.

Councillor Pat Vance stated that Sean Quirke should be invited to the meeting in order to discuss this matter.

Councillor Caroline Burrell stated that the public were left out of this process.

Councillor Collins stated that this project should be in conjunction with the Golf Club Lands.

The Cathaoirleach stated that when Sean Quirke attends the next meeting the members can get a copy of the Harbour Plans.

The Director of Services stated that this project started as a Seafront Enhancement Scheme. It was hoped that money from the Harbour Project could be used to improve the Seafront.

Because of the complex nature P.P.P's a Director of Services level official has been employed to push these projects along. This project was discussed as part of the Development Plan. The Director in this case is working for Bray Town Council.

2. Reports and Recommendations

CCTV in the Ballywaltrim Area

The Town Clerk circulated the following report from the Town Engineer: -

“It is agreed that the C.C.T.V. in Ballywaltrim needs reconfiguring due to recent developments in the area.

As you are aware the existing C.C.T.V. system in operation is operated by Garda Authorities.

The Garda Authorities are aware of the deficiencies in the current coverage.

It is recommended that the best option is to provide an upgrade of the current equipment and the Garda Authorities have been informed of the Members recent budgetary allocation.

If it is not feasible to extend or vary the current system, the favoured alternative option would be to provide a camera directly by the Council.”

The members raised the following queries: -

- How long will the Council be waiting for a report from the Gardai?
- Lighting is required in this area.
- CCTV is welcomed in the Church Grounds.

The Town Engineer responded by stating that if the Council do not receive a positive decision within one month we will proceed and lighting will be included.

Provision of Yellow Box on Kilbride Lane

The Town Clerk circulated the following report from the Town Engineer: -

“Having examined the traffic situation at the junction of Kilbride Lane and Kilbride Grove it is agreed that the provision of a yellow box at this location would be beneficial.

The matter is in hand and will be provided as soon as possible.”

Councillor John Brady stated that the yellow boxes were already there.

Councillor Pat Vance stated that the residents are very happy with the provision of the yellow boxes.

Councillor Anne Egan stated that the majority of yellow boxes around need to be repainted.

Councillor Caroline Burrell thanked the Town Engineer for repainting the yellow boxes on Church Road.

Giltspur Heights – Flower Bed

The Town Clerk circulated the following report from the Town Engineer: -

“The flower beds consist of raised planters surrounded by brick walls approximately 3ft high.

These planter areas are a design feature of the estate, which actually won an award for design.

There is provision made for parking within the estate but there appears to be more vehicles present on occasions than allowed for.

The cost of removing the one opposite No. 34 Giltspur Heights and replacing it with paving is estimated to be of the order of €7000.

No provision has been made for this in the current budget.”

Councillor John McManus stated that there was a problem in Giltspur Heights with the design and it needs to be sorted out.

Councillor John Brady stated that the flowerbed bricks are coming loose and queried if the Town Engineer could examine this problem.

The Town Engineer stated that the flowerbeds were put in as part of the scheme and will cost money to remove them. He also stated that there was a problem with parking but he will look at this again and consider in the context of the next budget.

Ellerslie House

The Town Clerk circulated the following report from the Town Engineer: -

“This junction is a T-junction which provides vehicular access to Sidmonton Square (South & East) and Aravon Green from Sidmonton Road. The Sidmonton Square leg of the junction is one way (Eastwards)

As no traffic exits this junction onto Sidmonton Road no vehicular sight lines are required.

The location is within the 50 Kph zone.

The only difficulty with this junction is a lack of visibility in a southerly direction for pedestrians who wish to exit Sidmonton Square (South)

To improve visibility for these pedestrians consideration should be given to setting back the boundary wall to provide a sight triangle.

It would be necessary in order to achieve this solution, to remove over 20 metres of the wall and replace it on a setback line running from 2 metres to zero.

The estimated cost of this would be of the order of €15,000 plus land purchase costs. There are no public consultation implications in relation to the proposal.”

Councillor Joe Behan queried if there is money in the Budget to do this year.

Councillor Ciaran O’Brien agreed with the provision of a yellow line but stated that it was not necessary for a double yellow line in this area. He also referred to the sightlines at this location.

Councillor Pat Vance stated that the Council should temporarily put in the double yellow lines and see how it operates.

Councillor John McManus stated that the speed of the traffic is part of the problem, that yellow lines and a smaller footpath would be a cheaper option.

12. Correspondence

The Town Clerk advised the members of a request from Bray Tourism for the use of Bray Town Council’s logo on their correspondence in connection with a forthcoming Tourism Conference entitled “The Role of Heritage in Tourism” to be held in May 2006.

It was unanimously agreed by the members to allow Bray Tourism to use Bray Town Council’s logo on their correspondence.

This then concluded the meeting.

Signed:

CATHAOIRLEACH

Signed:

TOWN CLERK

Dated:
