

**Minutes of the Ordinary Meeting of Bray Town Council held in the Council Chamber,
Town Hall, Bray on Tuesday 5th October 2010 at 7.30 p.m.**

Present: Councillor David Grant, Cathaoirleach
Councillor John Brady
Councillor John Byrne
Councillor Eugene Finnegan
Councillor Mick Glynn
Councillor Ronan McManus
Councillor Rossa Murray
Councillor Ciaran O'Brien
Councillor Tracy O'Brien
Councillor Pat Vance
Councillor Sarah Wray

Also present: Mr. Des O'Brien, Director of Services
Ms. Christine Flood, Town Clerk
Mr. Marc Devereux, Town Engineer
Ms. Triona Irving, Administrative Officer

Apologies:

Not In Attendance: Councillor John Ryan

The members offered their congratulations to Ms. Katie Taylor on her achievement of winning a third world championship in ladies boxing.

The members added the following –

- This is a phenomenal achievement and Bray Town Council should acknowledge this achievement.
- Katie should be given the freedom of the county, if she wants it, but she should have the full support of the council.
- It was suggested at the protocol meeting that a wall / walk of fame be erected in the Civic Centre as it will be good to recognise all champions.
- I think Wicklow County Council are proposing to offer Katie Taylor the freedom of the county so would it be possible for us to give her the freedom of the town? We need to look at the criteria.

1. Confirmation of Minutes of the Ordinary Meeting Dated 7th September 2010.

Councillor Mick Glynn requested an amendment in the minutes from the 7th September 2010 regarding the setting up of a financial sub-committee next year. He added this should state that it would be put on the following agenda. Councillor John Byrne seconded the proposal.

2. Disposal of Fee Simple Interest in 58 Wolfe Tone Square North, Bray, in accordance with Statutory Notice

Councillor John Byrne proposed the disposal of fee simple interest in 58 Wolfe Tone Square North, Bray, Co. Wicklow and Councillor Pat Vance seconded the proposal.

3. Notices Of Motion

The Cathaoirleach, Councillor David Grant proposed that motions 405, 406 and 407 be taken tonight because of time constraints. If time allowed further Notices of Motion to be taken at the end of the meeting.

Motion no. 405 - In The Name of Councillors John Byrne, Ronan McManus & Tracy O'Brien

That the Council agrees that one of our two monthly meetings would focus on job creation in the town and on development issues.

Report

This is a matter for the elected members.

The members raised the following points.

- We would welcome the councils pro activity in setting up workshops.

- The main thing that came out of the workshops was that we have someone to drive proposals through.

Motion no. 406 - In The Name of Councillors John Byrne, Ronan McManus & Tracy O'Brien

That the Council establishes a Task Force to seek work for those who lost their jobs in AO Smiths, Dell and other employments and for those who will lose their jobs in Schering Plough. The Task Force to include the State agencies concerned with job creation and retention such as the IDA and Enterprise Centre together with Bray Town Council, the Bray & District Trades Council, the Bray & District Chamber of Commerce and Wicklow Enterprise Board.

Report

As per NOM 387: A small task force has been established to progress the development of the Enterprise Centre. If the members agree, to deal with job creation at one meeting each month, it might be worth inviting representatives from the county and national economic development bodies to attend the relevant monthly meetings.

The members raised the following points.

- Welcome the support of the council on setting up a taskforce.
- The council needs to decide who will be driving these through.
- The issues out there affecting people at the moment is the economy and lack of jobs. It is not desirable to try to put everything into the economic think tank.
- It would be remiss if we weren't discussing these issues. We should be actively promoting jobs creation.
- Can we try to bring such bodies as the Enterprise Board in?
- Are we going to let this go by for another year?

Motion no. 407 - In The Name of Councillors John Byrne, Ronan McManus & Tracy O'Brien

That the Council give a commitment to maintaining jobs in the Council itself as well as ensuring flexibility amongst staff to achieve job retention, better services and a focus on the job creation and retention issue.

Report

Bray Town Council is bound to adhere to county and government directives in relation to personnel matters.

The members raised the following points.

- I would be very concerned if there were further reductions in council staff.
- Important to retain adequate funding to maintain existing facilities. Don't want to see further cut – backs.
- This council sets for a certain amount of staff in the budget but yet we lose them and cannot take them back. This doesn't make sense. We are losing good staff and not replacing them, while there is money set aside in the budget for this. It cannot keep going this way.
- How can we hire someone in for the think tank if there is an embargo?
- If the money is in the budget it should be used.

4. **To Consider Housing Progress Report**

Councillor John Brady stated that he had submitted a written question to the Town Clerk regarding Cedar Court. (As below)

There are some very serious structural issues relating to the effectively new council housing estate Cedar Court. This situation appears to be going down the legal route because of Miller Developments unwillingness to remedy to serious faults in the houses such as, extreme dampness, poorly fitted windows and doors, problems with locks and intercom systems.

Following a number of meetings with the residents it has become apparent that not all the houses have been inspected to ascertain the full extent of the problems within the estate. Will the Council engineers commit to carrying out a thorough inspection of all the houses and compile an accurate snag list?

It has been established that the NBA have withheld the bond belonging to Miller Developments. How much is that bond? And what is the estimated cost of fixing the problems within the houses?

The residents remain completely in the dark in relation to the essential works that need to be carried out, as the landlord there is a obligation on this council to keep their tenant's informed on the current situation. Will this council commit to improving their communications with the residents and circulate a letter to update and keep the residents informed on all the outstanding issues?

The members also raised the following points:

Sutton Villas

- Sutton Villas - can we have clarification on public lighting and can we have a definite timeframe?
- What is the situation with the contractor?
- What are we doing to ensure the work is moved on?
- Bray Town Council needs to be more proactive.

Emergency Homeless Accommodation

- Two families have been forced out of their homes. There is an onus on this council to provide adequate shelter.

Housing shutters

- There was an astonishing figure spent on hiring shutters. €222,000 over a two-year period. This is not justified spending.
- Clarification - €222,000 was not spent on actual shutters as capital funding was given also. Also, because some houses weren't shuttered thieves broke them into and a lot of damage was caused which cost Bray Town Council more money to repair. I would urge the costs are not cut back regarding shutters.
- Can we purchase the shutters and install them ourselves because a large part of the €200,000 is for the contractors to fit the shutters.

James Everett Park

- There is a tenant hanging their clothes out of the front window. The residents here have sufficient back gardens. Can the council write to the landlord asking for this to be rectified?

Silverbridge Halting site

- Is there any progress on the improvements here?

The administrative Officer, Ms. Triona Irving informed the members of the following:

Emergency Homeless Accommodation

- This accommodation is currently in Rathdrum. We did apply for additional funding but it was refused.

Housing Shutters

- The Town Engineer has requested costing on provisions regarding this. We have spoken to other Local Authorities for advice and with the exception of Dublin City Council all Local Authorities hired an outside contractor to manage the shutters on housing.
- If we didn't provide shutters the cost would be a lot higher.

James Everett Park

- We will contact the resident and their landlord regarding the issue of hanging clothes out their front window.

Silverbridge Halting Site

- There is a traveller accommodation meeting tomorrow and this issue will be discussed then.

The Town Engineer, Mr. Marc Devereux informed the members of the following:

Cedar Court

- I share the councillor's frustration on this issue. The N.B.A have said they would have someone out next week but we are pushing them on the issue.
- We are doing our best to deal with everything under the terms of the agreed contract. We must make sure we don't breach the contract.

Sutton Villas

- We have instructed to take some of the works out of contract to do ourselves.

Housing Shutters

- It is not hopeful that we can install these more economically or effectively than the contractors.

- We are quite confident that we can get a reduction in rates though.

5. To consider Planning Matters

The administrative officer, Ms. Triona Irving stated that no planning files had been requested.

The members raised the following points:

Mast on Bray Head

- This seems to be moved from one field to the next. The landowner is receiving €15,000 to €16,000 per annum for use on their land of the mast so can commercial rates be levied onto this landowner? If they can they should be retrospective.
- Is the placement of this mast an offence?

Coffee Shop in Shoreline Leisure Centre

- The product sold in the coffee shop is unsuitable and unhealthy, especially if this is supposed to be a health centre. The location is very inappropriate. Did this go through the planning process?

Superquinn Site

- We need to learn that building these kind of shopping centres on the outskirts of towns ruins town centres.
- It is imperative that tenants build the supermarket. A cinema would be great here also.
- How serious are Superquinn as this is their third separate application? It seems that they're making it up as they go along.
- It is not ideal having this proposed shopping centre on the outskirts of the town as I would prefer it closer to the town centre but I prefer it there than not at all.
- This council should wholeheartedly support this application.

The administrative officer, Ms. Triona Irving informed the members of the following:

Mast on Bray Head

- Planning Register Reference No. 10/82, a decision is due before 21st October 2010.

Superquinn Site

- Planning Register Reference No. 10/92, Fast Fit and Superquinn application is currently under consideration.

The Town Manager, Des O'Brien informed the members of the following:

Superquinn Site

- It is not straight forward if it is material contravention or not.
- I agree with some councillor's comments that it is important to maintain the main street but Main Street needs to compete with convenient shopping and at present it is not.
- A cinema would be preferred in the town centre but most cinemagoers would visit at night which is not when the town would be operating.

Mast on Bray Head

- If there are rates to be got, we will go after them and if it is an offence we will also chase it up.

Coffee Shop in Shoreline Leisure Centre

The Town Clerk, Ms. Christine Flood informed the members that the construction of Shoreline was only partly funded by the Department of Arts, Sport and Tourism and it is very important that because Bray Town Council is not involved in the funding and running of the centre that they are self-sustainable, which is why they were set up as a limited company. She added that before the coffee shop was opened in the leisure centre, Shoreline was just under breaking even per annum. The rent from the coffee shop contributes to the income.

The Town Clerk also stated that the Swimming Pools annual accounts are given to the members in the Annual Financial Statement.

6. To discuss sending a deputation to the Irish Sports Council to discuss the provision of suitable sporting facilities needed in the Town

The Cathaoirleach, Councillor David Grant proposed that Bray Town Council write to the Irish Sports Council to meet and discuss the provision of suitable sporting facilities for the town. The members agreed this.

The members raised the following points:

- There are numerous talented sports people in County Wicklow.
- It is very important that clubs know what funding is available for them. This could be very informative.
- If we approach this right we will get better facilities. This is a very worthwhile agenda item.
- Ireland only has one boxing triple world champion and she is being denied the necessary facilities.
- There is an opportunity here and this council can spearhead it. There is a very small window of opportunity to help the boxing club.

7. To discuss a Boundary Extension for Bray.

The Town Clerk distributed a map to the members with the proposed boundary extension marked out. She informed the members that the idea of this being on the agenda is to gather feedback from councillors.

The members raised the following points:

- Should we not be more ambitious with Dun Laoghaire – Rathdowns part?
- Pushing out into another county will definitely be controversial.
- Corke Abbey and such areas in north Bray should be in the remit of Bray Town Council.
- If we could grow the boundary by 15,000 to 20,000 in the next few years it would be good development.
- North Bray carries less population compared with West Bray. As far as the Wilford roundabout should be in Bray's remit.
- This could be a very long process.
- If we take over Dun Laoghaire – Rathdowns zones do we need to keep their zoning?

The Town Manager, Mr. Des O'Brien informed the members that a lot of the land to the west and south of Bray is not suitable so in the end it was a matter of keeping to Fassaroe. He also stated that he is not sure what happens to the zoning when a boundary is extended but any problems that would come with the extension would come into the new towns remit.

8. To discuss adverse weather conditions.

The Cathaoirleach, Councillor David Grant proposed that this item be passed till the next meeting. This was agreed.

9. Reports and Recommendations

Social Inclusion Week

The Town Clerk informed the members that from 18th to the 23rd October is social inclusion week. She stated that on 14th October, Bray Town Council is proposing to hold a volunteers evening from 6pm – 8pm in the Town Hall to give people an opportunity to learn about volunteers.

Heavy Duty Collection

The Town Clerk informed the members that an advertisement would be placed in tomorrow's Bray People newspaper regarding the Heavy Duty Collection. She also stated that the closing date for this would be Friday 15th October 2010.

Anti-social behaviour draft policy

The Town Clerk informed the members that Bray Town Council are currently welcoming comments and submissions regarding this.

This concluded the meeting.

Signed: _____
CATHAOIRLEACH

Signed: _____
TOWN CLERK

Dated: _____