**Minutes for Strategic Policy Committee (SPC) Meeting for Planning**

**Held via Zoom 29th November, 2021**

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| **Present (Councilllor and PPN members)** | * **Cllr. T. Phelan (Chair)**
* **Cllr. L. Brazil**
* **Cllr. T. Cronin**
* **Cllr. S. Power**
* **Cllr. J. Tobin**
 | * **John Galloway**
* **Sean Carey**
* **Mary O’Halloran**
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| **Present (WCCC Officials)** | * **L. McGree**
* **H. O’Brien**
* **D. Quinn**
* **B.Guest**
 | * **M. Linehan**
* **M. Cunningham**
* **C. Murphy**
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| Apologies | * **Cllr. Frank Quinlan**
* **Donal Lehane**
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| **Item No.** | **Decisions Taken** | **Responsibility/Action/When?** |
| 1.M1.Approval of Minutes | * Minutes of Meeting held on 11th October, 2021 were proposed by Cllr J. Tobin, seconded by Mary O’Halloran and agreed.
 | Adopted minutes to be published on website.  |
| 2.Overview of Chief Executive’s Report | * L. McGree presented report showing various stages of Development Plan Process.
* Advised members they have until the 18th of February to make changes.
* Acknowledged hard work being done by small team on full time basis to prepare Development Plan, comparing 700 submissions approx in Dublin City Council received with 480 submissions approx received in WCCC with a much smaller population base.
* L.McGree also recognized the ESRI Award received by the team in relation to excellence in relation to the Draft Development Plan story maps.
* Workshops will be held with members and District meetings to discuss local issues. Amendments will be brought to a Special Meeting of the council. Asked that the members carefully work through reports. Clearly set out any comments and give reasons for any potential amendments and that these are finalized 10 days in advance of meeting to allow time to apply amendments.
* H. O’Brien gave report on the Chief Executive Report Strategic Overview,
* Advised members that there will be 12 weeks to discuss CE Report.
* Highlighted the success in so far as submissions received and the benefit of using means such as Social Media, Press and the Webinars in achieving this.
* Breaking down the mains issues that were presented from the submissions, 31% of submissions relate to core strategy, i.e.: zoning and 23% relate to housing & sustainable communities.
* In summary, that the aim is to align our vision & National Policy to work collectively.
* H.O’Brien stated the need to look at Monitoring & Implementation methodology & the work ahead, beyond the publication of the Development Plan.
* Cllr. Tobin expressed uncertainty surrounding this element of the Development Plan as there are technical aspects that councilors can’t siphon out and the need for more time to acquire and understand the complexities involved.
* Cllr. Cronin also expressed confusion over terminology used, in his view maps were not clear and asked if a clearer map could be produced. Also spoke of his disappointment that more land around Ballinroad not zoned, suggesting that having too much land zoned is not a good idea, as scarcity of land increases the price of land and results in the public paying the price as house prices increase.
* Cllr. Power commented on the need for face to face workshops/meetings to take place to give opportunity to voice concerns that relate to own local areas.
* Cllr. Brazil supported comments from members regarding need for face to face meetings. Also asked for clarity around zoning for Tourism as not clearly identified.
* Cllr. Phelan inquired; does the Minister always follow the direction of the OPR? If the CE Report is available online now? Is there Specific Development Objectives on Tourism zoning.2
* L.McGree advised the committee that the CE report is available online. With regards to Tourism the scope for expansion/specificity, that can be addressed at the workshops?
* Tourism is included in the Develoment Plan based on submission from Failte Ireland.
* In relation to the powers of the regulator, It’s job is to give direction to the Minister and to determine if the Development Plans align with National policy.
* L.McGree explained that flexibility could be taken away from members should the Minister get involved and suggested meeting the OPR & Minister half way has greater chance of ensuring they do not enforce direction?
* L.McGree also highlighted any changes, for example to the one off housing policy that was supported by members in the draft dev plan may have to go back on public display and therefore slow down the progression of the Development Plan. Also, if members were to seriously consider adding zones to a particular area that they consider taking zones away from somewhere else to balance.
* L.McGree confirmed, where Covid Guidelines allowed, face to face workshops/meeting would be facilitated.

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| 3. Town Planning | * To be discussed at next meeting?
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| 4. Water Supplies for Rural Villages | * M.Linehan gave presentation to the committee regarding Water Supplies for Rural villages. Local Authorities deliver water services with Irish Water who are preparing a National Water Resources Plan.
* M.Linehan highlighted the need of water management to be integrated into the planning system.
* Cllr. Power asked regarding Septic Tanks, why are grants given to some areas and not others?
* M.Linehan responded that the Environment Department is responsible for the processing of those grants and would be better placed to answer.
* Cllr. Brazil asked regarding Septic Tanks if the distance from wells being brought back to 30m.
* M.Linehan advised that the Environmental Protection Agency have a standard code of practice regarding the minimum distances and that our recommendation is to align with the EPA. M.Linehan circulated a copy of these guidelines to the committee.
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| 5. Derelict Buildings | * D.Quinn gave presentation on how the Development Plan expects to deal with the increasing problem of derelict buildings.
* D. Quinn advised committee how the Draft Plan aligns with National Planning Framework & Regional Spatial and Economic Strategy in terms of regeneration and accords with national policy. There are 22 regeneration policies objectives within the plan.
* M. O’Halloran questioned the committee, how can we use our legislative powers to enforce owners of derelict buildings to act on developing these sites?
* L.McGree responded by informing the committee of the expense involved with regards any enforcement on derelict buildings but that funding is coming in the form of the Town Centre First Policy. This policy will plan to put in place a Derelict Sites Officer within the Local Authority.
* Other funding sources include the European Regeneration Development Fund and the Urban Regeneration Development Fund
* There will be increased funding available under Compulsory Purchase Orders to acquire sites, these can be developed ourselves or in cooperation with owners/developers.
* Cllr. Cronin asked if CPO’s take as long as they did previously?
* Liam advised policy is the same, which is 3-4 months for CPO’s. If landowners are getting compensation it may take up to 12 months.
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|  | * Cllr. T. Phelan (Chair) thanked all members for their contributions to the SPC in 2021 and asked that all presentation slides be circulated to attendees and wished them a Happy Christmas.

This concluded the business of the meeting. |  |
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