

ANNUAL GENERAL MEETING

The MINUTES of the ANNUAL GENERAL MEETING held in the Board Room, Town Hall, Derby Road, Peel on Tuesday 4th May 2010 at 7.00p.m.

Present Mr. R Harmer (Chairman)
 Mr. E C Beale
 Mrs. T M Birkett
 Mr. N Cushing
 Mr. R Gimbert
 Mr. A Jones
 Mrs. J O'Halloran
 Mr. D J Lace
 Mrs. C A Moughtin

In attendance Mr. P G Leadley (Town Clerk)

Action

APPOINTMENT OF CHAIRMAN 10/001 The Town Clerk took the chair for this item and requested proposals for the appointment of Chairman. In accordance with Standing Orders the current Vice-Chairman Mr. R K Harmer was appointed unopposed to the position of Chairman for the Municipal Year 2010/11. The outgoing Chairman presented Mr. Harmer with the Chain of Office and he took the chair for the remainder of the meeting.

APPOINTMENT OF VICE CHAIRMAN 10/002 Upon request from Mrs. Moughtin the Chairman *AGREED* that she make a statement to the Board. Following the statement a general discussion ensued over the established practice in most local authorities, including Peel, to choose their Chairman and Vice-Chairman on experience gained as a Commissioner over a period of time.

Upon a proposal from Mr. Gimbert and seconded by Mr. Harmer it was proposed that Mr. Cushing be Vice-Chairman. A further proposal from Mr. Lace and seconded by Mr. Jones for Mr. Beale to be Vice-Chairman was also tabled. In accordance with Standing Orders Members voted by ballot for the Vice-Chairman and the Town Clerk revealed after voting that there was four votes in

favour of each candidate with one spoilt paper. In accordance with Standing Order 7c the Chairman exercised his casting vote and it was *AGREED* that Mr. Cushing be appointed Vice-Chairman for the Municipal Year 2010/11.

LEAD MEMBERS 10/003 After having been proposed and seconded it was *AGREED* that Mrs. Birkett be Lead Member of Finance, Mr. Lace be Lead Member of Works, Mr. Jones be Lead Member of Housing and Mrs. O’Halloran be Lead Member of Recreation.

APPOINTMENT TO OUTSIDE BODIES 10/004 It was *AGREED* that the following appointments to outside bodies be confirmed.:-

Peel Heritage Trust – Mr. A Jones with Mr. R Harmer as Chairman being an ex-officio Member.

Manx National Heritage – Mr. D J Lace

Western Civic Amenity – Mr. E C Beale

Western Pool Authority – Mr. Gimbert was proposed by Mrs. Birkett and seconded by Mr. Harmer. Mr Beale was proposed by Mr. Jones and seconded by Mrs. Moughtin. As a result a ballot was held and it was *AGREED* by six votes to three that Mr. Beale be appointed as representative to the Western Pool Authority.

Peel and Western District Housing – Mrs. C A Moughtin and Mrs. T M Birkett

Young Persons Representative – Mr. N Cushing

MEMBERS ATTENDANCE RECORD 10/005 The attendance record of Members for the year 2009/10 was *NOTED*.

MINUTES 10/006 The Minutes of the meeting held on 20th April 2010 were taken as read and *CONFIRMED*.

WARD LIBRARY 10/007 Reference was made back to Minute TQ 09/645 and it was noted that the Technical

Officer would produce costings to re-paint the outside of the Ward Library at the next meeting.

OAK ROAD 10/008 Reference was made back to Minute PGL
09/646 and the Town Clerk tabled a large scale plan of the proposed amendments to Oak Road to create traffic calming.
NOTED

Arising therefrom reference was made to the use of HGV traffic through the Town notably JCK Limited. It was *AGREED* that a further letter be sent to the Department regarding the operation of the quarry at Lhergydhoo by the company. It was further *AGREED* that a request be sent to Mr. Gawne, MHK Minister for the Department of Infrastructure to meet with the Board to discuss various issues including Oak Road and planning enforcement.

CORLETT'S SANDPIT – 10/009 Reference was made back to Minute
GERMAN 09/652 and the Town Clerk confirmed that a letter had been sent to Doctor MacNeil, Fresh Water Biologist at the Department of Environment Food and Agriculture regarding the concerns of the Board and seeking assurances that the issue of the contamination of the River Neb would not arise. In addition a letter had been sent to the Clerk to German Parish Commissioners regarding this matter and a reply was awaited.

Mrs. Moughtin produced a further aerial photograph of the site which indicated that in 2006 it was an agricultural field but now appeared to operate as a slurry pit without planning approval. Concerns were voiced as to the possible impact on the main A1 road.

DOUGLAS STREET 10/010 The Town Clerk referred back to Minute
CAR PARK 09/659 and reported that letters had been sent to the Co-op and Shoprite Stores seeking details of their dates and times of delivery so that appropriate provision could be made within a layby to be established on the Douglas Street car park. Outside of the delivery hours the layby

would be available for disc parking.

HARBOUR ELECTRICAL POWER POINTS	10/011	Mrs. Birkett referred back to Minute 09/665 and indicated that a recent leisure vessel to the harbour was unable to connect to the electrical power point. This caused some embarrassment and it was <i>AGREED</i> that contact be made with Captain Brew, Director of Harbours with a request that a date for this repair work be provided.	PGL
22 WEST VIEW	10/012	The Town Clerk referred back to Minute 09/662 and produced two photographs showing the existing shed with an indication of the size of the proposed new shed. After discussion it was <i>AGREED</i> that the request be approved subject to complying with any planning requirements if needed.	JS
SKATEBOARD PARK	10/013	Mr. Gimbert referred back to Minute 09/644 and indicated his appreciation of the work done by the outdoor staff to improve the skateboard park. Mr. Gimbert stated that the Sub-Committee would now need to consider the mid to long term future of the facility with a view to it being located on the headlands field. Significant funding would be required to provide a worthwhile skateboard park on the headlands and it was noted that this would need to be addressed in due course. Mr. Jones referred to the floodlighting of the current skateboard park and it was <i>AGREED</i> that replacements be costed up.	TQ
BOWLING GREEN – MARINE PARADE	10/014	Reference was made by Mr. Lace to the deteriorated condition of the roof on the seating area around the bowling green. The Town Clerk undertook to arrange for the roofing to be maintained and repainted.	TQ
PROMENADE SHELTERS	10/015	Mr. Gimbert referred to the work done to renovate the promenade shelters. He stated that with savings achieved through renovation as opposed to replacement funding could be available to provide a fourth shelter on Marine Parade. It was noted that the Board had made a decision at the previous meeting to replace the fourth shelter with a bench seat and after	

discussion the Chairman indicated that this matter could be reviewed.

SEAGULLS	10/016	Mrs. O'Halloran referred back to Minute 09/647 and indicated that she was awaiting further information from a UK expert resident in Bath. <i>NOTED</i>	
TYNWALD GARDEN PARTY	10/017	Consideration was given to an invitation to attend the 2010 Tynwald Garden Party and it was <i>AGREED</i> that the Chairman attend.	PGL
WESTERN LIVE AT HOME	10/018	Consideration was given to a request from a local charity called Western Live at Home. An invitation had been made for one of the Commissioners to be part of the Committee. After discussion it was <i>AGREED</i> that Mr. Beale accept the invitation.	PGL
TRAFFIC ISSUES	10/019	The Town Clerk referred to a response from the Highways Section of the Department of Infrastructure regarding the issue of parking in the layby in front of the Ward Library in Castle Street. Any amendment to parking restrictions under a traffic regulation order required formal consultation. The Department indicated that it would undertake this process.	
REAYRT NY KEYLLEY	10/020	Members noted receipt of the report into the condition of trees at Reayrt Ny Keylley. It was noted that Heritage Homes would follow the recommendations within the report and this would entail the felling of ten trees that were diseased and a danger together with a full plant health care programme on the remaining trees. The Town Clerk also referred to a request from the company to transfer responsibility for the upkeep of the public open spaces to the Commissioners. It was noted that the grass verge areas were overgrown and it was <i>AGREED</i> that the Commissioners would only take over responsibility for the maintenance of the estate when the grass verges had been cut and subject to the felling of the ten trees and the ongoing maintenance requirement for the remaining trees to be maintained by Heritage Homes Limited.	PGL

PLANNING
APPLICATIONS FOR
COMMENT

10/021 The following planning applications were PGL
considered for comment:-

PA 10/00485

Replace front door with white pvc frame
and blue finish door, 46 Michael Street,
Peel. *RECOMMENDED FOR
APPROVAL*

PA 10/00478

Refurbish existing retail unit on ground
floor and change of use from residential to
office to upper two floors. 7 and 8 Market
Place, Peel. *RECOMMENDED FOR
APPROVAL*

PA 10/00470

Replace skylight with velux flat roof
window and replace rear windows, 36-38
Douglas Street, Peel. *RECOMMENDED
FOR APPROVAL*

PA 10/00524

General refurbishment including external
insulation, replacement of windows on
south and east elevations, alterations to
internal layout with addition of toilet and
shower and changes to rear yard, 14
Douglas Street, Peel. *RECOMMENDED
FOR APPROVAL*

PA 10/00532

Installation of replacement windows to
front and side elevations, 1 Peveril
Terrace, Peel. *RECOMMENDED FOR
APPROVAL*

PA 10/00533

Erection of an extension to existing Sports
Hall, QE11 High School, Douglas Road,
Peel. *RECOMMENDED FOR
APPROVAL*

PA 10/00556

Erection of a first floor extension over
existing garage, 17 Maple Avenue,
Ballawattleworth Estate, Peel.
RECOMMENDED FOR APPROVAL

PA10/00544 Residential development of

101 dwellings with associated highway and drainage works, public open space and landscaping, field 311825 and part of fields 315097, 311826, 311827 and 314444 between Derby Road/Poortown Road and QE11 High School and East of Rearyt Ny Keylley, Peel. The application was discussed at length by Members and areas of concern related to the need for the Town's sewage issues to be resolved and the fact that the Town's infrastructure was unable to cope with such extensive development linked to Government's requirement that Peel and the West be limited to a maximum of 1000 properties new development up to 2016. Mr. Jones indicated that properly researched reasons for refusal needed to be obtained which had a cost implication. As an alternative he suggested that a recommendation for approval be given subject to obtaining planning gain from Heritage Homes. In conclusion it was *AGREED* that a letter of objection be sent to the Planning Committee citing the reasons given above.

PLANNING DECISIONS 10/022
NOTIFIED

The following planning decisions were notified by the Planning committee:-

PA 10/00215/B Erection of seven dwellings, plots A37 to A43 of approved residential development (amendment to external house finishes approved under PA 09/00521/B) part of field 315097 adjoining Rearyt ny Keylley by Heritage Homes Limited. *APPROVED*

PA 10/00347/B Erection of an extension to dwelling house, 22 Close Corlett, Peel for Mr. Kevin and Mrs. Vicki Megson. *APPROVED*

PA 10/00254/B Installation of replacement windows, 40 Market Street, Peel for Mr. Tony Faragher. *APPROVED*

PEEL DAY

10/023

Mrs. Moughtin tabled a copy letter from the Licencees of The Creek, The Peveril Hotel, The Marine Hotel and the Highwayman Public House regarding concern over the licence application by Bushy's Limited to erect a beer tent on the

Creg Malin embankment on 6th June 2010. Members discussed the letter in which the licencees objected to an outside operator being given the opportunity to sell alcohol on Peel Day. It was noted that the arrangements for organising Peel Day had been transferred to Switched On Entertainments Limited. In reaching agreement with Switched On Entertainments no restriction had been placed on the company to utilise Peel based companies. Mr. Gimbert indicated that Bushys Limited was a Manx run company and that the arrangement with Switched On Entertainment enabled significant savings to the rate payer. The Chairman suggested that in the future more use should be made of local suppliers. Upon enquiry from Mrs. Moughtin the Town Clerk indicated that he understood the beer tent would cease to operate well before 11.00p.m.

PLANNING APPEAL – FACTORY LANE	10/024	Upon enquiry from Mr. Jones regarding the planning appeal concerning the removal of a wall at Factory Lane by Mr. Morgan and Miss Corris the Town Clerk clarified the situation in that it had been agreed at the previous meeting that no submission be made to the Planning Appeal Tribunal.	
LEECE MUSEUM	10/025	Upon enquiry it was noted that the radiators for the Leece Museum would be installed forthwith.	
BOILLEY SPITTAL – WASTE BIN	10/026	Mrs. Moughtin referred to the bin on a pole at the end of Boilley Spittal and stated the without a lid seagulls were removing dog waste bags to seek food from within the bin. It was <i>AGREED</i> that a proper waste bin with lid be installed.	TQ
IRIS PLANT WALL CLOCK	10/027	Mrs. Moughtin referred to the defective clock on the IRIS plant on Peel Promenade. It was <i>AGREED</i> that costings be obtained for its replacement.	PGL
TRAFFIC SAFETY ISSUE	10/028	Mr. Lace referred to the lack of a pavement outside Peel on the Ramsey Road by the JCK Quarry. This was a dangerous corner and could prove a	PGL/ECB

problem to pedestrian users. It was *AGREED* that the matter be raised at the Traffic Management Liaison Group meeting scheduled for 5th May 2010.

Arising therefrom Mr. Lace also referred to the issue previously raised concerning emergency access to Victoria Terrace. It was *AGREED* to ascertain from the Department of Infrastructure the current position regarding this matter.

This part of the meeting ended at 8.35p.m.