

MINUTES OF THE SPECIAL PLANNING MEETING OF KERRY COUNTY COUNCIL HELD IN THE COUNCIL CHAMBER, ÁRAS AN CHONTAE, TRALEE ON MONDAY, 26th MAY, 2008.

MIONTUAIRISCÍ NA CRUINNITHE SPEISIALTA PLEANÁLA DE COMHAIRLE CONTAE CHIARRAÍ A THIONÓLADH I SEOMRA NA COMHAIRLE, ÁRAS AN CHONTAE, TRÁ LÍ, AR AN LUAN, 26 BEALTAINÉ, 2008.

PRESENT/I LÁTHAIR

Councillors/Comhairleoirí

R. Beasley	J. Brassil	T. Buckley
M. Cahill	M. Connor-Scarteen	T. Ferris
S. Fitzgerald	T. Fitzgerald	T. Fleming
N. Foley	D. Healy-Rae	M. Healy Rae
D. Kiely	P. Leahy	B. MacGearailt
P. McCarthy	A. McEllistrim	C. Miller
T. O'Brien	B. O'Connell	J. O'Connor
M. O'Shea	L. Purtill	J. Sheahan

ABSENT

B. Cronin	M. Gleeson	P. O'Donoghue
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IN ATTENDANCE/I LÁTHAIR

Mr. T. Curran, Co. Manager	Mr. J. O'Connor, Head of Finance
Mr. M. McMahon, Dir. of Planning	Ms. A. Haugh, Dir. of Environment
Mr. B. Sweeney, A/Dir. Water Services	Mr. G. O'Brien, A/SEO Corp. Affairs
Mr. T. Sheehy, SE Planning	Ms. J. McCarthy, SEO Planning
Ms. M. Enright, Senr. Exec. Planning	Mr. D. Murphy, SEE Planning
Ms. D. Griffin, SO Corporate Affairs	

The meeting commenced at 10.45 a.m.

Mayor M. Healy-Rae took the chair.

The Mayor commenced the meeting with a prayer. A minute's silence was held as a mark respect to former Councillor P.J. Cronin.

Vote of Sympathy

Mayor Healy-Rae expressed sympathy to Cllr. B. Cronin and the family of P.J. Cronin. P.J. served with distinction for 21 years with this Local Authority and was Chairman on three occasions. This is a remarkable achievement. He was a strong and vocal member of the Local Authority. A number of current elected members served with P.J. for many years. P.J. was held in high regard by the constituents he represented and was a great person to champion a cause on their behalf.

Mayor Healy-Rae said, following consultation with the Cronin family and the County Manager, a Guard of Honour will be formed at the funeral home in Killarney on 27th May. He asked elected members, management and staff to attend for this Guard of Honour. A mass in honour of P.J. Cronin. will be held on the morning of the June monthly meeting.

Mr. T. Curran, County Manager, on behalf of himself and the staff of Kerry County Council, conveyed sympathies to Cllr. Cronin and his family on the death of P.J. He said when he joined Kerry County Council in 1997 P.J. took the Chair. P.J. was honest, fair and a challenging Chair and always championed on behalf of his constituents. He was articulate in the Chamber and had a good sense of humour. He will be a loss to this county.

Cllr. P. McCarthy said he agreed with the sentiments expressed by the County Manager and the Mayor. Foremost, P.J. was a people's man. He was never afraid to stand up and speak for the people in an honest and forthright way. He was a gentleman, a good worker but above all, a people's man. We have lost a great person.

Cllr. M. Connor-Scarteen said he wished to be associated with this vote of sympathy. Cllr. P.J. Cronin was Chairman of this Council in 1984/85, 1988/89 and 1997/98. He was very fair to all Councillors in the Chamber and strongly represented his constituents. He extended his condolences to the Cronin family.

Cllr T. Fitzgerald said he wished to be associated with the vote of sympathy to the Cronin family on the death of P.J. He said he has fond memories of P.J. P.J. served for many years with Kerry County Council and was a good colleague and an outstanding Councillor. P.J. worked hard for the constituents he represented and let people know who and what he represented. He said the Guard of Honour is an appropriate way to honour P.J.

Cllr. D. Kiely said he wished to be associated with the vote of sympathy and extended his sympathies to the Cronin family. He said he had worked for numerous years with P.J. who was an honest and hardworking Councillor.

Cllr. R. Beasley said he wished to be associated with the expressions of sympathy. He said he served with P.J. from 1979 to 1984. P.J. was a hard fighter on behalf of the people in his electoral area and was very fair to every public representative.

Cllr. P. Leahy said he wished to be associated with the vote of sympathy to the Cronin family. P.J. was a very honest and hard-working Councillor and had a great sense of humour.

Cllr T. Buckley said he wished to be associated with the vote of sympathy. He said that he had served with P.J. P.J. was a loyal and honest man and put the good of the county first. He was a very good member to represent his area.

Cllr B. MacGearailt said he wished to be associated with the vote of sympathy. He said there was never a dull moment with P.J. and he had enjoyed P.J.'s company. P.J. worked very hard for his constituents and communities.

Cllr M. Cahill said he wished to be associated with the sentiments expressed. He said he served with Cllr. P.J. Cronin from January 1990 to June 1999. P.J. always put the people and the county first.

Cllr. J. O'Connor said he wished to be associated with the vote of sympathy. He said that he did not know P.J. as a Councillor, but had been told P.J. was a great friend.

Cllr. J. Brassil paid tribute to P.J. He said his late father, Noel Brassil, had worked with P.J. The good in P.J. has been passed on to his son, Cllr. Brendan Cronin, and if an issue is not right for the county they challenge it. He extended his sympathies to the Cronin family.

Cllr. N. Foley said she wished to be associated with the vote of sympathy. She said she did not serve with P.J., but her knowledge of him is that he was a colourful character. He kept up a hugely active retirement and had a very broad view. He was well able to comment on anything happening in any part of the county and will be missed on the political scene. She extended sympathy to the Cronin family and in particular to Cllr. Brendan Cronin.

Cllr. T. O'Brien said he wished to be associated with the expressions of sympathy.

Cllr. T. Ferris said she wished to be associated with the expressions of sympathy.

Cllr. A. McEllistrim said she wished to be associated with the expressions of sympathy.

Mayor Healy-Rae remembered former elected members who served with P.J., Mr. Noel Brassil, Mr. Tommy Cahill and Ms. Mary O'Donoghue. He acknowledged the work that they did. They were committed members and were involved in politics when there was no remuneration. They were dedicated to serving the people.

Vote of Sympathy

- (a) Cllr. R. Beasley said he wished to extend a vote of sympathy to the late Brian Keenan of Belfast. He was a member of the IRA and he stood by the people of Northern Ireland when they were isolated from the rest of the country.
- (b) Cllr. N. Foley said she wished to extend a vote of sympathy to the O'Neill family on the death of Mr. Mick O'Neill.

Cllrs. D. Kiely, J. Brassil and A. McEllistrim said they wished to be associated with this vote of sympathy.

- (c) Cllr. D. Kiely proposed a vote of sympathy to Cllr. Liam Purtill on the death of his sister.

Cllr. R. Beasley **SECONDED** this Vote of Sympathy.

Vote of Congratulations

Cllr. J. O'Connor congratulated the Munster rugby team on their win in the Heineken Cup. He asked if the Munster team could be invited to Kerry. They are a credit to Munster. He also gave credit to the fans that travelled and the way they behaved impeccably.

Cllr. J. Brassil said it would be appropriate that Kerry County Council, on behalf of the people of Kerry, send a letter of congratulations to the Munster Branch. It would not be practical to invite them to a Civic Reception as they are going on tour.

Cllr. R. Beasley **SECONDED** Cllr. J. Brassil's proposal.

Mayor Healy-Rae expressed pride on the achievement of the Munster Rugby team and said a letter of congratulations will issue.

Conferences and Seminars

- (a) On the PROPOSAL of Cllr. P. McCarthy, **SECONDED** by Cllr. A. McEllistrim, it was agreed to authorise the attendance of Mayor M. Healy-Rae at a meeting of University College Cork to be held on 6th June 2008.
- (b) On the PROPOSAL of Cllr. R. Beasley, **SECONDED** by Cllr. A. McEllistrim, it was agreed to authorise the attendance of Mayor M. Healy-Rae at the Central Mental Hospital Carers' Group, the Irish Mental Health Coalition and Schizophrenia Ireland Launch of "Patients Not Prisoners" to be held in Dublin on 27th May 2008.
- (c) On the PROPOSAL of Mayor M. Healy-Rae, **SECONDED** by Cllr. R. Beasley, it was agreed to authorise the attendance of Cllr. M. Connor-Scarteen at the IPA Conference on the theme "A Public Service for the Future - the OECD Challenge" to be held in Dublin on 29th May 2008.
- (d) On the PROPOSAL of Cllr. R. Beasley, **SECONDED** by Cllr. M. Connor-Scarteen, it was agreed to authorise the attendance of Cllr. T. Ferris at the Community Policing Seminar to be held in Monaghan on 29th May 2008.
- (e) On the PROPOSAL of Mayor M. Healy-Rae, **SECONDED** by Cllr. C. Miller, it was agreed to authorise the attendance of Cllr. N. Foley at the National Hub/Town Conference to be held in Mallow on 29th May 2008.
- (f) On the PROPOSAL of Mayor M. Healy-Rae, **SECONDED** by Cllr. P. McCarthy, it was agreed to authorise the attendance of Cllr. N. Foley at the RESPOND Housing Association National Conference 2008 on the theme "Is ASBO a four letter word in responding to Anti-Social Behaviour?" to be held in Portlaoise, Co. Laois, on 5th June 2008.

- (g) On the PROPOSAL of Cllr. C. Miller, SECONDED by Cllr. T. Fitzgerald, it was agreed to authorise the attendance of Cllr. N. Foley at the seminar on the Local Government Housing Service to be held in Castlebellingham, Co. Louth from 6th to 8th June 2008.

Ethics

Duty of elected members under Ethics legislation

Mayor Healy-Rae issued a reminder to members of their requirements under the Part 15 Ethics Framework of the Local Government Act 2001 and the Code of Conduct for Councillors. Councillors should be aware that the onus for complying with requirement of the Act and the Code of Conduct lies with each individual Councillor.

He reminded Councillors that under the "Beneficial Interest" provision, and should that provision apply, a Councillor must:-

1. disclose the nature of his/her interest, or the fact of connected persons interest at the meeting and before discussion or consideration of the matter commences, and
2. withdraw from the meeting for so long as the matter is being discussed or considered, and accordingly he/she shall take no part in the discussion or consideration of the matter and shall refrain from voting in relation to it.

Submission to the Commission on Taxation

Cllr. P. McCarthy referred to the submission to the Commission on Taxation which was discussed at the May Council Meeting. He said the possibility of a €200 levy on each household will not be accepted by the people of Kerry. If this proposal is presented to the elected members, the majority will not be voting for it. He said he wished to make management aware of this.

Mr. J. O'Connor, Head of Finance, said this levy formed part of a submission to the Commission on Taxation. It expressed disappointment that just one element of the submission is so highlighted as the submission dealt with many other issues. The submission to the Commission will be judged by Government to determine the future financing of Local Government.

Cllr. J. Brassil said when this matter was debated at the May Council meeting the Fianna Fáil Party made no contribution to the debate. He said he would welcome the opportunity for members to make observations on the submission.

Cllr. R. Beasley said the media interpreted the discussion on the submission to the Commission on Taxation as being approved by the members. Members of Sinn Féin, Labour and Fine Gael were in attendance for the discussion and had no intention of supporting this levy. Fianna Fáil were not represented at the meeting at the time of the discussion which is the reason there was no comment from the party on it.

Mayor Healy-Rae said no levy will be imposed by this Local Authority without the elected members being notified in advance and a vote being taken. It is a different matter when national regulations must be complied with. He said the media reports gave the interpretation that the members had approved a levy of €200 on each household. This is not an issue for debate at today's meeting.

Cllr. T. Ferris disagreed that this issue not be debated at today's meeting. She expressed her apologies for not being in the Chamber while this matter was being debated at the May Council meeting. The €200 levy formed part of the submission being made by Kerry County Council. She proposed that this element of the submission be omitted.

Cllr. T. Fitzgerald **SECONDED** this proposal.

Cllr. M. Connor-Scarteen asked when this levy will be presented to the members for consideration.

Mr. J. O'Connor, Head of Finance, said the Commission on Taxation has been requested by Government to review Public Taxation in Ireland. Local Government funding is included in this review. A submission was presented to elected members at the May Council meeting which included measures which would have a major impact if they were to be implemented, e.g. the introduction of a scheme for tax relief on any contributions made to local authorities for the purposes of the "Quality of Life"/"Community Betterment" initiatives. A debate is being held today on a minor point from the submission, a point which this Council debated two years ago and which was agreed by resolution in a submission to Indecon.

Cllr. M. Connor-Scarteen said €200 per year is not a minor issue. He asked if the submission presented was forwarded to the Commission saying that Kerry County Council members are in favour of this charge.

Mr. J. O'Connor, Head of Finance confirmed that this element was included in the submission to the Commission on Taxation. That was the debate from Council on the day. To put the €200 in perspective, it is approximately the cost of two newspapers per week.

Cllr. T. Ferris requested that a letter issue to the Commission on Taxation outlining that the elected members do not want this element included in the submission.

Cllr. M. Connor-Scarteen supported this proposal.

Mayor Healy-Rae said a letter will issue to the Commission on Taxation outlining that the elected members have requested that the reference to the introduction of a scheme for tax relief on any contributions made to local authorities for the purposes of the "Quality of Life"/"Community Betterment" initiatives be removed from the submission.

One-way system in Ballybunion

Cllr. D. Kiely referred to the one-way system in Ballybunion and complimented the works done in implementing this system. He requested that a sign be erected to indicate a right-hand turn only on the road from the Men's Beach as road users are not complying with the existing signage at this junction.

Cllr. R. Beasley supported Cllr. Kiely's comments on the one-way system in Ballybunion. He said he had been in contact with the Area Engineer and understands the proper signage will be erected by the end of this week.

Draft County Development Plan 2009-2015

Chapter 3 – Settlement Strategy

Mayor Healy-Rae said Part 2 'Rural Development Policies' of Chapter 3 of the Draft County Development Plan 2009-2015, which has been revised and was circulated following the round of Area meetings with the Members, would now be considered.

Mr T. Sheehy, SE Planning, said the original Draft County Development Plan 2009-2015 included maps which identified 'Weak Rural Areas', 'Areas under intense urban pressure' and 'Areas under strong urban pressure' with the remainder being strong rural areas. At the Special Planning meeting held on 12th May, 2008, elected members did not accept mapping of the county presented. It was also difficult to agree the minute detail at the full Special Planning meeting. A round of Area Meetings was held to progress these issues. Arising from these area meetings, many elected members did not want to include mapping the development types of rural areas as required under the Sustainable Rural Housing Guidelines. Following discussions at the round of area meetings a revised "Part 2 - Rural Development Policies" document was drafted which was circulated to the members. The revision made to Part 2 of 'Chapter 3 – Settlement Strategy' relates to the removal of the map of the development types of rural areas from the Draft County Development Plan 2009 - 2015. Management are in favour of including the new mapping in the Draft County Development Plan 2009-2015. The Draft County Development Plan 2009-2015 now says regard will be had to the Sustainable Rural Housing Guidelines and continue as per the existing County Development Plan. Strong or weak areas will not be mapped. Regard will be had for the Local Area Plans which have been adopted. He asked if the members are satisfied with the revised text or if they have any issues to raise.

Cllr A. McEllistrim referred to Secondary Special Amenity Areas and asked if nieces and nephews of landowners would be accommodated in these areas.

Mr. T. Sheehy said as agreed at the Special Planning meeting on 12th May, 2008, in those areas where sons and daughters are specified, the favoured niece or nephew would be accommodated.

Cllr. A. McEllistrim asked if the applicant was from "just slightly outside the particular place" or the neighbouring parish, would they be accommodated.

Mr. T. Sheehy said the Guidelines advise that the County Development Plan not be too prescriptive as it can then be too restrictive in its implementation. It is best to deal with this matter in the context of the need arising and the circumstances of the particular application.

Cllr. A. McEllistrim queried the term "immediate locality".

Mr. T. Sheehy said the applicant would have to demonstrate their particular circumstances and be from an area 'as close as possible' to the locality of the proposed development.

Cllr. M. Connor-Scarteen referred to cases where people from Kerry worked outside the county and they want to retire to where they came from. He asked if they can be accommodated on the landholding of a brother or sister.

Mr. T. Sheehy said this matter is dealt with under the Holiday Home Section on Page 3-12 where it states: "There is a long-established tradition of people who have family ties to rural areas in the county and who return on a frequent basis for weekends, holidays or longer periods. In many cases, these people ultimately retire permanently in the area." He said there is no change to the existing County Development Plan in this regard. People with established ties can return to the county and build on their own land. This dwelling need not be a permanent residence.

Cllr. D. Healy-Rae referred to the problem he had highlighted with regard to Gneeveguilla and Rathmore being mapped under 'strong urban influence', i.e. where there is already significant development that the capacity for future development is protected for existing families from the area and for persons wishing to reside in these areas the onus is on the applicant to demonstrate compliance with this policy. He asked if this restriction could be removed.

Mr. T. Sheehy confirmed that this has been removed from the revised Part 2 of Chapter 3.

Cllr. D. Healy-Rae said these areas are under pressure because of employment created by Munster Joinery. Munster Joinery should be applauded. He asked if someone in Killarney town, working in Munster Joinery, who wants to build in Gneeveguilla, will be deprived of planning permission.

Mr. T. Sheehy said the amendment presented does not set down a policy saying such people cannot move into the area. Such an application will be assessed on its merits. There are areas in the county which are under pressure from urban areas. If the area should be retained for local people, that applicant would have more difficulty in getting planning permission. By removing the mapping of the areas under urban pressure, it does not remove these areas on the ground.

Cllr. D. Healy-Rae said Gneeveguilla and Rathmore cannot be considered as areas under urban pressure. Family members working in Munster Joinery are

building around Gneeveguilla and Rathmore. The need for housing is not generated because these areas are under pressure in an urban situation; it is because there is a need for housing in these areas. He acknowledged that each application will be assessed on its own merits. He asked if people in Killarney town, who have been brought up in Killarney town and want to move to areas around Killarney, like Kilcummin and Barleymount, can be facilitated and have their applications assessed on their merits.

Mr. T. Sheehy said all applications will be assessed on their merits.

Cllr. D. Healy-Rae said a number of planning applications have been refused in these areas since the adoption of the Tralee/Killarney Environs Plan. He asked if these applicants can be facilitated.

Mr. T. Sheehy said if these applicants are applying for permission on their own land holding the presumption is in favour of them. This must be enshrined by distinguishing the area. The areas are not being mapped but this is the policy that will continue to apply. Applications will be considered on an application by application basis and on the location for which it is submitted. These areas are reaching capacity.

Cllr. D. Healy-Rae said the Planner is precluded from granting permission because of the Killarney Environs Plan.

Mr. T. Sheehy said for family members this would not apply. Even if the areas had been mapped the policy would still be to facilitate the family members.

Cllr. D. Healy-Rae said instead of having one blanket reason for refusal these applicants should be facilitated in some way. He referred to a case where a person's uncle is from the area. This applicant's need is very close yet he is being refused for this one reason.

Mr. T. Sheehy said the policy is to facilitate family members where possible. He asked that Cllr. Healy-Rae speak with the Area Planner with regard to the specifics of cases referred to.

Cllr. R. Beasley referred to the removal of designation of 'strong urban pressure' from Ballybunion. He asked what effect this will have and if it will improve the planning situation.

Mr. T. Sheehy said it means that an individual assessment of the area for the application will be undertaken. If the area has reached capacity, it will be considered an area under pressure. If the application is for family members, efforts will be made to accommodate them.

Cllr. R. Beasley referred to an area in Urlee where applications are being refused.

Mr. T. Sheehy said this is an area identified as a 'weak rural area' because of persistent population losses. The Development Control Section will have to

consider such areas and identify why a refusal is issuing. Sections of roads in this area have been identified which have strings of development, they are experiencing a lot of development pressure and reaching capacity. This may be the reason for the refusal.

Cllr. R. Beasley said members are aware of weak rural areas and the decline in population. Planners have been responsible for a lot of that because planning was not granted.

Cllr. J. O'Connor referred to discussions with the Killorglin electoral area members. There are people living in the rural area who want to move into the urban areas. There are also people living in the town who have land and are having difficulty getting planning. There are also people who do not want to live in a developed property. Lands are zoned but land owners will not sell. People have a difficulty in wanting to build their own house because our Plan says that in order to be facilitated they must be a son or daughter of the landowner. People living on the outskirts of town and who want to live outside the town must be catered for. He expressed an interest in Mr. Sheehy's methodology of change for the new County Development Plan. There has to be a balance and members must take responsibility regarding the Plan.

Mr. T. Sheehy acknowledged Cllr. O'Connor's support for the principles of the first approach taken with regard to the Draft County Development Plan 2009-2015. Mr. Sheehy said:

- This policy does facilitate people who want to move out of urban areas.
- With regard to integrating houses into the landscape, it is hoped to have the Design Guidelines for Rural Housing finalised by the end of the summer.
- With the reduced number of planning applications being received Planners will have more time to assess applications and meet people on site to determine the most suitable location for their dwelling on their landholding. This is possible if there is dialogue with the applicants. A lot of Councillors consider that pre-planning must be strengthened. In many instances meetings take place after money has been spent on agents making an application and the applicants are aggrieved. He encouraged all members to promote the pre-planning concept with applicants.

Cllr. J. Brassil said at the Fianna Fáil Party meeting last week it was agreed that the following proposals be tabled from the party as a group:

1. There is difficulty arising in a lot of areas, particularly North Kerry, where percolation is the primary reason for refusal. It was considered that the policy whereby a separate Department be set up in Kerry County Council to deal specifically with the percolation aspect of applications be progressed and that this department be in place before Council sign-off this County Development Plan. It may also be possible, as this area develops, that Kerry County Council would be in a position to indicate on a map areas where ground conditions are proving difficult regarding percolation so people are given a guideline regarding previous applications that were refused in the area before they get into the expensive process of applying for planning. Agents will make the application even if they know

there is a possibility of refusal. This issue must be progressed and resolved. This is proposed on behalf of all members attending the Fianna Fáil Party Meeting.

2. Design Guidelines for Rural Housing have been promised for a number of years. It is accepted that work is being done in the Forward Planning Unit on finalising Local Area Plans. There is a particular need for these Guidelines and they have not been forthcoming. Design Guidelines for Rural Housing are required for agents and applicants to know what is and is not suitable in a particular area. He proposed that the Design Guidelines for Rural Housing would be included as part of this County Development Plan to allow members to support their use.

Cllr. Brassil, on a personal basis, sought clarification on the following issues:

1. Wording to be included to provide clarification regarding Ballyheigue. It had been zoned 'red' because it is under population decline. It is also a Secondary Special Amenity Area and a Prime Special Amenity Area. The area around the village is under strong urban influence. He asked what designation takes precedence when considering a planning application. A number of policies can be quoted against a planning application in this area. In areas where there is a conflict of zoning types a hierarchy policy should be included in order that it would be clear to people that the discrimination is positive to grant planning.
2. There are a number of places in North Kerry, and all over Kerry, where people have set up and established small industrial businesses, e.g. furniture manufacture, storage. These businesses are established for many years and in trying to expand they are being met with negativity and being urged to move to a town. In some cases these business are not located near a specific town and would have to buy land to relocate. There should be a strong and favourable policy where there is an existing business, and a person wants to expand and employ people in the county, that these businesses be given every possible encouragement to expand. He said from a personal point of view and from the Fianna Fáil Party this must be included in the County Development 2009-2015 before it can be supported.

Mr. M. McMahon, Director of Planning, said:

- With regard to the issue of percolation, a formal decision has been taken that a separate unit, within the Environment Department, will be established to deal with percolation and site assessment. An advertisement will be included in this week's papers advising of this proposal and seeking applications from persons to be interviewed for inclusion on this assessment panel. It is hoped to have the Panel of Assessors in place by September. Staffing for this unit has been identified.
- With regard to mapping percolation areas, percolation test results will be mapped and it will be possible to identify areas indicating problems with percolation. It may be difficult to map these areas in the County Development Plan.

- With regard to the Design Guidelines for Rural Housing, work is continuing to finalise the Guidelines. It is hoped they will be ready in September.

Mr. T. Sheehy said with regard to Kerry Head and weak rural areas in that area, it is the view of the elected members that weak rural areas not be identified on the map. Kerry Head is a weak rural area. Not mapping strong rural areas does not mean they do not exist.

Cllr. J. Brassil said the County Development Plan should state that areas in decline or weak rural areas subject to population decline should be the primary guidance for Planners in assessing planning applications.

Mr. T. Sheehy referred to Page 3-8 of the Draft County Development Plan which states "The structurally weak areas of the county are areas which have demonstrated persistent population decline. It is important for the sustainability of the communities in these areas that population growth is encouraged. In current circumstances it is unlikely that population growth in these areas will recapture lost services, it is important, however, that sufficient population to maintain informal social links is encouraged."

Mr. Sheehy said the issue regarding industry will be dealt with in Chapter 5. He referred to Page 5-11, Item 5.8 Rural Areas, and quoted "It is the policy of the Council, therefore, to support proposals for rural development in a sustainable manner. In this regard the Council will look favourably on the development of small scale enterprise and industrial units where it can be demonstrated that the visual impact is minimised and integration with the surrounding landscape maximised, where renewable energy potential is maximised, where traffic, natural amenity, residential amenity of proximate properties, and the natural environment are protected." The policy is to promote small scale sized developments referred to by Cllr. Brassil. Objective ECO 5-28 states "Foster small scale indigenous enterprises as a means of directing employment in rural areas and to facilitate the development of an entrepreneurial culture that will contributed to the development of indigenous employment uses."

Cllr. N. Foley welcomed the announcement by the Director of Planning regarding the establishment of a unit to deal with percolation issues. She said she has raised the need for elected members to promote pre-planning at Electoral Area Meetings. Elected members do promote the need for pre-planning. She asked if there is any manner in which pre-planning can be made compulsory and that the burden be on the applicant and agent to have a pre-planning meeting. There is a considerable burden on staff in the Planning Department and there are advantages to pre-planning taking place. She asked if from a personnel point of view demand for pre-planning meetings can be met. To get things right at pre-planning solves difficulties down the line. Applicants are not taking up pre-planning.

Cllr. T. O'Brien said it is important that people avail of pre-planning. It is also important that pre-planning gives fair direction. Some people have been given guidance and when they submit an application it is still refused.

Mr. T. Sheehy acknowledged the elected members' support of pre-planning concept. The difficulty arises when applicants do not consult with elected members before the application is lodged and are, therefore, not aware of pre-planning options. There is a lack of knowledge amongst the public about the planning process. To highlight the pre-planning process, the application form could be amended to include a section saying that applicants should undertake pre-planning. They could also sign the form in recognition that they were being encouraged to do this.

Mr. Sheehy said with regard to Cllr. O'Brien's issue, it is very important that pre-planning meetings are honoured by the Council. The reliability and credibility of the whole system depends on this. The Planners make recommendations but ultimately it is the Directors that make the decisions on applications. There will be cases where Planners make a decision but the Senior Planner or Directors make a different decision.

Cllr. N. Foley welcomed the suggestion to amend the planning application form regarding pre-planning meetings. She proposed that it be stated on the application form that it is the entitlement of the applicant to apply for pre-planning and by not availing of a pre-planning meeting they have waived that entitlement. This should be included as a section on the form that the applicant must sign.

Cllr. P. McCarthy referred to percolation issues and said the Local Authority is required to follow the EPA manual for single rural houses. He asked why an application is refused if it has been submitted in compliance with the EPA guidelines. He asked if it will continue to be a requirement that the EPA Guidance Manuals be complied with under the new County Development Plan.

Mr. M. McMahon confirmed that the Planning Authority follow EPA guidance. He said it is the experience of the Planning Authority, and the reason the Panel of Assessors is being established, that in the vast majority of cases the guidance manuals are not being followed and site assessment is not satisfactory. The new unit, along with the Panel of Assessors, will address this matter. He undertook to review the case Cllr. McCarthy referred to.

Cllr. B. MacGearailt congratulated the County Manager, Director of Planning and Mr. T. Sheehy on progressing planning issues and making efforts to accommodate people in their own townlands. He said he hoped townlands will not become unhealthy places to farm and that there will not be objections to farming activities. He raised the following issues:

1. People applying for Single Rural Cottages: Planning issues should be resolved at the start of the process. It has happened that the Planning Authority decided, after two years, that a site was not suitable.
2. Where there are large families with 4 or 5 family members working locally and wish to remain in the locality, the Planning Authority should try to facilitate cluster developments.

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3. He welcomed that the Design Guidelines for Rural Housing are in hand. Planning permissions can include a condition that houses be finished in stone to integrate with the environment. It is unusual to request this finish if houses in the environment are not finished in the same way. Planners should take cognisance of this.
4. He said pre-planning meetings should take place on the site, not in offices and acknowledged that this has been happening recently.

Cllr. A. McEllistram referred to Paragraph 3.10.3 on Page 3-11 "The provision of limited holiday home development may be considered where it is integrated into or ancillary to an existing or proposed hotel." and asked if this includes a golf course.

Mr. T. Sheehy said this does not include a golf course.

Cllr. A. McEllistram PROPOSED that Paragraph 3.10.3 would be amended to include golf courses.

Cllr. C. Miller SECONDED this proposal.

Mr. T. Sheehy said golf courses are not included because under the last County Development Plan it was being abused and developments of housing were being proposed under the guise of facilitating the viability of the golf course. Many of those developments have made further planning applications. The viability of a golf course cannot be based on the provision of holiday homes and holiday homes should not be allowed just because they are attached to a golf course.

Cllr. A. McEllistram PROPOSED that favourable consideration be given to the development of holiday homes at facilities such as a golf course.

Cllr. T. Ferris said she was opposed to the proposal. From an economic point, a hotel would create more employment. To create such a position on holiday homes would leave it open to abuse.

Cllr. R. Beasley SECONDED Cllr. Ferris' proposal. Using holiday homes to develop golf courses is not viable. There is a downward trend in tourism in this area.

Cllr. J. Brassil said the policy adopted a number of years ago alleviated the position the county was in regarding holiday homes. The local market was priced out because of holiday homes and local people could not buy sites. This policy should not be revisited. He agreed with Cllr. Beasley regarding golf courses; it is not a good reason to allow holiday homes to make a golf course viable. If the golf course is established and successful with an existing integrated holiday home development in the facility, further development may be considered favourably.

Cllr. A. McEllistram said the Planning Authority should be able to consider an application for holiday homes on a golf course.

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Cllr. T. Ferris said the process of material contravention is available. If the development would enhance an existing golf course, the application could be dealt with through this process.

Mr. T. Sheehy said another issue relevant to the consideration of this matter is that the Council will be liable to take over many of these developments in the future. If the golf course no longer operates and the development becomes a holiday home village, where there are more than two houses, the Local Authority will be obliged to take over the estate if requested by the landowner.

Mayor Healy-Rae said there is a proposal to vary the Manger's Report.

Cllr. A. McEllistrim reiterated her PROPOSAL that favourable consideration be given to the development of holiday homes at facilities such as a golf course.

Cllr. T. Ferris said the Manager's Report should remain as presented and if an application is received for such a development and the Planning Department feel it would enhance the golf course, it can be brought before the elected members through the Material Contravention process. She PROPOSED that paragraph 3.10.3 of the Manger's Report remain as presented in the draft County Development Plan 2009-2015.

Mr. T. Sheehy said the members should clarify if Cllr. McEllistrim's proposal would relate to existing golf courses or new golf courses.

Cllr. A. McEllistrim said the proposal relates to existing golf courses where the development would prove beneficial to the facility.

Mr. G. O'Brien, A/SEO, informed the meeting that a vote would now be taken on the following:

On the PROPOSAL of Cllr. T. Ferris, SECONDED by Cllr. R. Beasley, that we the Members of Kerry County Council hereby resolve to adopt the wording as presented at Section 3.10.3 of the Draft County Development Plan 2009 - 2015 "The provision of limited holiday home development may be considered where it is integrated into or ancillary to an existing or proposed hotel".

The vote resulted as follows:

For: Cllrs. Beasley, Brassil, Buckley, Ferris, S. Fitzgerald, T. Fitzgerald, Fleming, Foley, D. Healy-Rae, Kiely, Leahy, McCarthy, O'Brien, O'Connell, Purtill **(15)**

Against: Cllrs. Cahill, Connor-Scarteen, McEllistrim, Miller, O'Shea, Sheahan, M. Healy-Rae **(7)**

Not Voting: Cllr. MacGearailt **(1)**

Absent: Cllrs. Cronin, Gleeson, O'Connor, O'Donoghue **(4)**

Mr G. O'Brien declared the PROPOSAL CARRIED.

Cllr. D. Healy-Rae sought clarification regarding the following:

1. He said the County Development Plan gives priority to sons and daughters and he asked if the plan provides for the situation where an aunt wants to facilitate a niece or a nephew with a site for planning.
2. He asked what is the position regarding cluster developments. Many applications under the existing plan were refused.
3. He said Cllr. Brassil had asked that areas with difficulties regarding percolation be identified and mapped. He said, to his knowledge, this cannot be done because fields side by side can have different characteristics. It is not a realistic proposal to map areas in this way.
4. Having compiled the Panel of Assessors, he asked how the Planning Authority will facilitate new agents or people who do not submit many applications, but they may have the relevant course completed.
5. With regard to the change of use of farm buildings he said the building may no longer be required as a farm building but the owner may want to use it to start up a business. Rather than let such buildings fall into disrepair, efforts should be made to facilitate farmers rather than refusing their applications. The County Development Plan should accommodate young people trying to start up a business as an alternative to agriculture.
6. He said referred to the use of "visibility of a house from the road" in planning refusals and said he does not accept this as a reason for refusal.
7. He reiterated his concerns for people in townlands of Kilcummin, Tiernaboul or Aghadoe in seeking planning permission. He PROPOSED that restrictions imposed in the implementation of the Killarney Environs Plan be removed.

Mayor Healy-Rae **SECONDED** the sentiment of the proposal.

Mr. T. Sheehy said the Draft County Development Plan 2009-2015 provides for every planning application to be considered on its merits. The Tralee/Killarney Environs Plan cannot be amended at this stage and the County Development Plan cannot include a separate policy for the areas Tiernaboul/Kilcummin/Aghadoe. The County Development Plan can only make provision to facilitate people it cannot make provision to grant permission for people who are not sons or daughters.

Cllr. D. Healy-Rae said Kilcummin is the biggest townland in Ireland. There are areas under pressure and more areas which are not under as much pressure. Difficulties have been experienced in obtaining planning permission since the Tralee/Killarney Environs Plan was adopted. He said while he was part of the decision to adopt the Plan he did not understand the implications its adoption would have. He asked if the restrictions of the Tralee/Killarney Environs Plan can be alleviated in the formation of the new County Development Plan.

Mr. T. Sheehy said areas under pressure around Tralee and Killarney have no resemblance to areas around Killorglin and Caherciveen. The Local Area Plans cannot be altered.

Cllr. D. Healy-Rae said the areas he refers to are in the county and will be part of the new County Development Plan. It is undemocratic to suggest someone from Killarney cannot move out to these areas.

Mr. T. Sheehy said the draft County Development Plan does not prevent people moving from an urban area to a rural area.

Cllr. D. Healy-Rae said this is the reason for refusal being provided by the Planning Department for planning applications in these areas.

Mayor Healy-Rae supported Cllr. D. Healy-Rae's comments and said this is what the Planners are saying on a regular basis. To safeguard against this wording to the effect that "there is no restriction on this type of settlement" should be included in the plan.

Mr. M. McMahon said that at the start of the process to review the County Development Plan, the Planning SPC and this Council resolved that in dealing with the review of the County Development Plan zoning issues in Local Area Plans would not be considered. With regard to mapping of areas, irrespective of what is included into the County Development Plan, the reality on the ground cannot be ignored. The Tralee/Killarney Environs Plan identified the areas referred to by Cllr. D. Healy-Rae as areas which are under intense urban pressure. Whether these areas are or are not mapped in the Plan, we are giving the incorrect impression to the public.

Cllr. D. Healy-Rae said a message cannot issue from this meeting that elected members are giving the incorrect impression to the public. It is undemocratic that anyone from Killarney cannot be considered for planning permission in these areas. He PROPOSED that each application be examined on its own merits rather than having the same reason for refusal without examining the applications.

Mr. M. McMahon said every planning application has to be dealt with on its merits. The reality of the situation is that applications in areas under intense urban pressure will be considered and then refused. The County Development Plan should reflect what is on the ground. Applications will be considered on their merits and on its merits an application in these areas will be refused.

Cllr. D. Healy-Rae said people should be allowed take their chances with applications. Applications are being refused because of the Tralee/Killarney Environs Plan. He asking that in the formation of the new County Development Plan the restrictions of the Tralee/Killarney Environs Plan be removed and that each application will be assessed on its merits.

Mr. T. Sheehy said, as outlined by the Director of Planning, the Local Area Plan cannot be amended at this stage. The County Development Plan can not make provisions as requested by Cllr. Healy-Rae. Every application is being assessed on its merits. Planners go out to the site and assess the situation on the ground. For areas under urban pressure, the policy is to facilitate sons and daughters and consider other applications on their merits.

Mayor Healy-Rae said the Local Area Plans cannot be revisited.

Mr. T. Curran, County Manager, said careful consideration must be given to the review of the County Development Plan. He said he had outlined previously that the County Development Plan cannot be drafted to deal with individual applications that were refused. It would be an injustice to the elected members and the County Development Plan and the plan would not deal with the reality on the ground. The County Development Plan must set a vision and standard for the county and set a clear policy for the next 5 years. The County Development Plan tries to give an indication as to where there may be difficulties. In attending a pre-planning meeting on an area that has difficulties, the advice to the applicant would be that the application is unlikely to be successful.

Cllr. D. Healy-Rae said he appreciated the sentiment of the Manager's comments. However, to ensure that democracy prevails, he PROPOSED that applicants from Killarney Town be considered for planning permission in Kilcummin, Tiernaboul, Aghadoe and Muckcross.

Cllr. D. Kiely said if applicants are refused planning permission due to wording in the County Development Plan, the onus is on elected members to change the County Development Plan in an effort to help the people.

Mr. T. Sheehy said Cllr. Kiely's statement is incorrect. It is not the function of the elected members to change the County Development Plan so individuals are facilitated. The purpose of the County Development Plan is to ensure the proper and sustainable development of the county.

Cllr. M. Cahill asked for clarification on what is deemed to be a cluster development.

Mr. T. Sheehy said cluster developments will be dealt with under Chapter 13.

Cllr. Terry O'Brien said the County Development Plan must be honest and reflect what is happening on the ground. It would be misleading to include a condition suggests that people will get planning in areas under pressure. He said he respected Cllr. Kiely's comments, but people must be advised that while they can apply for planning permission in areas under pressure the probability is that their application will be refused.

Mr. T. Sheehy said it should also be considered that the inclusion of Cllr. D. Healy-Rae's proposal in the County Development Plan would undermine the provision that sons and daughters can be facilitated. To include a condition that the County Development Plan "will facilitate anyone that applies" would mean sons and daughters cannot be protected. There must be a distinction in order to facilitate sons and daughters.

Cllr. D. Healy-Rae said his proposal was not a request that these applicants be given priority rather that their planning applications will be considered. There are other sites in the areas referred to where houses could be facilitated.

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Mayor Healy-Rae said priority must remain with the sons and daughters of landowners. He suggested that the following wording be considered “there is no standard ban on people living in an urban location who wish to relocate to a rural location”. Individual areas should not be listed as it is the County Development Plan. All areas must be treated in the same way.

Mr. T. Sheehy said in addition to not being a priority, there will be the fact that these applications will be considered under the Sustainable Rural Guidelines.

Mayor Healy-Rae said this must be applied countywide. The County Development Plan cannot confine people to towns if they were born there.

Cllr. M. Connor-Scarteen said people should have the right to relocate to rural areas from urban areas. Some townlands are highly populated at the moment but they may have a suitable site to relocate to.

Cllr. R. Beasley said he supported the sentiments expressed regarding relocation from urban to rural areas. This is applicable throughout the county. People may be in a position to relocate and they should be given the opportunity to do so.

Cllr. D. Healy-Rae PROPOSED that the wording, “there is no standard ban on people living in an urban location who wish to relocate to a rural location” as outlined by the Mayor, be included in the County Development Plan.

Mr. T. Sheehy said the wording proposed for inclusion is contained in the Sustainable Rural Housing Guidelines which he had referred to earlier in the meeting when was asked for clarification, i.e. “Nothing in this Plan is prohibiting an applicant from an urban area wishing to relocate to a rural area. In certain locations, the applicant will not get the priority the son or daughter of the landowner would”.

Cllr. D. Healy-Rae asked if the Tralee/Killarney Environs Plan would supersede the County Development Plan.

Mr. T. Sheehy said the Tralee/Killarney Environs Plan cannot be amended at this stage.

Mayor Healy-Rae said an application to relocate from an urban area to a rural area being considered under the Tralee/Killarney Environs Plan would be refused, but in the county people can relocate if they wish.

Mr. M. McMahon said the reality on the ground must be addressed. The Tralee/Killarney Environs Plan dealt with the reality on the ground.

Mayor Healy-Rae asked if Cllr. D. Healy-Rae’s proposal is included in the County Development Plan and a person in Kenmare wants to relocate could they be catered for in areas not under pressure.

Mr. M. McMahon said the County Development Plan allows this. Mapped areas have been removed from the Draft County Development Plan but it remains that there are areas under extreme urban pressure. An application in these areas will be considered. The County Development Plan does not say a person cannot make a planning application.

Mayor Healy-Rae said it will be clearer if it is written into the County Development Plan.

Cllr. D. Healy-Rae asked if the wording proposed is included in the County Development Plan will someone from Killarney Town be considered within the areas outlined.

Mr. T. Sheehy said applications will be considered in the context of the Sustainable Rural Housing Guidelines which states that areas under pressure should be reserved for sons and daughters. A discussion took place with elected members on this matter to identify areas under pressure. He said he was satisfied to include the wording proposed.

Mayor Healy-Rae said the Killarney Environs Plan would supersede the County Development Plan. The provisions of the County Development Plan should be in the interests of all elected members.

Cllr. T. Fitzgerald said there is no impediment on any person applying for planning. Free movement of people can be facilitated.

Mr. T. Sheehy said it is, however, unlikely they will get permission in areas under urban pressure.

Cllr. P. Leahy said in many areas family members are not being facilitated.

Mr. T. Sheehy undertook to review the cases to which Cllr. Leahy referred.

Cllr. M. O'Shea asked if the proposed changes will have an adverse effect on genuine applicants and on sons and daughters. The County Development Plan may give false illusions because to date people have had to prove a link to the locality in which they are making an application. He asked if, in areas that are designated 'weak rural', that the stipulation to have a link to the area is removed.

Mayor Healy-Rae said the Director of Planning confirmed this, i.e. a person from an urban area can apply for planning permission in an area designated 'weak rural'.

Mr. T. Sheehy referred to Page 3-8 of the Draft County Development Plan 2009 - 2015 which defines Weak Rural Areas, including that "It is recognised that the traditional employment in agriculture is unlikely to sustain or increase the population to levels which existed in the past. It is important, therefore, in view of recent census figures indicating a continual decline in rural populations, to facilitate in-migration to these rural areas."

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Cllr. M. O'Shea said it now appears there are weak rural areas which were excluded from the original Draft County Development Plan.

Mayor Healy-Rae said the Draft County Development Plan now allows people develop in weak rural areas.

Mr. T. Sheehy said weak rural areas are defined in Guidelines issued by the Department. The definition is based on data from two consecutive census figures which identify population loss. School figures are not a real indication of the population.

Mr. G. O'Brien, A/SEO, said a vote would now be taken on the PROPOSAL by Cllr. D. Healy-Rae, SECONDED by Mayor M. Healy-Rae. "That we the Members of Kerry County Council resolve that nothing in the Kerry County Development Plan 2009 - 2015 will prohibit an applicant in an urban area applying for planning permission to relocate to a rural area."

The result of the vote was as follows:

For: Cllrs. Beasley, Brassil, Buckley, Connor-Scarteen, S. Fitzgerald, T. Fitzgerald, Fleming, D. Healy-Rae, Kiely, Leahy, MacGearailt, McCarthy, McEllistrim, Miller, O'Shea, Purtill, Sheahan, M. Healy-Rae **(18)**

Against: **(0)**

Not Voting: **(0)**

Absent: Cllrs. Cahill, Cronin, Ferris, Foley, Gleeson, O'Brien, O'Connell, O'Connor, O'Donoghue **(9)**

Mr G. O'Brien declared the resolution CARRIED.

Cllr. R. Beasley referred to the vote of sympathy he had proposed to the family of Brian Keenan at the start of today's meeting. He said a number of Councillors have indicated an offence to the wording he had used about the Government of the day. He said the comments expressed were a personal opinion and he had no intention of creating an offence.

The meeting adjourned for lunch at 1.30 p.m.

The meeting resumed at 2.40 p.m.

Addition of 'A favoured niece or nephew' to the Draft County Development Plan 2009-2015

Cllr. A. McEllistrim referred to Item 3.7.11 on page 3-4 regarding facilitating "sons and daughters of the traditional landowner" in Secondary Special Amenity Areas and proposed that this item would also include "a favoured niece or nephew".

Mayor Healy-Rae SECONDED this proposal.

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Mr. G. O'Brien, A/SEO, said a vote would now be taken on the proposal by Cllr. A. McEllistrim, **SECONDED** by Mayor M. Healy-Rae "That we the members of Kerry County Council resolve to amend the Draft County Development Plan 2009-2015 at page 3-4 to amend the paragraph 3.7.11 regarding Secondary Special Amenity Areas to read "Sons and daughters of the traditional landowner, or a favoured niece or nephew, the land having been in the ownership of the family for in excess of 10 years while being the location of the principal family residence."

The result of the vote was as follows:

For: Cllrs. Brassil, Connor-Scarteen, Ferris, T. Fitzgerald, Foley, D. Healy-Rae, Kiely, McCarthy, McEllistrim, Miller, O'Shea, Sheahan, M. Healy-Rae **(13)**

Against: **(0)**

Not Voting: **(0)**

Absent: Cllrs. Beasley, Buckley, Cahill, Cronin, S. Fitzgerald, Fleming, Gleeson, Leahy, MacGearailt, O'Brien, O'Connell, O'Connor, O'Donoghue, Purtill **(14)**

Mr. G. O'Brien declared the resolution **CARRIED**.

Cllr. M. Connor-Scarteen said pre-planning meetings are very important. Planners should be in a position to facilitate more meetings as in comparison to last year planning applications are running at 50% less. Up to now Planning officials had difficulty in agreeing to meet people due to pressure of workload. It is very important that Planners meet applicants/agents on site as this could allow compromise to be reached on site. He outlined cases, involving sons and daughters of landowners, where percolation was satisfactory but there was a difficulty with the road. Further information should have been requested in these cases.

Mr. M. McMahon Director of Planning, said while the number of planning applications has reduced considerably, it is expected that applications numbers will reach 3,000 this year, showing a decrease from approximately 5,000 applications on 2007. An improvement in the pre-planning service is anticipated. On-site pre-planning meetings are available practically on demand at the moment. It will not be possible to provide this level of pre-planning service every year. The pre-planning service was introduced to resolve problems being encountered by sons and daughters of landowners. In the first instance efforts will be made to provide a quicker response to requests for a pre-planning service. With problem cases an on-site pre planning service will be provided.

Cllr. M. O'Shea referred to Prime Special Amenity Areas and Secondary Special Amenity Areas where the development is for landowners with land in their ownership for over 10 years. Many people have purchased lands but it is

not in their ownership since before 1998. He said the 10 year condition should be amended as it will affect people who are genuine and have established roots in areas.

Mr. T. Sheehy said there is difficulty with the number of new dwellings built in areas over the last ten years, particularly the extensive development in areas around Tralee and Killarney. The 10 year condition indicates that such development cannot continue. The County Development Plan is making provision to facilitate sons and daughters of landowners and people who grew up in an area. In 10 years time, without this proviso, there will be no end to the number of houses being built. He said there are not many cases of the type outlined by Cllr. O'Shea and by the time the children of such landowners are old enough to build the land will be in ownership for 10 years.

Cllr. J. Sheehan referred to Prime Special Amenity Areas at paragraph 3.7.11 on page 3-4 and requested that horticulture be included with agriculture. People involved in horticulture are working the land with crops and flowers and should be accommodated.

Mr. T. Sheehy said if a horticultural enterprise is a viable economic proposition from which a person is making a living that is, in a broad sense, farming. He said his interpretation of agriculture would have included horticulture.

Mayor Healy-Rae asked if horticulture should be specified at paragraph 3.7.11.

Mr. T. Sheehy said the assessment of such a development will be "is this a viable enterprise".

Cllr. M. Connor-Scarteen **SECONDED** Cllr. Sheehan's proposal to add horticulture to Prime Special Amenity Areas at paragraph 3.7.11.

Mr. G. O'Brien, A/SEO, said a vote would now be taken on the PROPOSAL of Cllr. J. Sheehan, **SECONDED** by Cllr. M. Connor-Scarteen "That we the members of Kerry County Council resolve to amend the Draft Kerry County Development Plan 2009-2015 at page3-4, paragraph 3.7.11, regarding Prime Special Amenity Areas to read "Farm family member engaged in agriculture or horticulture".

The result of the vote was as follows:

For: Cllrs. Brassil, Connor-Scarteen, Ferris, T. Fitzgerald, D. Healy-Rae, Leahy, McCarthy, McEllistram, Miller, O'Shea, Sheehan, M. Healy-Rae **(12)**

Against: **(0)**

Not voting: **(0)**

Absent: Cllrs. Beasley, Buckley, Cahill, Cronin, S. Fitzgerald, Fleming, Foley, Gleeson, Kiely, MacGearailt, O'Brien, O'Connell, O'Connor, O'Donoghue, Purtill **(15)**

Mr. G. O'Brien declared the Resolution carried.

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Cllr. D. Healy-Rae asked if an application from a brother or sister of a landowner will be given favourable consideration, particularly those returning to or retiring to this county.

Cllr. J. Brassil said the policies in the County Development Plan facilitate the people we represent, i.e. sons and daughters of landowners and people from the area wishing to reside in the area. The plan is as fair and open as possible for a scenic and tourist county. He said he would not support Cllr. Healy-Rae's proposal to broaden the policy any further. He PROPOSED that the plan be adopted as presented in this regard.

Cllr. M. Connor-Scarteen SECONDED Cllr. D. Healy-Rae's PROPOSAL and said the landowner may not have any family of their own. He said the landowner's brother and sister should be considered in the same way as a son or daughter.

Mr. M. McMahon asked if the proposal relates to 'a favoured brother or sister'.

Cllr. P. McCarthy said favour will be given to the sons or daughters of the landowner and it is accepted that local people with an established need for housing will be considered. Brother and sister should be considered local need.

Cllr. T. Ferris said the County Development Plan puts in writing the policy and practices of this county at the moment. She asked if a planning application from someone returning from England or the U.S.A. would be considered favourably.

Mr. T. Sheehy said if the applicant grew up in the area and is retiring back to the area this is covered on page 3-4 under Secondary Special Amenity Area: "The applicants family shall have lived in the immediate locality prior to January 1998 with the applicant having been reared in the locality."

Mayor Healy-Rae said this is a serious issue which must be supported and debated.

Cllr. T. Ferris SECONDED Cllr. Brassil's PROPOSAL.

Cllr. P. McCarthy asked Cllr. D. Healy-Rae if he accepted that the wording in the Draft County Development Plan addresses the issue he has raised.

Cllr. D. Healy-Rae asked is the brother or sister of a landowner would be given special consideration.

Mr. T. Sheehy reiterated that if the applicant grew up in the area and is retiring back to the area this is covered on page 3-4 under Secondary Special Amenity Area: "The applicants family shall have lived in the immediate locality prior to January 1998 with the applicant having been reared in the locality."

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Cllr. J. Sheahan said cluster type residential developments should be considered in close proximity to amenities where there is a strong and proven demand for same. While this issue is covered in chapter 13, he asked if it should be covered in Chapter 3. Each area should be judged on its own merits. Chalets around golf courses are a proven success and this type of accommodation is required for people on golf trips.

Mr. T. Sheehy said cluster developments are covered in chapter 13.

Mayor Healy-Rae said there was discussion on the provision of accommodation on golf courses earlier in the meeting. A vote was taken on the matter and it was resolved that in future holiday homes will not be allowed on existing golf courses because it is deemed an unsuitable way to sustain the viability of a golf course.

Cllr. D. Healy-Rae asked is there is any facility available to the elected members to amend the Tralee/Killarney Environs Plan.

Mr. T. Sheehy said at the start of the process to review the County Development Plan it was resolved that in dealing with the review of the County Development Plan zoning issues in Local Area Plans would not be considered. To amend the Tralee/Killarney Environs Plan the review process would have to be initiated and a public consultation process undertaken. A review of a Local Area Plan is a different process to the review of the County Development Plan.

Cllr. M. O'Shea referred to item 3.9 "Renovation or Restoration of existing buildings situated in the open countryside" on page 3-10. He asked if any applications have been received to renovate such buildings and said this could be a side industry for farmers. He asked if applications have been received to renovate old farm buildings.

Mr. T. Sheehy said a number of applications have been received under this heading to renovate existing cottages. In some instances they have proved problematic as the existing structure is demolished which was not the purpose of the policy.

Mr. M. McMahon said a number of applications for renovation of outhouses/stables have been granted.

Mayor Healy-Rae referred to the refusal of planning applications for a son or daughter of a landowner of small land holdings which are in family ownership for ten years or longer. The reason for refusal is that the landholding is not a viable farm and not a large enough land holding. The size of a land holding should be defined within the County Development Plan with the 10 years ownership applying. He PROPOSED the following wording "A land holding of two or more acres in ownership for more than ten years that favourable consideration be given to a direct family member for planning on those lands."

Cllr. D. Healy-Rae SECONDED this Motion.

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Cllr. P. McCarthy said all members are aware of cases where people purchased a plot of land 10/20 years ago. He said applications for family members should be considered favourably on this landholding particularly when the landholding is in ownership for an acceptable period of time.

Cllr. T. Ferris sought clarification on the proposal and said she considered that the proposal would restrict people further.

Mr. T. Sheehy said Cllr. Healy-Rae is referring to cases where a person grew up in an urban area.

Cllr. T. Fitzgerald asked if in the cases referred to does this person not have an interest in the area if they have land in the area.

Mr. T. Sheehy said two scenarios apply:

- If the application is in a rural general area nothing in the plan prevents a person making an application for a dwelling to be used as a permanent residence.
- In areas of Secondary Special Amenity favourable consideration would be restricted to sons and daughters of the landowner.

Mr. Sheehy said the current policy tries to facilitate local people where possible. The landowner in the case referred to by Mayor Healy-Rae cannot make a case that he is local to that area.

Mr. M. McMahon said the purpose of the current policy is to protect an area of Secondary Special Amenity.

Cllr. D. Kiely asked for a definition of "a local person".

Mr. T. Sheehy said the County Development Plan cannot be prescriptive on this definition. A definition was included in the 1996 County Development Plan but it proved restrictive. As close as possible to the area is what will apply to defining a local person.

Cllr. J. Brassil said applicants being referred to are provided for in rural general areas. He said he would not support this proposal for Secondary Special Amenity Areas as these areas, by their nature, are scenic areas and are under pressure. In the majority of cases the planners will facilitate the local in Secondary Special Amenity Areas. He said he could not support adding more pressure to these areas.

Cllr. N. Foley said the landowner's son or daughter could live in the area permission is being applied for.

Mr. T. Sheehy said this could lead to an inequitable policy.

Cllr. N. Foley asked if the individual who bought the land had a family tie to the area in general, but subsequent family do not, are they covered.

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Mr. T. Sheehy said in this case the children would not be accommodated.

Cllr. D. Healy-Rae asked Mayor Healy-Rae if all landholdings he refers to are in Secondary Special Amenity Areas.

Mayor Healy-Rae said a condition to cover these cases must be provided in the County Development Plan.

Cllr. D. Healy-Rae said the reason being given for refusal is that the landholding is not a viable agricultural holding. He asked if this clause could be removed from the County Development Plan. There is a blockage regarding people who have a small land holding which is not considered an agricultural land holding.

County Manager said to remove this clause would mean if a person owns land they can build a house.

Cllr. T. Ferris said if someone has a small land holding they are entitled to build.

Mayor Healy-Rae clarified that his proposal relates to people who are not living in the area where the landholding is located.

Cllr. T. Ferris said local people must get preference.

Mayor Healy-Rae PROPOSED that his proposal that "A land holding of two or more acres in ownership for more than ten years that favourable consideration be given to a direct family member for planning on those lands" would be applicable only to people who own the land from the date of the adoption of the County Development Plan.

Mr. T. Sheehy said while applications in these circumstances can be made in rural general areas he accepted that there would be difficulties in Secondary Special Amenity Areas. In response to a query from Cllr. Ferris he highlighted the areas of Secondary Special Amenity on a map.

Cllr. T. Fitzgerald asked if the County Development Plan prohibits the owner of land in Secondary Special Amenity Areas from building.

Mr. T. Sheehy confirmed that this is the policy in the current County Development Plan. He said the landowner could sell the land to a local person.

Cllr. T. Fleming referred to people whose land holdings were inherited. The farm may have been divided with the person owning the land living away from the county. Subsequently an application for planning permission was refused because of the requirement to have existing farm buildings on the landholding. The use of this policy as an impediment to planning should be discontinued.

Cllr. D. Healy-Rae supported Cllr. Fleming's comments.

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County Manager said Cllr. Healy-Rae's proposal may be acceptable in considering a landholding of 30 acres, but the proposal relates to 2 acres. Effectively it provides that planning be determined by who can afford the land and who owns the land, rather than making provision to protect the environment or give preference to locals. He said he could not accept this proposal for inclusion in the County Development Plan.

Mayor Healy-Rae asked Mr. G. O'Brien, A/SEO, to read the wording of a his proposal.

Mr. G. O'Brien, A/SEO, read Mayor Healy-Rae's motion as follows "To resolve that on landholdings of not less than two acres, special consideration will be given to direct family members to apply for planning permission. This policy to apply to lands owned at today's date only."

Mr. T. Sheehy said while the proposal is correct in the context of the person living in the town who owns land in the rural area he was strongly opposed to the proposal because by including it in the Secondary Special Amenity Areas any person that owns land would get preference over locals. The proposal would also apply to every landowner in Secondary Special Amenity Area whether they live in the town or not.

Mayor Healy-Rae said the wording of the proposal could be changed to "will be eligible" but currently these landholders can make an application under the County Development Plan and their applications are being refused.

Cllr. T. Ferris appealed to elected members to consider the implications of Mayor Healy-Rae's proposal. Excessive development is one of the main reasons planning permission is refused. Agreeing to this proposal would result in excessive density and locals will not be granted planning permission.

Mayor Healy-Rae said he was referring to cases involving landowners who have been refused planning permission. He said Cllr. Ferris is saying the children of the landowners cannot get planning but a local can.

Cllr. J. Brassil said if a person is living in the area and from the area there is positive discrimination towards them. It is being proposed that people not from the area also be given preference. He said he could not support this proposal.

Cllr. B. MacGearailt said local people must get priority in order to re-energise smaller hamlets. He said he would not support the proposal.

Cllr. M. O'Shea said he could not support the proposal. He said his experience is that in Secondary Special Amenity Areas people land is being purchased from people outside the area and it is having a detrimental effect on the locals.

Cllr. M. Connor-Scarteen said he had to excuse himself from the meeting because he may have a conflict of interest.

Cllr. M. Connor Scarteen left the Council Chamber.

Cllr. P. McCarthy said he could understand the essence of the proposal as well as the concerns expressed by Cllr. Ferris and Cllr. Brassil. A compromise could be that the landholding must be in ownership for a specified period of time and planning be restricted to providing a home for one member of the family.

Mr. G. O'Brien said a vote would now be taken on the proposal of Mayor M. Healy-Rae, **SECONDED** by Cllr. D. Healy-Rae "That we the members of Kerry County Council resolve that on landholdings of not less than two acres, which is in the ownership for not less than ten years, special consideration will be given to direct family members when applying for planning permission. This applies for lands owned at today's date."

The result of the vote was as follows:

For: Cllrs. Fleming, D. Healy-Rae, McCarthy, Sheahan, M. Healy-Rae **(5)**

Against: Cllrs. Brassil, Buckley, Ferris, T. Fitzgerald, Foley, Leahy, MacGearailt, O'Brien, O'Shea **(9)**

Not Voting: Cllr. Kiely **(1)**

Absent: Cllrs. Beasley, Cahill, Connor-Scarteen, Cronin, S. Fitzgerald, Gleeson, McEllistrim, Miller, O'Connell, O'Connor, O'Donoghue, Purtill **(12)**

Mr. G. O'Brien declared the resolution **DEFEATED**.

Cllr. P. McCarthy **PROPOSED** that the motion be amended to be applicable "for one member of the family". There are genuine cases where only one house is required for one member of the family. These people purchased the land in good faith many years ago.

Cllr. T. Ferris said if it was a genuine application the planners would present a Material Contravention to the elected members for consideration.

Cllr. J. Brassil said his concerns remain the same and priority must be given to local people. He said Cllr. McCarthy's proposal is the same as the Mayor's.

Mayor Healy-Rae said as there was no seconder for Cllr. McCarthy's proposal the proposal falls.

Mayor Healy-Rae referred to cases where a person from one townland is making a planning application for another townland and being told not to proceed with the application. He **PROPOSED** that clear direction be given to the planners that there is no ban on a person from one townland applying for planning permission in a landholding in another townland.

Cllr. D. Kiely said these cases are the reason he sought clarification on what is a "local person".

Cllr. D. Healy-Rae SECONDED Mayor Healy-Rae's PROPOSAL.

Mr. T. Sheehy said a local person moving from one townland to the next should not have a difficulty.

Cllr. J. Brassil asked if the proposal relates to adjoining townlands.

Mayor Healy-Rae confirmed that the proposal does relate to adjoining townlands. This proposal will give clear directions to planners.

Mr. T. Sheehy said by specifying 'adjoining townlands' it will have the adverse effect of providing that if a person is not from the adjoining townlands they are not local. This proposal defines a "local".

Cllr. P. McCarthy said somebody who wants to build a house within their own parish should be allowed to do so. The term 'parish' could be used.

Cllr. M. Connor-Scarteen returned to the Council Chamber.

Cllr. J. Brassil said the use of the terms 'townland' and 'parish' may cause a difficulty. In order to support this proposal it would have to include that 'at a minimum people applying for permission in an adjoining townland be considered as local'.

Mr. G. O'Brien, A/SEO, said a vote would now be taken on the PROPOSAL by Mayor M. Healy-Rae, SECONDED by Cllr. J. Brassil "That we the members of Kerry County Council resolve to insert the following paragraph into the Draft County Development Plan 2009-2015 as paragraph 3.7.12 "In the implementation of rural development policies the term "immediate locality" shall be interpreted as "at a minimum people from adjoining townlands".

The result of the vote was as follows:

For: Cllrs. Brassil, Connor-Scarteen, T. Fitzgerald, D. Healy-Rae, Kiely, Leahy, McCarthy, M. Healy-Rae **(8)**

Against: (0)

Not voting: (0)

Absent: Cllrs. Beasley, Buckley, Cahill, Cronin, Ferris, S. Fitzgerald, Fleming, Foley, Gleeson, MacGearailt, McEllistrim, Miller, O'Brien, O'Connell, O'Connor, O'Donoghue, O'Shea, Purtill, Sheahan **(19)**

Mr. G. O'Brien declared the resolution CARRIED.

Mayor M. Healy-Rae said a number of members have spoken about the use of existing buildings in the countryside. The change in farming activities has left buildings lying vacant. He asked if members were satisfied with the wording in the Draft County Development Plan relating to this matter. When applying for planning, people are being told to locate in a business park and being told they will be refused for change of use of such dwellings.

Mr. T. Sheehy said this matter will be dealt with in chapter 5.

Cllr. D. Healy Rae asked for clarification on the policy regarding old vacant houses. He asked if they can be demolished and built to a traditional style. If so can locals and people outside of the area alike do this.

Mr. T. Sheehy referred to page 3-10, item 3.9.1 which states "The planning authority shall give positive consideration to the renovation and restoration of existing structures in the rural countryside for use as permanent primary residences and as holiday home accommodation. Consideration will be related to the specific location and condition of the structure and the scale of any works required to upgrade the structure to modern standards." He also referred to item 3.9.2 "In Prime Special Amenity areas, however, the renovation or restoration will be confined to dwellings which are to be occupied by a person as their primary place of residence and who are sons and daughters of traditional landowners, the landholding having been in the applicant's or applicant's family's ownership for a period in excess of ten years while being the location of the principal family residence." The planning application must also comply with EPA guidelines.

Cllr. D. Kiely asked if a fast-tracking system could be put in place whereby applications from people to replace windows would be dealt with in a matter of weeks.

Mr. M. McMahon said legislation provides that a minimum of five weeks is required to determine a planning application.

On the PROPOSAL of Cllr. J. Brassil, SECONDED by Cllr. D. Kiely, it was unanimously agreed to adopt chapter 3 subject to amendments agreed by resolution.

Attendance at Special Planning Meeting

Mayor Healy-Rae said because planning is such a contentious issue he had expected full attendance at today's meeting. He expressed disappointment with the attendance at the meeting.

Cllr. T. Fitzgerald said it is not satisfactory that less than one-third of the Councillors are in attendance.

Chapter 4 – Housing

Mr. T. Sheehy briefed elected members on Chapter 4 - Housing with the aid of a PowerPoint presentation. The presentation included the following:

- No major policy changes have been proposed, existing policies have been updated but remain largely unchanged.
- Figures and population projections have been revised in line with the 2006 Census statistics and revision of population projections in the NSS.
- Expected annual growth in population between 2009-2015 is 2,457 persons annually.

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- Household size expected to decline from 2.91 to 2.69 persons by 2015.
- Households with affordability difficulties set to rise, cost implications on the Council.
- Study of house prices and disposable income indicate that in all the local authorities in the County the demand for social and affordable housing will be in excess of 20% of total housing demand over the period of the plan.
- Objective remains to require that 20% of the land zoned for residential of a mix of residential and other uses shall be made available for social and affordable housing.

Cllr. J. Brassil sought clarification regarding the contention that population growth, demand for housing and the number of planning applications do not link. The argument is that if there is no population growth there is no need for planning permission.

Mr. T. Sheehy said there are a number of answers. Generally with households, the number of persons per household is changing because of lifestyle changes. A significant increase in houses does not imply an increase in population. On average, over an Electoral Area, it is fair to argue that a decreasing population requires no more planning.

Cllr. D. Healy-Rae referred to Objective HS 4-23 "Encourage increased densities that contribute to the enhancement of a town or village form by reinforcing street patterns or assisting in the redevelopment of back lands." He said over the last number of years advice has been to reduce density and back land development was not allowed.

Mr. T. Sheehy said Objective HS 4-23 relates to urban areas. Paragraph 4.12.2 explains that "Higher densities must not be achieved at an unacceptable amenity cost to the surrounding dwellings and the residents of the proposed development. A high quality of design and layout and a good quality living environment, including the availability of adequate shopping, social, transport and leisure facilities are essential if increased residential densities are to be acceptable." Density achieved relates to the quality of the design.

Cllr. T. Fitzgerald sought clarification on the compulsory purchase of derelict sites.

Mr. J. Breen, Director of Housing and Community & Enterprise, said Derelict Site notices are being issued as regulations were extended. Three derelict site cases are being considered for CPO at present.

Cllr. P. Leahy referred to back land development in rural areas and asked if an application where an applicant does not have a suitable site on the roadside but does have a site 100 metres off the road could be considered a special case.

Mr. T. Sheehy said the case would be assessed on its merits. Development control standards in chapter 13 deal with this issue.

On the PROPOSAL of Cllr. J. Brassil, SECONDED by Cllr. D. Kiely, it was unanimously agreed to adopt Chapter 4.

Chapter 5 – Employment, Economic Activity and Retail

Mr. T. Sheehy briefed Elected Members on Chapter 5 - Employment, Economic Activity and Retail with the aid of a PowerPoint presentation. The presentation included the following:

- Tourism has been removed from this chapter and a new chapter devoted solely to tourism has been prepared in the new plan.
- Greater emphasis on innovation entrepreneurship in the development of indigenous employment.
- Emphasis on diversifying the economy including that of rural areas by promoting knowledge-based industries, innovation, telecommunications, research and development, precision engineering, agriculture and tourism employment in 2003 plan is retained as a key arm of the plans employment strategy.
- A new section focusing on the rural economy has been introduced. Previously the rural economy has only been addressed in terms of agricultural ignoring the totality of the rural economy.
- Rural Industrial Policy included with proactive objective 5-29
- A section on Fishing and Aquaculture has been introduced. The plan supports the use of existing port facilities for the catching and processing of fish, and promotes the sustainable development of the aquaculture sector in order to maximize its contribution to employment.

Cllr. J. Brassil said an issue regarding support for existing rural industries was raised at the Fianna Fáil meeting. He said he accepts that the Local Authority is moving towards supporting existing rural industries in Section 5.8 Rural Areas and the table on page 5-12 regarding Employment and Economic Activity in Rural Areas. He PROPOSED that industries where expansion plans are necessary on the existing site be given favourable consideration.

Cllr. D. Kiely SECONDED the proposal.

Cllr. P. McCarthy requested clarification of the proposal.

Cllr. J. Brassil said this proposal refers to small industries where a person has an existing operation and wants to expand. Such industries should receive positive consideration. Currently their expansion plans are being refused.

Mr. T. Sheehy said while the proposal can be included in the draft County Development Plan, there will be instances where there will be difficulty regarding effluent disposal or safe access.

Cllr. J. Brassil said if someone applies and there is no objection, residential amenity should not become an issue.

Mr. G. O'Brien said a vote would now be taken on the proposal by Cllr. J. Brassil, **SECONDED** by Cllr. D. Kiely "That we the members of Kerry County Council resolve that the following text would be added to the end of paragraph 5.8, page 5-11 "Subject to proper planning criteria in relation to road safety, effluent disposal and residential amenity, particular emphasis will be placed on existing rural industries where expansion plans are required."

The result of the vote was as follows:

For: Cllrs. Brassil, Connor-Scarteen, T. Fitzgerald, D. Healy-Rae, Kiely, Leahy, McCarthy, M. Healy-Rae **(8)**

Against: (0)

Not Voting: (0)

Absent: Cllrs. Beasley, Buckley, Cahill, Cronin, Ferris, S. Fitzgerald, Fleming, Foley, Gleeson, MacGearailt, McEllistrim, Miller, O'Brien, O'Connell, O'Connor, O'Donoghue, O'Shea, Purtill, Sheahan **(19)**

Mr. G. O'Brien declared the resolution **CARRIED**.

Cllr. P. McCarthy referred to the "impact of industry" and asked if someone wants to start a small business with cars can they build a shed.

Mr. T. Sheehy said a development for retail use would not be allowed. A development for car repair would be considered.

Cllr. D. Healy-Rae referred to a change of use of farm buildings for small industry set ups and said these industries should not impact on neighbouring residential properties.

Cllr. P. McCarthy asked if someone establishing a small business meets planning requirements and the scale of the proposal is not enormous will this be considered.

Mr. T. Sheehy said the development would be given consideration if it complies with proper planning criteria and it also relates to job creation in the rural economy.

Mayor Healy-Rae **SECONDED** Cllr. D. Healy-Rae's comments regarding farm buildings.

Mr. T. Sheehy said this matter is covered by Objective ECO 5-32 on Page 5-13 "Support the development and diversification of the agricultural sector. These uses may include small-scale developments consisting of food processing industries, small food production enterprises that support local produce, farm gate outlets, agri-tourism, farmers markets and additional forestry development in appropriate areas. The conversion of redundant farm buildings for light industrial uses will be considered where it can be demonstrated that there is no adverse residential, environmental or traffic impacts. Proposals will be considered in the context of the objectives and development standards included within this development plan.

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In the context of agri-tourism, consideration will be given to units of holiday accommodation on agricultural holdings which will remain an integral part of the land holding. These units shall be sited within or adjacent to the existing farm complex."

Cllr. J. Brassil referred to page 5-18 and said he was satisfied with Objective No. ECO 5-41 which states "Ensure that retail proposals for sites outside town centre will only be considered where it can be demonstrated that there is no town centre or edge of centre sites that are suitable, viable and available. The onus shall be on the applicant to demonstrate this is the case". He said there have been cases where this policy was not adhered to and they put elected members in difficult circumstances. He said there is a proliferation of off-licences in rural areas in recent times. There should be guidelines to curb their expansion. The County Development Plan should have a policy that the development of off-licences be considered on a needs basis.

Cllr. P. McCarthy PROPOSED that Chapter 5 be agreed.

Cllr. M. O'Shea SECONDED this proposal.

Cllr. T. Fitzgerald said he was not prepared to agree Chapter 5 as more than half the elected members should be present when adopting policy like this.

Cllr. P. McCarthy PROPOSED that the next special planning meeting commence with the finalisation of consideration of Chapter 5.

Mayor M. Healy-Rae expressed extreme disappointment that elected members were not in strong attendance at today's meeting. He thanked the elected members that did stay to the end of the meeting.

Mr. T. Sheehy asked if there was agreement on Chapter 5.

Cllr. J. Brassil said he was in agreement with Chapter 5, but the next special planning meeting should open with Chapter 5 to allow elected members to comment on it.

Mayor Healy-Rae PROPOSED that the next special planning meeting to review the Draft County Development Plan 2009-2015 start at 10.00 a.m. on Wednesday, 4th June, 2008.

Cllr. J. Brassil SECONDED this PROPOSAL.

On the PROPOSAL of Mayor M. Healy-Rae, SECONDED by Cllr. J. Brassil, it was agreed that the next special planning meeting to consider the Draft County Development Plan 2009-2015 would be held at 10.00 a.m. on Wednesday, 4th June, 2008.

Mr. G. O'Brien said the special planning meeting on 4th June, 2008, would start with the consideration of Chapter 5 – Employment, Economic Activity and Retail.

The meeting concluded at 5.00pm.

Gerard O'Brien
A/SEO Corporate Affairs

Mayor of Kerry