

GENERAL MEETING

The MINUTES of a GENERAL MEETING held in the Board Room, Town Hall, Derby Road, Peel on Tuesday 2nd November 2010 at 7.00p.m.

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

In attendance Mr. P G Leadley (Town Clerk)

Action

CHAIRMAN'S WELCOME	10/343	The Chairman welcomed the public to the meeting and wished to convey his appreciation of the work done by the Technical Officer and his outdoor team in improving the library together with the erection of the new notice boards. The Chairman stated that under the Regeneration proposals a small community project to undertake planting of bulbs in the Castle Street Garden would take place on Saturday 13 th November 2010. Volunteers were welcome to help.
MINUTES	10/344	The Minutes of the meeting held on 19 th October 2010 were taken as read and <i>CONFIRMED</i> .
LEECE MUSEUM	10/345	The Town Clerk referred back to Minute 10/313 regarding the Leece Museum and indicated that the Curator had been included as a data controller under the Data Protection Act requirements.
WESTERN REGIONAL SEWAGE TREATMENT WORKS	10/346	Reference was made back to Minute 10/315 and it was noted that the AECOMM report was still awaited. Mr. Gimbert referred to the matter and indicated that a recent email from the Director of Drainage indicated that contact with AECOMM was inappropriate and that any requests should be made through the Water and Sewerage Authority. Mr. Gimbert queried the view expressed by Mr. Winstanley as the consultation exercise had been

undertaken by AECOMM on behalf of the authority. It was *AGREED* that a further request as to whether the need or otherwise for an environmental impact assessment report was needed or not be made.

Arising therefrom Mr. Gimbert indicated that at a recent Municipal meeting two responses to the consultation exercise had been made by Marown and Patrick Commissioners respectively. It appeared that Marown Commissioners were opposed to increasing the size of the pipe whereas Patrick Commissioners were supportive of a larger pipe. *NOTED*

Arising therefrom Mr. Jones indicated that too many individuals were getting involved in this matter and that there was a need for a proper point of contact. It was noted that Tynwald had indicated that a regional IRIS plant would not be built for a number of years and after discussion the Chairman indicated that all future correspondence regarding this matter would be via the Chairman or Town Clerk.

REARYT NY KEYLLEY 10/347
ESTATE

The Town Clerk referred back to Minute 10/316 and indicated that, upon conveyance, the maintenance of the car parking spaces reserved for Bluebell Close would be the responsibility of the Commissioners.

COMMISSIONERS 10/348
NEWSLETTER

Mrs. Birkett referred back to Minute 10/317 and requested Members to forward items of interest for the newsletter as a matter of urgency. It was *AGREED* that the acquisition of two telescopes be listed in the newsletter. With regard to the firework display scheduled for 5th November 2010 the Town Clerk undertook to ensure there was appropriate radio coverage.

TMB

PEEL BROCHURE 10/349

The Town Clerk referred back to Minute 10/320 and reported that a draft proof of the revised brochure had been received from Mr. Bates and subject to checking would be produced and printed as previously agreed.

PGL

STREET LIGHTS 10/350

Reference was made back to Minute 10/322 and the Chairman indicated that the Town's street lights now came on at 6.00a.m. as a result of the darker winter mornings.

CREG MALIN LAND SLIP	10/351	Reference was made back to Minute 10/323 and Members noted that the estimated costs to provide a retaining wall was £150,000 with an additional £50,000 estimate to provide twelve garages. Members noted the cheaper option to infill the land slip was about £26,000 and after discussion it was <i>AGREED</i> that this be pursued with the acquisition of two further quotations. Arising therefrom reference was also made to the proposed repairs to the garage roofs at the Douglas Street car park in the region of £7,000 to £8,000 and it was <i>AGREED</i> that these repairs be undertaken also.	TQ
LAND TRANSFER	10/352	Upon enquiry from Mr. Gimbert the Town Clerk advised that no further details had been received regarding the transfer of land from Heritage Homes Limited to the Commissioners in respect of the Ballawattleworth Estate.	
IRIS PRESENTATION	10/353	Members noted receipt of an invitation from the Water and Sewerage Authority to a presentation of the Authority's proposals for the IRIS regional sewerage treatment works in the West. The presentation would be held on Wednesday 24 th November 2010 at 7.30p.m. in the Methodist Hall, St. Johns.	
SWIMMING SIGNAGE	POOL 10/354	Members noted receipt of a copy letter from the Department of Infrastructure dated 12 th October 2010 regarding signage to the Western Swimming Pool. The proposal was to include reference to the café as well as the pool on highway signage in the Town. Mr. Gimbert as Chairman of the Peel Chamber of Trade and Commerce objected to this proposal as it discriminated against other cafés in the Town. Mr. Beale as Member of the Western Pool Authority indicated that he would request the reference to the pool café to be removed from all the signage except for the one directly opposite the entrance to the swimming pool. Arising therefrom Mr. Lace suggested that a sign indicating directions to the pool should also be erected at St. Johns.	
ROAD REGULATION ACT 1985	TRAFFIC 10/355	Members noted receipt of three traffic Orders made by the Department of Infrastructure namely the creation of a reserved parking place on the east side of Tynwald Close, Peel	

effective from the 29th October 2010. The revocation and removal of a reserved parking place on the north side of West View fronting number 14 effective from 29th October 2010. An order to temporarily suspend parking on the north side of Atholl Place between its junction with Factory Lane and its junction with Bridge Street during filming work effective from 12th November 2010. *NOTED*

BALLAWATTLEWORTH 10/356
ESTATE HOME ZONE

Members noted receipt of an email with a draft Order and maps detailing roads proposed to be covered by a 20mph speed limit and proposed home zones within the Ballawattleworth Estate which the Department of Infrastructure proposed to make.

Letter sent

Mr. Cushing indicated that he was disappointed that the Department of Infrastructure proposed to make Oak Road a 20mph speed limit and not a home zone despite a desire for a home zone from the local residents, the Ballawattleworth Action Group and the Commissioners.

The Chairman requested that a letter be sent to the Department indicating the Commissioners concern that the proposal for a home zone designation for Oak Road had not been accepted.

PLANNING 10/357
APPLICATIONS FOR
COMMENT

The following planning applications were considered as follows:-

PGL

10/01475/B
Installation of replacement windows (retrospective), 5 Market Place, Peel. *RECOMMENDED FOR APPROVAL*

10/01485/B
Approval in principle to convert Nos. 2 Atholl Street into two dwellings and the erection of two dwellings, No 2 Atholl Street and adjacent vacant site, Peel. *RECOMMENDED FOR APPROVAL*

10/01496/B
Creation of a vehicular access and off road parking, Belle Vue House, Belle Vue, Peel. *RECOMMENDED FOR APPROVAL*

10/01545/B
Creation of a doorway in rear wall, 14 Orry Lane, Peel. *RECOMMENDED FOR APPROVAL*

PLANNING DECISIONS 10/358
NOTIFIED

The following planning decisions had been notified by the Planning Committee:-

PA 10/01300/B Replacement of existing asbestos roof tiles with slate, 59 Douglas Street, Peel for Mr. Chris Littler. *APPROVED*

PA 10/01079/B Installation of replacement windows, 38 Glenfaba Road, Peel for Mr. & Mrs. David Leece. *APPROVED*

PA 10/01252/B Alterations, erection of an extension, detached garage and amendments to existing vehicular access in driveway, Greenbank, Tynwald Road, Peel for Mrs. Alexandra Mitchell and Mrs. Sarah Ackland. *APPROVED*

PA 10/01342/B Construction of chimney stack, 25a Atholl Street, Peel for Mr. Scott Ellison. *APPROVED*

PA 10/01357/B Repair and renovation works including demolition of outbuildings, re-roofing, replacement windows and rear door, 17 Atholl Street, Peel for Mr. James McLean. *APPROVED*

PA 10/01084/B Erection of two dwellings, plot adjacent to 4 Ballaquane Road, Peel. *REFUSED*

HERITAGE HOMES 10/359
APPEAL APPLICATIONS

The Town Clerk referred to planning applications PA 10/01123/C and PA 10/01124/B from Heritage Homes Limited in respect of Appeals against the removal of condition 7 and variation of condition 9 of previously approved PA 09/00521/B and Appeal against approval for amendment of drainage arrangements under the same application at residential development of 43 dwellings under construction in the field adjacent to Reayrt ny Keylley. The Town Clerk tabled a draft response in respect of these Appeal hearings which expressed deep Letter sent

concern at the possible impact on the Town's sewage system. Members *AGREED* that the draft response be submitted to the Planning Appeals Office in respect of these two Appeals.

HOUSING SUPPORT – 10/360
NOTICE OF MOTION

Consideration was given to a Notice of Motion submitted by Mr. Gimbert as follows “I am concerned over the Social Services housing support forms and lack of ability to appeal, these 10 points are decided upon by a panel of experts and the decision is then notified back to the local authority for the person/s on the waiting list to be informed. I would like to propose we write to the Social Services Minister, copied to the Department of Infrastructure Minister that there is a formal appeal process set up and the Social Services appoint a representative to discuss the points allocation with the person/s affected so that can better understand the circumstances behind the application, prior to the allocation and the person/s the decision. The feedback at present is totally impersonal”.

Mr. Cushing seconded the Motion and in support of the Motion Mr. Gimbert indicated that the 10 points under the housing criteria was determined by a group “In Committee” at Social Services. The local authorities were subsequently advised and there was no encouragement for applicants to engage in the appeal process once a decision had been made. It was Mr. Gimbert's view that central government should trust local authorities to do the right thing and if this was not supported then the Committee should at least liaise more closely with applicants.

Mr. Jones indicated that he was uncertain as to what the motion would achieve as the Housing Officer advised all applicants when applications were made. It was stated by Mr. Jones that the independent panel operated and assured everyone that there was an appeals process in being. Mr. Cushing was of the view that the local authority was in the best position to determine what was best for Peel and its residents who applied for housing.

The Chairman requested a vote in respect of the motion and it was decided by six votes to

three against the motion. The Chairman therefore indicated that the motion failed.

NOTICE OF MOTION – 10/361 RMG
REFURBISHMENT AND
NEW BUILD PROJECTS

The Chairman referred to a Notice of Motion submitted by Mr. Gimbert in which he proposed that refurbishment and new build projects had gates and fences included within the works, but for the upkeep to be the tenant's responsibility. There had been a precedent set in Fenella Terrace where gates were installed and Bluebell Close where fences were erected. The Chairman indicated that Standing Orders had not been complied with as the Notice of Motion had only been received six days before the meeting contrary to paragraph 5 (a) of the Standing Orders. Mr. Gimbert indicated that he would re-issue the Notice of Motion accordingly.

MICHAEL STREET 10/362

Mr. Gimbert referred to his Notice of Motion as follows:- "As Chairman of the Chamber of Trade and Commerce I would like to propose (i) that we request from the Department of Infrastructure the delegated authority for closing Michael Street with signs as previously carried out by an employee of the Town (ii) that the hours revert to the previous time, as the extended closure has had a negative impact on sales for the businesses." As no-one seconded the motion the motion failed.

INCOME TAX DIVISION 10/363

Mr. Gimbert referred to his Notice of Motion PGL
"I would like to propose that the Board write to the Department of Infrastructure Minister with the mind to amend legislation to allow the Income Tax Department to release information to the Coroner for the purpose of rate collection, which is collected by the Treasury on behalf of Peel Town Commissioners."

The motion was seconded by Mrs. Birkett and the matter was discussed. Mr. Gimbert indicated that the Treasury on behalf of the Commissioners pursued rate arrears and Mr. Gimbert indicated that information could not be supplied to the Coroner from the Tax Division to enable him to comply with Court directives. Members were generally in favour of the Notice of Motion and the Chairman requested it be put to a vote with seven in favour and two against. The motion therefore carried and it was *AGREED* that an appropriate

letter be sent to the Minister for the Department of Infrastructure with a request to amend legislation to enable the Income Tax Department to release information to the Coroner for the purpose of rate arrears collection.

LOCAL AUTHORITY- 10/364
INCREASED COSTS

The Chairman referred to Mr. Gimbert's Notice of Motion and requested that it be considered "In Committee". With three Members in favour the Chairman's proposal failed and Mr. Cushing seconded Mr. Gimbert's motion which stated "I would like to propose we write to the Department of Infrastructure Minister, expressing our concern that local authorities are having costs pushed on them by civil servants and asking for confirmation as to who makes the final decision, the civil service or the elected representatives. This had led to increase staffing costs at the Western Civic Amenity Site of over £20,000 and the Treasury has agreed annual increases year on year for the audit fees, which is down to the rate payer to cover."

Mr. Jones sought to move an amendment to the motion to delete the section relating to the Western Civic Amenity Site as insufficient information was available to enable proper debate. Mrs. Moughtin seconded the amendment and the matter was discussed. Mr. Gimbert indicated that evidence was available to back up the position and had previously been submitted to the Board. The Chairman requested a vote on the amendment and it was found with five votes against the amendment and four in favour that the amendment failed and the original motion stood. Mr. Gimbert's motion was discussed and Mr. Jones indicated that the Commissioners were not privy to what civil servants had said written or advised. He also indicated that it was government policy to employ the auditors for internal audit requirements of local authorities and this should not be blamed on civil servants. Mr. Cushing indicated that the main thrust of the motion was to seek clarity for all local authorities to take decisions as they were accountable to the rate payer. Mr. Gimbert indicated that he did not refer specifically to any individual civil servant and made

reference to the situation at the Western Civic Amenity Site whereby the contracts of employment were implemented under the Whitley Council Agreement. The purpose of the motion was to seek savings for the rate payer.

The Chairman called for a vote on the motion and it was found that three were in favour with six against. The motion therefore failed.

LOCAL AUTHORITY 10/355
RENT INCREASES

The Town Clerk referred to an email from the Housing Policy Manager at the Department of Social Care requesting input with regard to local authority rents for 2011/2012. It was *AGREED* to consider the matter in detail at the next meeting.

CHIROPODY SERVICES 10/366
IN PEEL

Mrs. Birkett referred to the closure of the chiropody unit in Peel and expressed concern at the loss of this facility to the residents of the Town. It was *AGREED* that reference was made to the matter in the next edition of the Commissioners newsletter and seek feedback on whether other residents were equally concerned.

TMB

IRIS PUMP HOUSE 10/367
CLOCK

Mrs. Moughtin enquired as to the replacement of the IRIS clock and the Town Clerk indicated that costings would be available for the budget meeting.

PGL

WESTERN TRAFFIC 10/368
MANAGEMENT GROUP

Mr. Lace referred to the next meeting of the Western Traffic Management Group and indicated that he wished to once more raise the issue of the lack of a pavement on the Ramsey Road near to the quarry. If no action was taken by the Highways Division Mr. Lace was prepared to raise his concerns on the local radio.

PEEL ALLOTMENT 10/369

The Chairman indicated whether the allotment users were interested in taking seaweed from Peel beach for use on the allotments. Mr. Beale indicated he would raise the matter at the next allotment committee meeting.

This part of the meeting ended at 8.25p.m.

