

GENERAL MEETING

The MINUTES of a GENERAL MEETING held in the Board Room, Town Hall, Derby Road, Peel on Tuesday 19th October 2010 at 7.00p.m.

Present Mr. R Harmer (Chairman)
 Mr. E Beale
 Mrs. T M Birkett
 Mrs. C A Moughtin
 Mr. A Jones
 Mr. D J Lace
 Mr. R M Gimbert
 Mr. N Cushing

Apologies Mrs. J O'Halloran

In attendance Miss P L Bampton (Finance Officer)
 Mr. J T Quayle (Technical Officer)
 Mrs. C Horton (Librarian)
 Mr. R Baker (Curator)

		Action
CHAIRMAN'S WELCOME	10/311	The Chairman welcomed the public to the second meeting of October. The Chairman wished to express his thanks and appreciation to the pupils of the QE11 High School for their help with the Big Tidy Up in Peel. The Chairman reported that photographs of the event were available on line for members of the public to view. The Chairman informed the Board that he would also like to thank everyone else that took part.
MINUTES	10/312	The Minutes of the meeting held on the 5 th October 2010 were taken as read and <i>CONFIRMED</i> subject to Mr. Gimbert's request that Minute C10/207 regarding a short article that had been placed by the Town Clerk on the Commissioners website indicating the proposal for a 30 minute limit on parking at the Market Place. Members <i>AGREED</i> that the Minute be transferred to the public record.

"Reference was made back to Minute C10/193 and the Town Clerk indicated that he had placed a short article on the Commissioners website indicating the proposal for a 30 minute limit on parking on the Market Place. It was further AGREED that a suitable press notice be sent to Isle of Man Newspapers."

Arising therefrom Members *AGREED* to discuss the matter at the next Board Meeting. When it was hoped that following the press notice some comments would have been received from the public stating their views on the Commissioners intention to propose a 30 minute time limit on parking there.

LEECE MUSEUM 10/313 Members *NOTED* receipt of the quarterly report which was presented by Mr. Baker.

The Curator reported that 2010 had been a good year for the Leece Museum with 4750 visitors passing through the doors.

The Leece Museum had also received a number of new acquisitions among these were copies of the Peel City Guardian from 1986 to 2001 that had been donated by Mr. & Mrs. Bernard Cain. The Curator informed Members that Mr. Lector Emanuelli had also visited the museum. Mr. Emanuelli had been a prisoner of war and had been held at the Peveril Camp in Peel and after chatting to Mr. Baker he donated all his memorabilia to the Leece Museum. The Board *AGREED* that a letter of thanks along with a Commissioners tie and poster of Peel be sent to Mr. Emanuelli. PLB

The Curator reported that the Leece Museum Trust had just purchased a new digital wireless CCTV to replace the old one. Mr. Gimbert informed Members that Mr. Baker would need to be a data controller of the images that were being produced. The Finance Officer undertook to find out from the Data Protection Officer what the requirements the Curator would have to meet to comply with the Data Protection Act. PLB

Mr. Baker reported that the Western Photographic Society were holding an exhibition at the end of October. The subject of which still had to be finalised. *NOTED*

The Curator informed the Board that the new heating system was now up and running. The pipe work still required boxing in. The Technical Officer reported that it would be better to paint the pipe work as it would blend in with the surroundings. *AGREED* TQ

Mr. Baker commented that he had been pleased with the letter that he had received from a visitor thanking him for the research that he had carried out. Arising there from Mr. Gimbert enquired if Mr. Baker received any income for carrying out research for people. Mr. Gimbert reported that the Board had decided at their budgeting meeting for the financial year 2010/2011 that this service would be charged for. Mr. Baker reported that he had not carried out a lot of research. *NOTED*

The Chairman enquired if the Curator received enough cover from volunteers of the Friends of the Leece Museum for the period when he was absent on annual leave or sick. Mr. Baker reported that he struggled to find anyone to cover for him. It was *AGREED* to discuss providing more staff cover at the Leece Museum at the next budget meeting.

THE WARD LIBRARY 10/314

Members *NOTED* receipt of the Ward Library report which was presented by Mrs. Horton.

The Librarian reported that she was pleased with how busy the library had been and the internet over the summer had been very well used.

The Library had been a centre for Red Hearts Parcels Home Comfort Appeal and this had been particularly well supported. The appeal had been stopped in September as the Duke of Lancaster Regiment was due home in October 2010.

Mrs. Horton explained to Members that the Family Library had organised the first World Championship knitted or crocheted tea cake competition. The competition had been set up to raise the profile of libraries throughout the Island and show that they were all co-operating with one another. It also allowed borrowers to participate in a fun event. The Librarian informed the Board that she was still trying to obtain sponsorship to fund the prizes.

Mrs. Horton reported that she attended regular meetings with the other libraries on the Island. The last meeting having been held on 20th July 2010. The Librarian informed Members that

the libraries are collectively looking into ordering stationery and equipment together in bulk to cut down on costs. The main purpose of this meeting had however been to see if the libraries on the Island would be able to obtain access to funding from the United Kingdom Lottery for specific projects. Research was currently being undertaken to see if this was possible. The Libraries were hoping to fund an Island Wide e book system which would cost in the region of £10,000 to set up. Mr. Gimbert enquired if this was a one off fee or would the Commissioners be required to pay an annual subscription fee. Mrs. Horton informed Members that she would know more about what fees would be required to be paid when she met with the library group on the 3rd November 2010.

The Librarian informed the Board that Tim and Ann Harvey from Ontario, Canada had visited the library. Mr. Harvey's great great grandfather was James Kewley Ward. Mr. & Mrs. Harvey made a generous donation to the library which was to be used on spending on books for the Manx collection. The Librarian presented Mrs. Harvey with some flowers on behalf of the library.

The Chairman thanked the Librarian and the Curator for all their hard work on behalf of the Board.

Mr. Baker and Mrs. Horton Left the meeting at 7.25p.m.

THE WESTERN
REGIONAL SEWAGE
TREATMENT WORKS 10/315

The Chairman referred back to Minute 10/288 and enquired if the AECOMM report had been received from the Water and Sewerage Authority. The Finance Officer reported that the report had not been received.

Mr. Lace reported that if Peel cannot be connected to Meary Veg then the Commissioners needed to put in proposals as to the type of sewage plant they would like to see installed. Mr. Lace informed the Board that they needed to get something started and the plant built. Mr. Lace informed Members that you only needed to walk along Douglas Street in the morning and smell the sewage to know that there was a problem. Mr. Lace reiterated

that the more the Commissioners wrote in objecting to the sewage plant the less likely they were to get it built. They needed to get something started even if it was initially to carry out tests on the land and at Knockaloe.

The Chairman informed the Board that they needed to get the information back regarding the AECOMM report. Once this had been received it was *AGREED* that the matter would then be discussed at length.

REAYRT NY 10/316 TQ
KEYLLEY ESTATE

The Chairman referred back to Minute 10/291 regarding the Deed of Conveyance of transferring the area of public open space at Rearyt Ny Keylley Estate. The Chairman read out a letter that had been received from Joe McLoughlin, Director of Heritage Homes stating that Peel Town Commissioners would be responsible for maintaining the landscaped strips in a few of the car parking areas in the development with the exception of Bluebell Close which was already in the ownership of the Commissioners. The Commissioners would not be responsible for maintaining car parking spaces or parking court hard surfaces. These would be the responsibility of the owners of the property and the road serving parking courts would be adopted by the Highways Division. It was *AGREED* that the Technical Officer find out what the Commissioners liability was in relationship to the parking spaces at Bluebell Close for the next meeting.

COMMISSIONERS NEWSLETTER 10/317 The Board

The Chairman referred back to Minute 10/298 and informed the Board that they needed a deadline date by which Members had to submit items to be included in the newsletter. It was *AGREED* that items, be submitted to Mrs. Birkett, the newsletters editor by the end of October 2010 and that the Board would each write an article. Mrs. Birkett would then be able to publish the document in time for the turning on of the Christmas lights.

ORAL HEALTH 10/318 STRATEGY

The Chairman referred back to Minute 10/231 regarding the Oral Health Strategy and enquired if the Board had any further comments regarding the strategy. Members had no further comments they wished to add other than those that they had raised at the previous meeting.

BALLWATTLEWORTH ACTION GROUP	10/319	The Chairman referred back to Minute 10/235 and reported that the Ballawattleworth Action Group had requested a meeting with the Commissioners on Thursday 4 th November 2010 at 7.30p.m. The Finance Officer informed Members that the Chairman of the group had called at the Town Hall and enquired as to what format the meeting would take. The Chairman reported that he wished to see their agenda before the meeting so a format could be agreed. Mr. Cushing undertook to speak to the groups Chairman and ask him to provide the Board with a copy of the agenda.	NC
PEEL BROCHURE	10/320	The Chairman referred back to Minute 10/236 regarding the publishing of the Town leaflet. The Board <i>AGREED</i> to request Mr. Bates to publish 5000 leaflets at the cost of £560. It was further <i>AGREED</i> that the street map that made up part of the brochure be published with the current road structure and did not take into account any possible future changes.	PLB
WESTLANDS	10/321	The Chairman referred back to Minute 10/240 regarding the provision of a new lift for phase two and three for Westlands. The Finance Officer informed the Board that the Scheme had gone out to tender and a contractor had been picked. Miss Bampton reported that she had received the Stage Six report from the Architects, Savage and Chadwick and was currently waiting for Andrew Thomas from the Department of Social Care to approve the report. Once this had been received she would then be in a position to petition the Department of Infrastructure for funding. It was <i>AGREED</i> that Westlands Committee persue the approval of the report.	PLB
STREET LIGHTS	10/322	Mr. Gimbert referred back to Minute 10/292 regarding the turning off of the street lights at 2.30a.m. and enquired if any cost savings had been achieved. The Finance Officer reported the comparing the first quarter for 2010/2011 to the same quarter last year there had been a saving made of approximately £1000. The Technical Officer reported that he had spoken to the Manx Electricity Authority who had informed him that in terms of savings costs it was a very worthwhile project. Mr. Gimbert commented that the money that had been made in savings could be used to fund timers for	TQ

individual street lights. Mr. Gimbert stated that the Commissioners needed to have a rolling programme to install the timers. The Technical Officer reported that the Commissioners currently owned between four to five hundred street lighting poles and to get a timer to each pole would be in the region of £50 each. It was *AGREED* to identify the areas where timers were needed initially and obtain costs for fitting them.

The Chairman reported that he would like to see the streetlights turned on again first thing in the morning. The Technical Officer reported that this would not be cost effective as the Manx Electricity Authority would have to turn them on and then back off manually. *NOTED*

Mr. Gimbert informed the Board that it might be more cost effective, quicker and safer if all the timers be installed at once and the work to be funded from reserves. It was *AGREED* to look at this at the next budget meeting. The Technical Officer undertook to obtain two quotes for fitting the timers initially to a 1/5 of the lights and obtain timescale as to how long the work would take.

CREG MALIN LAND 10/323
SLIP

Mr. Gimbert referred back to Minute 10/289 TQ and enquired if the costings had been obtained to provide twelve garages on the land at the rear of the Creg Malin and build a retaining wall to stabilise the rear bank. The Technical Officer reported that he had not received the costings. Mr. Quayle informed Members that he expected to receive the quotes in the next couple of days from Sweeney Groundworks and would forward them on to the Commissioners by email. *NOTED*

ATHOLL STREET 10/324
PAVEMENTS

Mr. Cushing referred back to Minute 10/238 TQ and enquired if the Highways Division of the Department of Infrastructure had repaired the pavements in Atholl Street. The Technical Officer reported that he had contacted the Department and was waiting to hear back from them with regards to what action they were going to undertake. The Technical Officer informed Members that he would contact the Department again and ask them to sort out the issue as a matter of urgency. The Technical Officer reported that he was worried however

SEWAGE
INFRASTRUCTURE

10/325

that the Department might try to blame the developer.

Mr. Gimbert referred back to Minute 10/239 regarding the current approval for 43 new dwellings by Heritage Homes linked to the previous approval for 101 houses and reported that the approval notice had now been received from the Planning Department approving the amended drainage arrangements that gave the developer approval for the sewage to be directed through the main sewer at Westlands onto Albany Road and down Douglas Street. Mr. Gimbert commented that under point five it stated that there should be no discharge of surface water to the main foul sewer. Mr. Gimbert expressed concerns regarding the surface water entering the sewer. The Technical Officer informed him that the surface water would be separated beforehand and go into the stream.

The Technical Officer reported that he had spoken to the Drainage Authority who had told him that the sewage system would cope with the 43 houses plus the extra 101 houses.

Mr. Gimbert informed the Board that he was extremely worried about the approval notice as it contained no comments from the Department of Infrastructure as to whether the sewage system would cope with the 10 litres per second that were going into it at Albany Road.

The Chairman enquired if any response had been received from the letter sent to the Water and Sewerage Authority and the Planning Department expressing the Commissioners concerns at the possible problems that may arise from excessive quantities of treated effluent through the main. The Technical Officer reported that he had spoken to Ian Wade from the Drainage and Sewerage Authority, Mr. Wade had informed him that all the information the Commissioners required was contained in the original planning application. The Chairman commented that the Commissioners still needed to receive a formal response from Mr. Wade. It was *AGREED* that a further letter be sent to Mr. Wade requesting a response to the original letter.

The Board *AGREED* to write to the Planning Department and appeal against the decision to approve Heritage Homes Limited application for the amendment to the drainage arrangement for the 43 dwellings under construction at Rearlyt ny Keylley. PGL

Mr. Cushing expressed concern over point 6 of the planning approval and it was *AGREED* to seek further clarification regarding the timescale that had been given to remove the temporary sewage system and all associated infrastructure.

DERBY ROAD 10/326 Members noted receipt of a letter from Katherine Diver, Strategic Maintenance Engineer for the Department of Infrastructure informing them that works to reconstruct the carriageway and footways on the section between Albany Road and Shoprite was due to commence early in 2011. Mr. Gimbert reported that the road had been recently repaired and it was *AGREED* to write to the Department and query why the work was being undertaken again so soon when the Department had a five year rolling programme for repairs to the highway.

ROAD TRAFFIC 10/327
REGULATIONS ACT
1985

The Board noted receipt of three new Orders that had been made by the Department of Infrastructure; These were as follows:-

1. Westland (Peel) (Temporary Suspension of reserved parking places) Order 2010 coming into operation on 25th October 2010.
2. Westlands (Peel) (Temporary Prohibition of through traffic Order 2010) coming into operation on 25th October 2010. The two Orders regarding Westlands were to enable the new doctor's surgery that was currently being built to connect to the public sewer.
3. Factory Lane (Peel) Temporary Prohibition of through traffic (no 3) Order 2010 coming into operation on 18th October 2010. This was to enable new water pipes to be installed.

PLANNING APPLICATIONS FOR COMMENT 10/328 The following planning applications were received for comments as follows:-

10/01420/B

Blocking up side elevation doorways, 1, 2, 7, 8, 14, 15 Reayrt Aalin, Ramsey Road, Peel (re advertised due to correction to address details). *RECOMMENDED FOR APPROVAL.*

10/01440/C

Change of use from existing tourist accommodation to residential, 11 Circular Road, Peel. *RECOMMENDED FOR APPROVAL.*

10/01454/B

Installation of replacement doors, The Manse Orry Lane, Peel. *RECOMMENDED FOR APPROVAL.*

10/01469/B

Erection of an extension to rear elevation of dwelling house, 6 Clover Avenue, Reayrt Ny Keylley, Peel. *RECOMMENDED FOR APPROVAL.*

10/1001402

To move fence 2ft 6 inches to boundary 22 Ballellis, Ballawattleworth, Peel. *RECOMMENDED FOR APPROVAL.*

10/1001407

Extend over kitchen to create additional living accommodation 4 Belle Vue Park, Peel. *RECOMMENDED FOR APPROVAL.*

10/01410

Erect conservatory to rear elevation, 4 The Links, Douglas Road, Peel. *RECOMMENDED FOR APPROVAL.*

PLANNING DECISIONS NOTIFIED 10/329 The following planning decisions were received as follows:-

PA 10/00884/B formation of bay window to front elevation, glazing over internal yard, installation of replacement window and alteration to garage doors, 5 Peveril Terrace, Peel for Mr. & Mrs. Mark Shaw. *APPROVED.*

PA 10/01265/C variation of condition 3 of

approval 07/01465/B to allow a commuted sum to be paid instead of the provision of affordable dwellings on the site field 311788 adjacent to Brickworks entrance, Glenfaba Road, Peel for Mr. David Jones. *APPROVED*

PA 10/01251/B erection of an extension to rear elevation of dwelling house 21 Close Cubbon, Peel for Mr. & Mrs. Roy Dillon. *APPROVED*

PA 10/01124/B amendment of drainage arrangements approved under PA 09/00521/B residential development of 43 dwellings under construction parts of fields 315097, 311825 and 311826 adjoining Rearyt ny Keylley to the south of Derby Road/Poortown Road, Peel for Heritage Homes Limited. *APPROVED*

PA 10/01123/C removal of condition 7 and variation of condition 9 of approved PA 09/00521/B residential development of 43 dwellings under construction parts of fields 315097, 311825 and 311826 adjoining Rearyt ny Keylley to the south of Derby Road/Poortown Road, Peel for Heritage Homes Limited. *APPROVED*

PA 10/00990/B Installation of a replacement front door 14 Orry lane, Peel for Mrs. Sarah Souther. *REFUSED*

PA 10/01056/B ON 10/330 APPEAL Members noted receipt of a letter from the Chief Secretary's Office informing them of an Appeal against the refusal for erection of a conservatory to front elevation 12 Ramsey Road, Peel for Mr. Donald Humphries. The Board agreed to make no comment on the Appeal.

NEW PLAY AREA 10/331 The Chairman informed the Board that he had spoken to the Headmaster at Peel Clothworkers School who was keen for the new play area to be located at the school field. The Chairman reported that he had spoken to Heritage Homes who had indicated that they would be willing to donate £10,000 towards the cost of establishing a playground on the site. It was *AGREED* to write to Heritage Homes and formally ask for funding. Once this had then been obtained the matter could be explored more formally. PLB

TREE AND HEDGES ACT	HIGH 10/332	Members considered a letter that had been received from Roy Corlett, Manager of the Legislation and Policy Unit at the Department of Infrastructure regarding the Tree and High Hedges Act 2005 Act which had been in operation since 2006. The Department had now decided to undertake a review of how effective the legislation was and amend it if necessary. A number of Local Authorities had now taken on responsibility for enforcing the Act. Peel however at the time had decided not to undertaken such responsibility. Mr. Corlett was writing to the Commissioners to request that they give serious consideration to reviewing their original decision and take on enforcement responsible for enforcing the Act. The Board <i>AGREED</i> that after discussing the matter at length that they would be willing for the Town Warden to enforce the legislation providing they received the income from any fines that were issued. Mr. Jones undertook to liaise with the Town Warden with regards to the necessary procedures he needed to follow to enforcing the Act.	PLB - AJ
TAXI LEGISLATION	10/333	The Board considered a consultation document which had been received from Chris Hannon, Project Co-ordinator from the Highways Division detailing the Departments proposals concerning all Island Licensing for the ply for hire taxi industry. Mr. Lace reported that he had contacted the two taxi companies in Peel, West Coast Taxis and Terry's Taxis. Terry's Taxis had informed him that they were happy with the way things were. West Coast Taxis told him they would like to be able to offer a taxi service which covered the whole of the Island Mr. Lace informed the Board that both companies agreed that there were enough taxi licences issued already. The Board shared this view and it was <i>AGREED</i> to write to the Department and state that the number of taxi licences should be limited.	PLB
ROYAL LEGION	BRITISH 10/334	Members <i>AGREED</i> to a request from the Royal British Legion to allow them to place poppies at the Town Hall to sell during this years poppy appeal which was due to commence on 30 th October 2010.	PLB

SUPPLEMENTAL VALUATION LIST	10/335	The Board noted receipt of the 3 rd valuation list which had been received from the Treasury.	
TOURISM STAKEHOLDERS INDUSTRY DAY	10/336	The Finance Officer reported that she had received an email regarding the first Tourism Stakeholders Day which was being run by the Department of Tourism on 27 th October 2010. It was <i>AGREED</i> that Mr. Jones and the Chairman would attend the event. Mr. Gimbert reported that he would also attend on behalf of the Peel Chamber of Trade.	PLB
LEZAYRE SUNDAY	CIVIC 10/337	The Finance officer informed Members that an invitation had been received from Mrs. Quane, Chairman and Members of Lezayre Parish Commissioners inviting them to their Civic Sunday on 7 th November 2010. The Chairman commented that he would check his diary and let the Finance Officer know if he could attend the event.	PLB
FILMING IN PEEL	10/338	Mr. Gimbert expressed concern that he had not seen a road closing Order for the filming that was due to commence on the 4 th November 2010 at Atholl Place. Mr. Gimbert reported that Peel Chamber of Trade had expressed concern at the loss of trade due to the film company taking up car parking spaces that were normally used by shoppers. At Mr. Lace's suggestion it was <i>AGREED</i> to write to the film company to see if they would be willing to use the former bus station in Atholl Street to park their vehicles in.	PLB
LAND TRANSER	10/339	Mr. Gimbert enquired if there were any further details received regarding the land transfer from Dandara regarding Ballawattleworth. The Finance Officer reported that a response had not been received from Dandara.	
SEWAGE PLANT IN PEEL	10/340	Mrs. Moughtin reported that she had read an article in the Western news the headline of which was "no IRIS scheme for Peel". Mrs. Moughtin expressed concern that Mr. Robertshaw, MHK for Douglas East had got involved in the matter and commented that Mr. Robertshaw should concentrate on matters in his own constituency rather than use Peel to express his disapproval of Government capital schemes. Mrs. Moughtin expressed her disappointment that Mr. Robertshaw, would	

take this matter to Tynwald. Mrs. Moughtin informed Members that she thought that someone had provided Mr. Robertshaw with the information.

Mr. Cushing reported that he had had a number of conversations with Mr. Robertshaw expressing his concerns to him about how the Government approves capital projects and how Treasury calculated the figures that it uses for these schemes. Mr. Cushing informed Members that he was expressing his personal concerns to Mr. Robertshaw. Mr. Cushing stated that he was keen for the IRIS scheme for Peel to succeed.

DOUGLAS STREET 10/341
CAR PARK

Mr. Lace expressed concern that where the wagons were turning to park in the loading bay there was a hole in the road which was getting bigger. Mr. Lace reported that the Co-op wagon had trouble turning there. The Technical Officer reported that Manx Electricity Authority had permission to dig up the road to run an electricity cable to Legends. The Technical Officer undertook to inspect the area and ask the contractors to fill the hole in.

INSPECTION OF 10/342
DOUGLAS STREET
SEWERS

Mr. Lace requested if the Technical Officer would inspect the sewers in Douglas Street as there was a terrible smell coming from them in the morning. The Technical Officer reported that they had been inspected before and the issue was related to the sewers at the QE11 High School. So far an explanation had not been found as to what was causing the problem.
NOTED

This part of the meeting ended at 8.20p.m.