



Miontuairiscí Meeting Minutes

Special Meeting 19th July 2010, Council Chamber

An Cathaoirleach, Councillor Ann Dillon-Gallagher, presided.

Members Present:

Councillors Joseph Bonner, Sirena Campbell, Willie Carey, Eugene Cassidy, Jimmy Cudden, Francis Deane, Regina Doherty, John V Farrelly, Jimmy Fegan, Brian Fitzgerald, Oliver Fox, Wayne Harding, Jim Holloway, Suzanne Jamal, Nick Killian, Noel Leonard, Tracy McElhinney, Niamh McGowan, Jenny McHugh, Maria Murphy, Seamus O'Neill, Bryan Reilly, Joe Reilly, Tommy Reilly, Catherine Yore.

Officials in Attendance:

County Manager: Tom Dowling

Directors of Service: Eugene Cummins, Tadhg McDonnell, Fiona Lawless, Brendan McGrath

Meetings Administrator Olive Falsey

Senior Planners: Wendy Bagnall (A) Pat Gallagher

Senior Executive Officers: Michael Griffin, Larry Whelan

Apologies:

Councillors Ray Butler, Shane Cassells, Eoin Holmes,

2. To Receive Reports on the following housing matters:

- Presentation by Pat Fitzpatrick of the Housing & Sustainable Communities Agency on revised delivery mechanisms for Social Housing Applicants.
- Social Housing Investment Programme (SHIP) projects and allocations for 2010
- Progress Report on accommodation of Housing Applicants.
- Housing Stock Maintenance Issues
- Update on Part V and Affordable Housing
- Traveller Accommodation and Homeless
- Housing Miscellaneous Provisions Act 2009

- ⇒ Incremental Purchase Scheme
- ⇒ Homelessness Action Plan
- ⇒ Anti-Social Behaviour Strategy
- ⇒ Housing Services Plan
- ⇒ Tenant Purchase of Apartments
- ⇒ Assessment of Need and Housing Allocations

Following the presentations, the Councillors raised issues regarding:

- Planned maintenance and refurbishment of houses.
- Numbers on Housing List.
- Use of land banks.
- The inspection process for houses.
- Homelessness



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- Anti-social behaviour
- Grant aid for housing and priority 3 applicants.
- RAS scheme

Brendan McGrath responded to the questions and discussion and made the following points:

- €3/4 m. needed per annum to fund planned maintenance and there is a targeted approach to the re-generation and refurbishment of housing stock e.g Townspark about to commence, retro-fitting at Windtown, Alverno Court remediation.
- While the housing list is large, 20% of applicants reject housing offers.
- MCC has to be careful with regard to using its land bank, if land is given to a club etc. it is very difficult to get it back.
- The Council does not have the resources in Housing to carry out the number of private rented inspections necessary. Staff are required to multi-task and take on a number of areas of responsibility.
- The Council is aware of the Homelessness legislation and its implications. Meath County Council always provides accommodation for the homeless and negotiations are underway to identify a shelter in Navan for the homeless.
- Anti-social behaviour is often caused by visitors from outside estates. Some of the design faults that exacerbate these problems will not happen again arising from new DoEHLG policies and guidelines and the Housing Department continues to work with the Gardaí in an effort to resolve the problems.
- Part V process was turned around by a change in the housing strategy. The Housing Department pioneered direct sales and, at present, there are only 23 unsold houses.

The Co. Manager closed the session by acknowledging the work and commitment of the entire housing department.

3. To receive an overview of **Planning Enforcement Matters on the N2.**

Michael Griffin Senior Executive Officer, Planning, made a presentation to the Members, which outlined the enforcement strategy, process and other enforcement options with regard to unauthorised development on the N2. He updated the Members on 14 of the active unauthorised developments using maps and photographs to provide detailed descriptions of the activities. Following the presentation the Members discussed the situation and expressed concern at the apparent disregard of those concerned for the planning laws.

Michael Griffin explained that some of the developments were built as agricultural buildings, exempt from Planning permission at the time, with a change of use coming later. There are also issues around established use and what can be done if it goes out of time.

The acceptability of collecting commercial rates from such businesses was questioned. However, the County Manager and the Head of Finance explained that all pieces of legislation stand alone and that an unauthorised development is not precluded from being rated.

4. In accordance with Section 55 (3) (a) of the Planning and Development Act, 2000 as amended, to receive the Managers Report on the Proposed Additions



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and Deletions to the **Record of Protected Structures** in the Meath County Development Plan 2007-2013(Report for distribution only no presentation).

Received

5. To advise on the process and agree date for special meeting on the **Tara Skryne Landscape Conservation Area.**

Wendy Bagnall made a presentation on the process to date and informed the Members that there are 348 submissions following the public consultation and display period.

She outlined the principle themes in the submissions:

- Potential negative effects designation may have on obtaining planning permission for one off dwellings.
- Inadequate public consultation process.
- Draft boundary- how it was decided.
- Supportive/welcoming of designation.
- Restraints on agricultural buildings: Significant but not a principal theme in the submissions.

It was agreed, on the proposal of **Councillor J. V. Farrelly** and seconded by **Councillor Noel Leonard**, that a special meeting on the Tara Skryne Landscape Conservation Area shall take place on Tuesday 12th October at 2.00p.m.

This concluded the business of the meeting.