

# GENERAL MEETING

The MINUTES of a GENERAL MEETING held in the Boardroom, Town Hall, Derby Road, Peel on Tuesday 2<sup>nd</sup> August 2011 at 7.00p.m.

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

Apologies                Mr. N A Cushing

In attendance         Mr P G Leadley (Town Clerk)

## Action

|                                 |        |  |
|---------------------------------|--------|--|
| ACTING<br>CHAIRMAN'S<br>WELCOME | 11/233 | The Acting Chairman welcomed the press and public to the first meeting of August.  |
| MINUTES                         | 11/234 | The Minutes of the meeting held on 19 <sup>th</sup> July 2011 were taken as read and <i>CONFIRMED</i> .  |
| WARD LIBRARY                    | 11/235 | The Town Clerk referred back to Minute 11/199 and indicated that the Town Warden had been in contact with the Police with regard to the 4 x 4 wheel drive vehicle being left outside the library. Following Police action it was noted that the vehicle had since moved. |
| PLAY AREAS                      | 11/236 | The Town Clerk referred back to Minute 11/200 and indicated that following a letter drop to residents of Rearyt Aalin one response had been received to date regarding possible improvements to the Rearyt Aalin play area. <i>NOTED</i>                                 |
| RAGWORT                         | 11/237 | The Town Clerk referred back to Minute 11/206 and stated that staff had commenced ragwort removal on the headlands the previous day.   |
| SKATEBOARD<br>PARK              | 11/238 | The Town Clerk referred back to Minute 11/208 and indicated that the Technical   |

Officer had met the teenagers regarding possible improvements to the skateboard park. It was noted that the youths were interested in the possible provision of a new ramp on the steps at the rear of the former Marine Hall site. It was suggested that this area could be developed for skateboarders as part of the improvements for this area. Mrs. O'Halloran indicated that the skateboard park was a meeting place for youths and was well used. *NOTED*

SEAGULLS                      11/239                      The Town Clerk referred back to Minute 11/209 and indicated that he had written to the Department of Environment Food and Agriculture for a general licence to remove seagulls. A decision on the application was awaited. *NOTED*

CCTV CAMERAS                11/240                      The Town Clerk referred back to Minute 11/210 and reported that the Technical Officer and the Town Clerk had met with Constable Radcliffe the Crime Prevention Officer to discuss CCTV provision. Areas included both overt and covert camera systems. Reference was also made to the loan of an infrared camera. In Constable Radcliffe's opinion this camera had provided good quality images. However, the quality of CCTV images produced depended on the amount of light, the quality of the camera and whether it was recording images at short or long distances. It was noted that costs of both systems would be obtained for discussion at the budget meeting.

The Town Clerk referred to the existing nine channel CCTV drive which was in need of repair at a cost of £190.50. A replacement with a new updated four channel CCTV drive was £525. At this stage it was *AGREED* that the existing equipment be repaired subject to detailed consideration at the budget meeting as to possible up-grade and improvement.

BALLAQUANE ROAD                      11/241                      Upon enquiry the Town Clerk indicated that the Technical Officer had not yet costed out the possible provision of a hard standing parking area on the

headlands field. It was noted that these figures would be available for the budget meeting.

MULTI-STOREY CAR PARK 11/242 The Town Clerk referred back to Minute 11/213 and indicated that Phase Two of the proposals from Top-Deck Parking could only be progressed with the provision of a suitable CAD drawing. It was noted that a CAD drawing had been requested from a Mr. Jenkins. Upon receipt the matter could be progressed with regard to Phase Two with Top-Deck Parking.

DECK CHAIRS 11/243 The Town Clerk referred back to Minute 11/230 and confirmed that Mrs. Brew had been written to with confirmation that public liability insurance cover was in place. It would be up to Mrs. Brew to arrange for the hire of the deck chairs from her promenade kiosk.

Arising therefrom Mr. Lace enquired as to whether a deep harrow could be borrowed from a local farmer to enable removal of seaweed that had gathered on the beach. It was *AGREED* that the Town Clerk investigate the matter in the hope that something could be achieved before this weekend's carnival.

KITCHEN FRAMEWORK AGREEMENT 11/244 Mr. Gimbert enquired as to the updated position regarding his Notice of Motion concerning the kitchen framework agreement. Mr. Jones, Lead Member for Housing, re-stated that contact had been made with the Department of Social Care and that discussions had been held with staff at the Department. It was noted that some issues were being investigated by the Technical Officer and that the Lead Member for Housing would report back in due course when these investigations had been completed.

ROAD TRAFFIC REGULATION ACT 1985 11/245 Mr. Gimbert referred back to Minute 11/211 and indicated that residents had expressed concern at the length of time that Bridge Street had been closed which had resulted in additional traffic using Factory Lane. Mr. Gimbert sought the

Board's views on applying to the Department of Infrastructure for a temporary 20mph speed limit in Factory Lane. Mr. Jones indicated that in his opinion the lowering of the speed limit would not solve the problem as the issue related to enforcement by the Police if the speed limit was broken. The Acting Chairman suggested an alternative could be the installation of speed restriction humps.

HARBOURS  
DIVISION

11/246

Mr. Gimbert referred back to Minute 11/224 and enquired as to the current position regarding the provision of a sign on the promenade slipway opposite Bridge Street concerning the launching of crafts and jet skis. The Town Clerk indicated that the request for such signage had been made but had not yet been dealt with by the Division.

It was also noted that the Harbours Division agreement to repaint the anchor had not yet been undertaken.

DOG FOULING

11/247

Reference was made back to Minute 11/225 and the Town Clerk advised that after investigation by the Technical Officer it was not feasible to adapt the current bag dispensers in any way to enable easy withdrawal of one bag at a time. The alternative Sac-o-mat system was significantly more expensive.

ROAD TRAFFIC  
REGULATION ACT  
1985

11/248

Members noted receipt of four Orders made under the Road Traffic Regulation Act 1985.

Statutory Document No 0269/11 Peel (Parking Places Designation) (Amendment) (No 2) Order 2011, revocation of Castle Street (Peel) (Restriction of Waiting) Order 1987.

Statutory Document No 0550/11 Peel (Various Roads) (Reserved Parking Places) (Amendment) (No 2) Order 2011. The effect of this Order was to create a reserved place on the northeast side of Tynwald Road, Peel

Statutory Document No 0545/11 Peel (Parking Places Designation) (Amendment) (No 2) Order 2011. The effect of this Order was to amend the permitted parking time on the existing disc parking bays on the Market Place, Peel.

Statutory Document No 0270/11 Various Road (Peel) (Prohibition of Waiting) (Amendment) (No 4) Order 2011. The effect of this Order was to impose no waiting restrictions on a section of Lake Lane, Peel.

Members also noted receipt of a draft Order which sought to implement disc parking on a section of Peveril Road, Peel immediately in front of Gales Fayre Shop. Members had no comment on the draft Order.

The Town Clerk also referred to a draft Order entitled Rural Roads (Speed Limits) (Amendment) No Order 2011 which amended the speed along the main Peel to Douglas A1 road. With regard to Peel the Order provided for a 30mph speed limit some 217 metres to the east of the entrance to the Queen Elizabeth 11 High School. *NOTED*

PLANNING  
APPLICATIONS FOR  
COMMENT 11/249

The following planning applications were considered as follows:-

11/00950/B  
Kitchen and shed extension to rear elevation, 7 West View, Peel.  
*RECOMMENDED FOR APPROVAL*

11/01002/B  
Alterations to existing dormer to create Juliet Balcony and installation of two new gable windows, 5 St Patricks View, Peel. *RECOMMENDED FOR APPROVAL.*

PLANNING  
DECISIONS  
NOTIFIED 11/250

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

PA 11/00809/B Alterations and erection of extension to dwelling, Shangri-La, Tynwald Road, Peel for Mr. & Mrs. Nik Bull. *APPROVED*

PA 11/00789/B Refurbishment works including removal of chimneys and application of insulation render, 14-18 and 20-24 West View, Peel for Peel Town Commissioners. *APPROVED*

PA 11/00595/COM Registered Building consent to alter existing fourth floor balcony to create additional floor space (in association with 11.00594/CON) Registered Building Nos 194, Apartment 7, Chapel Court, Christian Street, Peel for Mr. Geoffrey Elliott. *APPROVED*

PA 11/00594/CON Alterations to existing fourth floor balcony to create additional floor space (in association with 11/00595/CON), Apartment 7, Chapel Court, Christian Street, Peel for Mr. Geoffrey Elliot. *APPROVED*

PA 11/00594/CON Registered building consent for installation of dormer to replace existing roof light (R B No 194 in association with 11/00592GB), Apartment 7, Chapel Court, Christian Street, Peel for Mr. Geoffrey Elliot. *REFUSED*

PA 11/00592/GB Installation of dormer to replace existing roof light (in association with 11/00592 CON) Apartment 7, Chapel Court, Christian Street, Peel for Mr. Geoffrey Elliot. *REFUSED*

PA 11/00681/REM Reserved Matters application for the erection of two apartments and associated garaging, 5 Station Road, Peel for Mr. Allen Corlett. *REFUSED*

PA 10/0140/B ON  
APPEAL

11/251

Members noted receipt of a letter from the Planning Appeals Administrator regarding the Appeal against refusal for the creation of temporary construction compound and storage area to facilitate

residential development proposed under PA 10/00544/B parts of fields 315097, 311826, 311827 and 314444 between Poortown Road and Queen Elizabeth 11 High School east of Reayrt ny Keylley and Reayrt ny Cronk, Peel.

The Planning Appeals Administrator advised that a letter from interested parties to the Appeal had indicated that they did not agree with the Appellants request for the Appeal to be considered on written submissions only. As a result the Appeal would therefore be considered at a hearing. *NOTED*

PA 10/00544/B ON  
APPEAL

11/252

Members noted receipt of a document from the Planning Appeals Administrator concerning the Appeal against the Heritage Homes Limited development for 101 dwellings with associated highway and drainage works, public open space and landscaping, field 311825 and parts of fields 315097, 311826, 311827 and 314444 between Derby Road and the QE11 High School and east of Reayrt ny Keylley, Peel. It was noted that the Appointed Person had made his report to the Council of Ministers and on the 14<sup>th</sup> July 2011 the Council had indicated that it was minded to accept the Appointed Person's recommendation and approve the application subject to planning conditions specified and upon condition that the applicant satisfied the Council within four months from the date of this letter that it had entered into those agreements identified by the Appointed Person at paragraphs 117 and 118 of his report. These related to legal agreements to secure affordable housing provision and an agreement for the location, funding, provision and programming of an equipped play area.

Members discussed the appeal outcome at length and voiced concern that the limit of 1000 dwellings for the West of the Island under the Strategic Plan appeared to be exceeded although minimally by the application. Further concerns were voiced over the ability of

the Town's infrastructure to cope with further major development. In terms of the provision of affordable housing discussion ensued as to whether it should be social housing or first time buyer properties. With regard to medical provision comments were made concerning the number of medical practitioners operating in the new surgery in Peel and it was suggested that there was need for a further doctor. It was *AGREED* that a letter be sent to the Department of Social Services and request that this matter be considered based on the growing population of Peel. Reference was made to planning gain and it was stated that discussions be undertaken with the developer to ensure full investment under planning gain in respect of this application. In conclusion the Commissioners noted that the Appointed Person had determined that there was no adopted planning policy for a relief road or by-pass of Peel. If one were to be considered then it should only follow after public consultation and independent scrutiny. *NOTED*

PEEL CARNIVAL            11/253            Members noted receipt of an Order under the Highways Act 1986 entitled the Peel Carnival Order 2011 operable on 7<sup>th</sup> August 2011 which closed certain roads on the East Quay and promenade whilst the carnival event took place.

PEEL BEACH            11/254            Members noted receipt of a bronze award from netmums.com in which Peel beach had been voted by netmums.com as one of their favourite free places to visit in the Isle of Man. *NOTED*

Arising therefrom Mr. Jones wished to extend his thanks and appreciation to Mr. Harmer for organising the recent beach clean which had been assisted by eighteen volunteers clearing litter from Peel beach.

QUEEN ELIZABETH 11/255            The Town Clerk referred to a letter from the Queen Elizabeth 11 High School regarding the senior prize day scheduled for 15<sup>th</sup> September 2011. The



Commissioners music prize was awarded annually and it was *AGREED* that the prize of a £30 book voucher be increased to £50.

DOG FOULING

11/256

Consideration was given to an email from Port St. Mary Commissioners regarding dog fouling and methods to combat it with particular regard to the suggested provision of DNA testing of all the Islands dogs. Mr. Jones indicated that it was the general view that those dogs that were tested for DNA tended to belong to responsible dog owners that did not allow their dogs to foul. There was a cost implication with regard to DNA testing and it could only work if there were suitably strong powers under legislation to deal with dog owners that allowed their dogs to foul. In Mr. Jones opinion the most effective solution was through regular publicity to the general public on this matter.

Arising therefrom Mrs. Moughtin referred to warden controlled dog only parks which appeared to be effective. Mrs. O'Halloran referred to her experience of such a dog park in Laurel Canyon, Los Angeles County in America. A general discussion ensued over possible areas within Peel that might possibly provide a suitable dog park. Reference was made to the lower field at Ballaterson Farm. Mr. Lace also referred to the headlands field and the meadow field beyond as possible areas that could be utilised for a dog park. In conclusion it was *AGREED* that the estimated costs of providing such a facility be investigated for consideration as a budget items at the next budget meeting.

HOUSING (FLATS)  
REGULATIONS 1982

11/257

The Town Clerk referred to a recommendation from the Environmental Health Officer that flats 1 and 2 of 8 Michael Street, Peel be registered under the Housing (Flats) Regulations 1982. It was *AGREED* that they be registered accordingly.

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| LIFEBOAT SERVICE<br>OF THANKSGIVING | 11/258 | The Town Clerk referred to an invitation to Commissioners to attend the Annual Service of Thanksgiving at Peel Lifeboat Station on Sunday 14 <sup>th</sup> August 2011 at 3.00p.m. Four Members indicated that they would attend the Service.  |
| TRADITIONAL<br>BOAT FESTIVAL        | 11/259 | The Acting Chairman indicated that the Chairman through a diary mix-up had not attended the prize presentation at the Traditional Boat Festival the previous weekend. It was noted that Mrs. O'Halloran had been in attendance and was able to present the prizes. <i>NOTED</i>  |
| MARKET STREET<br>FLATS              | 11/260 | Mr. Gimbert referred to the metal railings outside the upper level of the Market Street flats which were in a rusty condition. The Town Clerk indicated that he had investigated the matter with the Technical Officer and that the railings would be replaced in due course.  |
| STANLEY ROAD                        | 11/261 | Reference was made to the reserved parking space on Stanley Road held by the late Mr. Tom Lamb. Consequent upon his death it was <i>AGREED</i> to write to the Department of Infrastructure with a request that the reserved space be removed.   |
| MOBILE FISH UNIT                    | 11/262 | Mr. Harmer enquired as to the current position regarding Mr. Knighton's request to site a mobile fish unit on the quay area. The Town Clerk indicated that a response was awaited from Captain Best and that due to the length of time that this had taken he would raise the issue with the Director of Harbours, Captain Michael Brew. |
| FENELLA BEACH                       | 11/263 | Mr. Harmer indicated that following the successful litter pick on Peel beach a further litter pick had been arranged for Fenella Beach on 20 <sup>th</sup> August 2011. <i>NOTED</i>   |
| 18 BRIDGE STREET                    | 11/264 | Mr. Gimbert referred to 18 Bridge Street and reported that previous action to have the dangerous chimney stack removed needed to be followed with additional action as it appeared that the roof was in  |

possible danger of collapse. The Town Clerk undertook to liaise with the Environmental Health Officer with regard to possible action under the Building Control Act 1991

PEEL PROMENADE 11/265

Mr. Harmer enquired as to whether additional signs indicating the location of litter bins could be displayed on Peel promenade in the vicinity of the kiosk. After discussion Members felt that this was not required and were not prepared for additional signage to be erected.

HOUSE OF  
MANANNAN 11/266

Mrs. Birkett referred to a report she had received of a lady tripping on the pavement area outside the House of Manannan resulting in injury. Depending on the exact location the area concerned could be under either the Department of Infrastructure responsibility or the Manx National Heritage. It was *AGREED* that the matter be investigated.

WILDLIFE 11/267

Mr. Gimbert wished to express his public thanks to Miss Jenni Quiggin who had picked up five dead seagulls and a dead seal from the beach. *NOTED*

MOTORHOMES  
AND LARGE  
VEHICLES 11/268

Mr Gimbert referred to the parking of motorhomes and large vehicles on Peel promenade. The Town Clerk indicated that signage had been erected on Marine Parade a number of years ago which did not permit motorhomes to park overnight. Mr Gimbert indicated that this had created a problem in the centre of the promenade as such vehicles were parking there. Mr Gimbert suggested whether consideration could be given to the former brickworks land being utilised for parking of motorhomes. The Town Clerk indicated that this issue would be discussed at the next meeting of the Western Traffic Management Liaison Group on 17<sup>th</sup> August 2011.

Mr. N A Cushing arrived at 8.15p.m.

MARKET STREET 11/269

Mr. Gimbert referred to a resident's concerns over the parking of vehicles immediately outside 1A Market Street,

Peel. Mr. Jones indicated that any vehicles obstructing the entrance to the property would be a matter for the Police to deal with.

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|------------------------------|--------|---|
| DOG CONTROL<br>BYLAWS        | 11/270 | Mr. Gimbert enquired whether the Board would be prepared to seek views of residents perhaps via the next newsletter for a change to the dog control bylaws for Peel. He suggested consideration might be given to amend the current bylaws preventing dog access onto the beach to enable access during the evenings in the summer period. Mrs. Moughtin stated that Mr. Gimbert had promoted the current bylaws which prevented dog access through the summer months and objected to any possible amendment. |
| STREET GULLIES               | 11/271 | Mr. Gimbert enquired as to when the street gullies had last been cleaned. The Town Clerk indicated that he understood the gully cleaning machine had been evident in the Town the previous week.  |
| MOTORCYCLE<br>PARKING        | 11/272 | Mr. Gimbert enquired whether consideration could be given to provide reserved parking spaces on the Christian Street car park and in Atholl Place limited to motorcycles. If one car parking space was converted with chevron markings it would enable two to three bikes to park in each location. Mr. Gimbert indicated that there were no reserved spaces for motorcycles in Peel. It was <i>AGREED</i> that the matter be considered.   |
| TRADITIONAL<br>BOAT FESTIVAL | 11/273 | Mrs. O'Halloran indicated that the recent Traditional Boat Festival had proved very successful with about forty five visiting boats entering Peel Harbour. The organisers still had an issue over the Harbours Division insisting that mooring fees be maintained at their normal level with no reduced fee for the event. It was <i>AGREED</i> that a further request be made to the Department suggesting a reduced charge for the festival weekend for visiting boat owners.                               |

Arising therefrom Mrs. Birkett indicated that the electrical power boxes on the harbour side were still in a poor condition and in need of attention. It was *AGREED* to request that they be repaired accordingly.

CLIFF PATH 11/274

Mr. Lace wished to record his public thanks to the footpaths team at the Department of Infrastructure for cutting back the cliff path between Peel and Glen Maye which assisted walkers. *NOTED*

Mr. Lace also referred to the provision of a pipe line through farm land between the Poortown Road and the main Peel Road and indicated that this pipeline with a pumping station at each end could be developed with an accessible road for leisure use. It was *AGREED* to enquire of the Department whether this was feasible.

SPECIAL OLYMPICS 11/275

Mr. Harmer referred to the achievements of Zoe Lambie in achieving a gold medal at the recent Special Olympics. It was *AGREED* to forward the Commissioners congratulations to Miss Lambie.

BOWLING GREEN CAFÉ 11/276

The Acting Chairman referred to the planning approval granted for the establishment of a tearoom at the guest house adjacent to the Bowling Green Café. In the Acting Chairman's opinion this would cause possible problems by way of loss of business. Members noted that the Commissioners were only able to recommend approval or refusal and that the decision was in the hands of the Planning Committee. *NOTED*

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

