
Strategic Policy Committee – Housing , Regeneration & Planning

Minutes of Meeting
held on Monday 2nd December 2019
in Áras An Chontae, Portlaoise

- In the Chair:** Ms. Thomasina Connell, M.C.C.(TC)
- Present:** Ms. Mary Sweeney, M.C.C (MS)
Ms Catherine Fitzgerald, M.C.C., (CF)
Mr Paschal McEvoy , M.C.C., (PMCE)
Mr Michael Kelly , (MK)
Mr Bobby Fitzpatrick, (BF)
Mr Michael Cobbe, (MC)
Ms Sheelagh Coyle (SC)
- Apologies:** Ms Caroline Dwane Stanley, M.C.C
- In attendance:** Mr Michael Rainey (MR), Director of Services, Housing and Planning, Ms Nicola Lawlor (NL),A/SEO Housing, Ms Louise McEvoy(LMCE) AO Housing, Ms. Angela McEvoy (AMCE) Senior Planner.
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1. WELCOME

Cllr Thomasina Connell welcomed all members to the SPC to the first meeting of this SPC term followed by introductions by each member.

2. PLANNING UPDATE

AMC gave an overview of the current planning activities and where the SPC members will have input into which include:

- i. **Input into national / regional policy documents / Policy development**
Formulation of national and regional policy documents such as NPF, RSES and planning policy guidelines such as Development Plan guidelines, Wind energy, SEA / AA , etc . The SPC will be consulted in relation to these documents.
- ii. **County Development Plan (CDP) review process**
The SPC members were presented with a briefing on the County Development Plan process and advised that the process will commence on the 6th January 2020. Public Consultation through the PPN to ensure engagement in the process will be carried out and the members will be notified of meetings accordingly.

MC queried the marking of estate names at the entrance to estates and could that be dealt with in the CDP Review. AMC advised that Conditions of planning related to the naming and numbering of estates.

CF recommended that we should be accommodating serviced sites within towns and villages.

iii. Taking in charge Policy Review

AMC advised that the Taking in charge Policy requires to be updated to take into account the role of Irish water. A Draft policy would be brought to the March meeting.

MK queried the Bonding arrangements and the length of time to turn around snaglists in relation to the completion of estates and the calling of bonds where the snaglists have not been completed. This matter is to be looked at in the context of the TIC policy.

iv. Urban Renewal / Regeneration masterplans / projects

Local area plans, framework plans and masterplans will be developed from time to time and the SPC will be involved in the process similar to the Portlaoise Vision Statement and the J 17 National Enterprise Park Masterplans .

3. HOUSING UPDATE

MR outlined the Housing Programme which included projects under consideration, the Syrian integration project, etc. MR outlined that there is currently a part VIII being prepared on the Convent site in Portlaoise which will go on display on the 10th December and there will be public consultation on the 13th December 2019.

4. HOUSING ALLOCATION SCHEME

MR outlined how the allocations are made on a points system. The 2016 Regulations require now that councils allow for choice based letting in the scheme. An amendment to the existing Housing allocations Scheme needs to be made.

5. AFFORDABLE HOUSING – SCHEME OF PRIORITIES

MR gave a quick summary of the Affordable Housing – Scheme of Priorities , it was concluded that there currently is not market conditions within the county to deliver affordable housing. There is a need to put this scheme in place.

CF queried whether there was any scheme available from the Dept to allow the council to purchase houses on the open market to sell back at affordable prices to the private market. MR advised no such scheme in place. MK gave an example of Colliers Lane Portlaoise as a good example of a mixed social and affordable scheme that has worked very well.

Approval to bring this scheme of priorities to Full Council was proposed by Cllr Paschal McEvoy and Seconded by Cllr Mary Sweeney.

6. DIFFERENTIAL RENT SCHEME

MR outlined the Differential Rent Scheme and how it is an executive function of the Council.

7. ARRANGEMENTS FOR FUTURE MEETINGS

The following dates were agreed for 2020 meetings and it was agreed to start meetings at 11.30 a.m.

4th March 2020 @ 11.30 a.m.

3rd June 2020 @ 11.30 a.m.

2nd September 2020 @ 11.30 a.m.

2nd December 2020 @ 11.30 a.m.

8. AOB

- a) CF raised the issue of repairs and maintenance to existing stock. MR advised that a large programme of work was to be carried out however due to a contractor taking ill the workload had been delayed but a emergency contractor was being put in place.
- b) FMCE requested that the Tenant Handbook be circulated to tenants.

The SPC members wished Mr Michael Rainey well in his new role in Carlow County Council.

This concluded the Business of the meeting

Signed: _____

Chairperson

Senior Planner

**Housing, Regeneration and
Planning**

Date: _____