



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

Held on MS Teams on 5th December, 2022

Present (Councillor and PPN members)	<ul style="list-style-type: none"> • Cllr Thomas Phelan (Chair) • Cllr Liam Brazil • Cllr Tom Cronin • Cllr Davy Daniels 	<ul style="list-style-type: none"> • Cllr Seanie Power • John Galloway (Env. Rep) • Ned Morrissey (IFA Rep)
Present (WCCC Officials)	<ul style="list-style-type: none"> • Kieran Kehoe • Liam McGree • Claire Loughnane • Aisling O’Sullivan • Hazel O’Shea 	<ul style="list-style-type: none"> • Marcus Linehan • David Quinn • Bernadette Guest • Rosemary Ryall • Claire Murphy
Apologies	<ul style="list-style-type: none"> • Sean Carey (Con. Fed. Rep) • Niall Harrington (Bus. Rep) • Donal Lehane (Social Inc. Rep) 	<ul style="list-style-type: none"> • Mary O’Halloran (Comm. & Vol Rep.)

Item No.	Decisions Taken	Responsibility/Action/When?
1. Approval of Minutes	<ul style="list-style-type: none"> • Minutes of Meeting (14th October, 2022) were proposed by Cllr Liam Brazil, seconded by Cllr Seanie Power and agreed. 	Adopted minutes to be published on website and added to Decision Time
2. Matters arising and updates	<ul style="list-style-type: none"> • N/A 	
<ul style="list-style-type: none"> • 3. Topic - RSES Two Year Progress Report 	<ul style="list-style-type: none"> • Marcus Linehan gave presentation to the committee on the Regional Spatial & Economic Strategy (RSES). Under section 25 of the planning & development act the regional assembly must prepare a report every two years monitoring progress made in implementing the regional spatial and economic strategy. • Liam McGree also highlighted a new report which is available to Local Authorities, through the Southern Regional Assembly, The Regional Development Monitor (RDM) which is a data hub/website designed to enhance understanding of key societal trends in Ireland. It provides an identified set of indicators that have been determined as important for understanding the development of our regions and geographies and allows Local Authorities compare against each other. 	Presentation to be circulated



<p>Topic – Development Contribution Scheme – Update</p>	<ul style="list-style-type: none"> • Marcus Linehan gave update on the progress on the Draft Development Contribution Scheme 2023-2029. The Draft scheme was put on public display for 6 weeks from 18th of October to 29th of November, this period is now over. One submission was received during this time and will be considered and the CE report is being prepared for the consideration of members. The adoption of the scheme by resolution is to be not later than 6 weeks after the receipt of the CE Report. With this timeline in mind it is envisaged that the scheme will be adopted in early February 2023. 	
<p>Issues from Committee Members</p>	<ul style="list-style-type: none"> • Cllr Brazil expressed concern that Rural parts of the county were not getting the value of the Development Contributions by way of services, i.e. lighting & footpaths, compared to those living nearer towns and the city. • Cllr Seanie Power voiced concerns regarding the wording used in the Development Contribution Scheme, suggesting that a change of the wording to remove services as some do not apply to all who pay Development Contributions. • Kieran Kehoe DOS, acknowledged these suggestions & agreed the wording could be looked at with a view to altering them. He also advised the committee that customers who elect to build homes in Rural areas know there is not going to be public lighting on the roads outside their house. Those customers will see the benefits when they go to their local towns and cities and have access to car parks, playgrounds, community facilities etc. <p>Kieran also advised the committee that Waterford City & County Council (WCCC) are the most competitive city to do commercial business in and we must ensure that our charges align with this delivering an appealing area for new business & industry.</p> <ul style="list-style-type: none"> • Cllr Thomas Phelan suggested a report be arranged to showing the benefits of the new Development Scheme and changes from the previous scheme. 	
<p>Topic – Residential Zoned Land Tax</p>	<ul style="list-style-type: none"> • David Quinn gave a presentation to the committee on the Residential Zoned Land Tax (RZLT). The introduction of the tax is to activate land that is serviced and zoned for residential use or mixed used in order to increase housing supply and to ensure regeneration for vacant and idle lands in urban locations. • David gave an overview of lands where the tax applies and criteria for exclusion. Landowners can make submissions regarding their land from 1st November 2022 until 1st January 2023. 	



<p>Issues from Committee Members</p>	<ul style="list-style-type: none"> • Cllr Thomas Phelan queried if landowners feel they are not liable for the tax who has final say? • David advised that the onus is on landowners to prove and provide evidence to verify their claim. If it escalates beyond this, an investigation will take place. • Cllr Phelan also enquired whether the zoning on lands can be changed. • David strongly advised against changes in zoning following the Development Plan as the impact on the ratio of lands zoned which was sent to the OPR will be affected. • Cllr Thomas Phelan also congratulated the Forward Planning Team on the recently shortlisted as finalist's at the RTP1 Excellence in the use of Technology in Planning. 	
<p>Topic – Forward Planning Working Program – Dungarvan & Tramore Local Area Plans</p>	<ul style="list-style-type: none"> • David Quinn presented update on the next step of the spatial plan process for Waterford. The Local Area Plans (LAP) which are the main public statement of planning policies for our local community. They focus on delivering quality outcomes for local communities and are informed by effective participation with those communities. LAPs provide more detailed planning policies when compared to Development Plans. As this level of plan-making is closest to local communities, LAPs must be based on meaningful public participation and consultation with communities and stakeholders. • There are two major public consultation opportunities - at Pre Draft and Draft stages. 	
<p>Issues from Committee Members</p>	<ul style="list-style-type: none"> • Cllr Tom Cronin voiced his concern with regards to case's with An Bord Pleanala where developers are unable to build housing as they are waiting for decision to be made. • Keiran Kehoe Shared Cllr Cronin concerns. Advised the committee of a new Planning Bill which is at draft stage which will enforce stricter timeframes. Kieran added that the time constraints are killing investment. It is likely that this bill will come into effect next year. • Cllr Thomas Phelan cautioned that the messaging around the new LAP's this will be key. People need to know what the objectives clearly are. • David Quinn added that we also need to manage expectation and realise some targets may not be met. 	
<p>Topic – Derelict Sites</p>	<ul style="list-style-type: none"> • David Quinn gave update to the committee on the Derelict Sites, advising the meeting that an officer has been appointed as a point of contact for derelict sites, carrying out of site visits and preparing reports & recommendations. A proactive approach is being developed to identify derelict sites & a mapping system is being created in conjunction with the GIS Team to accurately manage the data & maintain the register. 	



	<ul style="list-style-type: none">• Kieran Kehoe added that the Planning Department has received a substantial increase in the budget which will allow us to action the mentioned processes. He advised that in order to enact the Derelict Sites Act we will apply Compulsory Purchase Orders (CPO's) if necessary.	
Topic – ePlanning	<ul style="list-style-type: none">• Claire Loughnane informed the committee on the introduction of ePlanning. Advising the committee that it went live on the 5th of December. A training seminar took place on the 29th of November which was attended by approximately 80 agents. It is envisioned that 60-70% of applications will come through the ePlanning portal but we will still be accepting paper based applications as normal.• Claire also advised that a social media campaign will advertise the introduction of ePlanning and provide information for members of the public.	
Topic – Taking in Charge Policy 2023	<ul style="list-style-type: none">• Claire Loughnane updated the committee on the requirement for a new Taking in Charge Policy and that this will be developed in the New Year. It is proposed to have a Draft document prepared for the next SPC meeting.	
6. Issues from Committee Members	<ul style="list-style-type: none">• Cllr Thomas Phelan enquired if the Planning SPC will need to propose the new document?• Kieran Kehoe advised that this would not be required.	
7. AOB	<ul style="list-style-type: none">• Kieran Kehoe thanked the members and the committee for their contribution this year and wished all a Merry Christmas and a Happy New Year.• Cllr Thomas Phelan also wished everyone a Merry Christmas and Happy New Year.	
Date/time next meeting	<ul style="list-style-type: none">• It was proposed that for 2023 the committee would set four dates with an aim of two in person meetings and two online meetings, alternating the in person meetings between Dungarvan and the City.	ALL Agenda Inclusion Deadline is -7 days from meeting