

GENERAL MEETING

The MINUTES of a GENERAL MEETING held in the Boardroom, Town Hall, Derby Road, Peel on Tuesday 10th January 2012 at 7.00p.m.

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

Apologies Mr. A G Jones

In attendance Mr. P G Leadley (Town Clerk)

Action

CHAIRMAN'S WELCOME	11/529	The Chairman welcomed the Press and Mr. T M Crookall, MHK to the meeting and wished a Happy New Year to all.	
MINUTES	11/530	The Minutes of the meeting held on 6 th December 2011 were taken as read and <i>CONFIRMED</i> .	
CLOTHWORKERS SCHOOL – CHRISTMAS FAYRE	11/531	The Town Clerk referred back to Minute 11/508 and reported that a letter of thanks had been received from the Peel Clothworkers Parents Teachers and Friends Association with regard to the Commissioners donation of a Christmas hamper for the school fayre.	
22 PATRICK STREET	11/532	The Town Clerk referred back to Minute 11/522 and referred to a letter from the Department of Infrastructure which indicated that whilst works had not yet been fully completed the fence on the roadside had been removed. <i>NOTED</i>	
LOAN APPLICATIONS	11/533	The Town Clerk referred back to Minute 11/526 and confirmed Department of Infrastructure approval for the two loans to demolish 3 Derby Road and repair the embankment on the headlands. <i>NOTED</i>	
DISABLED TOILETS	11/534	The Town Clerk referred back to Minute 11/502 and indicated that the Technical	TQ

Officer was in the process of purchasing additional radar keys for the disabled toilets.
NOTED

RATES

11/535

Upon enquiry from the Chairman the Town Clerk advised that a response to an email request to Mr. Crookall, MHK for his support in raising the issue in Tynwald of a review of debt collection procedures had not been received. The Chairman requested that the matter be kept under review.

PLANNING
APPLICATIONS FOR
COMMENT

11/536

Reference was made to the four planning applications tabled by Mr. Gimbert at the previous meeting and it was noted that no email comments had been received from Members regarding these applications. The Chairman indicated that he had requested an extension to the response deadline. *NOTED*

Letter sent

The following planning applications were considered as follows:-

11/01668/B – Installation of replacement shop front, side and rear door, blocking up existing side elevation windows and door, 8 Atholl Place, Peel. *RECOMMENDED FOR APPROVAL.*

11/01674/B - Re-roofing works to dwelling, 20 Castle Street, Peel. *RECOMMENDED FOR APPROVAL.*

11/01691/B - Installation of replacement window to front elevation, Marina Cottage 17-18 Shore Road, Peel. *RECOMMENDED FOR APPROVAL.*

11/01692/B - Demolition of a single storey shed (Unit Z) and conversion of an old pump house (Unit Y) to provide office accommodation with associated parking, Old Pump House, The Fish Yard, Mill Road, Peel. *RECOMMENDED FOR APPROVAL.*

11/01694/B - Installation of replacement windows and door to front elevation (retrospective), 2 Station Road, Peel. *RECOMMENDED FOR APPROVAL.*

11/01644/B Conversion into two dwellings, Old Peel Doctors Surgery, Derby Road, Peel

Mr. Gimbert declared an interest in this matter. Members noted receipt of a copy letter of objection from Mr. Gimbert in his personal capacity with regard to this planning application for the change of use of the former Doctors Surgery to two dwellings. The Chairman confirmed that he had requested an extension of the deadline date for responses in respect of this matter to enable further public consultation.

Reference was made to the change of use to residential and the subsequent loss of community space. Comment was made over the impact of nearby residents and it was the Members view that additional commercial use would be preferable to more residential dwellings. In conclusion it was *AGREED* to *RECOMMEND REFUSAL* for the change of use with a recommendation for office/commercial use.

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| ST. GERMANS
HANDBELL
RINGERS | 11/537 | Mr. Gimbert referred back to Minute 11/513 and indicated that a clash had occurred between the Crosby Silver Band and the Bell ringers playing at the same time in Michael Street. It was <i>AGREED</i> to try and ensure there was no such overlap for Christmas 2012. |
| LOCAL
AUTHORITY RENT
INCREASE | 11/538 | Mr. Lace referred back to Minute 11/520 and wished to express his disappointment at the 10% increase in local authority rentals effective from April 2012. In particular he raised the issue of defective windows at Fenella Terrace and indicated that he did not agree to the substantial increase by Government. |
| WATER AND
SEWERAGE
AUTHORITY | 11/539 | Mr. Lace referred back to Minute 11/521 and indicated that he had noticed the new sewerage system being built near Glen Maye, Patrick which appeared to be enclosed and suggested that a similar sewerage system could be built in Peel but on a larger scale. He suggested that this issue be raised at the appropriate time with the Water and Sewerage Authority. Mr. Gimbert responded and indicated that an enclosed system had not been approved for Peel due to the estimated £2 million additional cost. |

The Chairman stated that this particular issue was off the agenda until 2015 and it was not appropriate to open a discussion on the sewage issue for the Town at the present time.

RAMSEY ROAD DEVELOPMENT 11/540 The Chairman referred back to Minute 11/527 and it was noted that the response from the Planning Department was still awaited.

ROAD TRAFFIC REGULATION ACT 1985 11/541 Members noted receipt of two Orders made under the Road Traffic Regulation Act 1985 as follows:-

- a) Michael Street (Peel) (Temporary Prohibition of Through Traffic) Order 2011. This Order prohibited vehicular traffic from proceeding on a section of Michael Street whilst water connection installation work took place between 9th January and 11th January 2012.
- b) Ballaquane Road (Peel) (Temporary Prohibition of Through Traffic) Order 2011. This Order prohibited vehicular traffic from a section of Ballaquane Road whilst carriageway reconstruction and overlay work took place between the 9th January and 30th January 2012.

PLANNING DECISIONS NOTIFIED 11/542 PA 11/01538/B Installation of replacement windows and rear door 54 Glenfaba Road, Peel for Kerry Mills. *APPROVED*.

PA11/01547/B Alterations and erection of a two storey extension to side elevation to replace existing garage, 9 Fuchsia Close, Rearyt ny Keylley, Peel for Mr. Jason Bulliment. *APPROVED*.

PA 11/01549/B Erection of fence on top of existing boundary wall (retrospective) 8 Ballaquane Park, Peel for Mr. Robert and Mrs. Susan Beverly Wilson. *APPROVED*.

PA 11/01550/B Removal of sod hedge, 8 Clover Avenue, Rearyt ny Keylley, Peel for Mr. Mark Robinson. *APPROVED*.

PA 11/01496/B Erection of a perimeter fence with gates and access controlled entrance

gates for Department of Environment, Food and Agriculture. *APPROVED.*

PA 11/01544/C Additional use of residential dwelling for the operation of a health and beauty therapy business, Thie Ny Corneil, Peveril Avenue, Peel for Mrs. Julie Ann Watt. *APPROVED.*

PA 11/01566/B Enclose existing balcony with fold aside window, The Haven, Tynwald Road, Peel for Mr. & Mrs. Colin Quirk. *APPROVED.*

PA 11/01621/B Erection of a two storey extension to nursing home, and creation of temporary compound for use during construction (amendment to PA 10/01238/B), Castle View Nursing Home, Ballatessan Meadow, Glenfaba Road, Peel for Heritage Homes Limited. *APPROVED.*

PA 11/01591/B Removal of chimney and side porch, replace existing window with a door and widen existing driveway, Sundown, 25 Mountain View, Peel for Mr. Jamie Mathew and Mrs. Diane Helen Pope. *APPROVED.*

PA 11/00452/B ON APPEAL 11/543 Members noted receipt of the report from the Planning Inspector with regard to the Appeal in respect of an extension to dwelling at 8 Ballaquane Park, Peel for Mr. & Mrs. Robert Wilson. It was noted that the Minister had accepted the recommendation that the Appeal should be dismissed and directed approval for the planning application to extend the dwelling. *NOTED*

PA 11/00515/B ON APPEAL 11/544 Members noted receipt of an Appeal decision in respect of a planning application for the erection of a conservatory (retrospective) at 10 Ballagyr Park, Peel for Mr. & Mrs. McLean. The Minister had concurred with the Planning Appeal Inspector's conclusions and accepted the recommendation that the Appeal should be dismissed and that the Planning Committee's decision to refuse the application be confirmed. *NOTED*

PA 10/01460/B ON APPEAL	11/545	Members noted receipt of the Planning Inspectors report which had been considered by the Minister and in respect of which he had agreed that the Appeal be allowed. The Chairman commented that the compound for 101 dwellings had originally been objected to by the Board then withdrawn. Reference had been made to the construction method and the formation of a local liaison committee. It was <i>AGREED</i> to seek clarification as to whether the Commissioners would be included on the liaison committee.	
PA 11/01549/B ON APPEAL	11/546	The Town Clerk reported that an Appeal had been requested in respect of the approval for the erection of a fence on top of the existing boundary wall (retrospective) at 8 Ballaquane Park, Peel owned by Mr. & Mrs. Wilson. Members noted the lodging of this Appeal and it was <i>AGREED</i> to make no further comment.	
DIAMOND JUBILEE CELEBRATIONS	11/547	Consideration was given to an email from the Chief Secretary's Office regarding Her Majesty the Queen's Diamond Jubilee celebrations scheduled for 2012. It was confirmed that no budget provision had been made to mark this occasion. Mr. Harmer suggested that residents may wish to organise street parties and the matter could be advertised by the Commissioners accordingly. Mrs. Birkett confirmed that the press could be requested to promote the suggestion that a street party be held.	
TRADITIONAL BOAT FESTIVAL	11/548	Members noted receipt of a Press release advertising the 21 st birthday celebrations of the Traditional Boat Festival in Peel. It was noted that the festival would take place between the 3 rd and 5 th August 2012. Arising therefrom the Town Clerk referred to a letter received from Mr. Mike Clark, Chairman of the Traditional Boat Weekend Committee in which he thanked the Commissioners for their continuing support of the event. In addition to the regular events the Boat Weekend Committee intended to organise musicians playing on the Weatherglass Corner on the 4 th August 2012 and sought the Board's approval. <i>AGREED</i>	Letter sent

TOURISM AWARDS	11/549	The Chairman referred to the recent tourism awards organised by the Department of Tourism and copies of the positive comments and feedback received from the public were noted with regard to Peel in general and the campsite in particular.	
ELECTORAL REFORM BILL 2011	11/550	Mr. Gimbert referred to the Electoral Reform Bill and requested that the matter be adjourned to the next meeting. Mrs. Birkett seconded the motion and it was <i>AGREED</i> that the matter be considered on 24 th January 2012.	PGL
HOLOCAUST MEMORIAL DAY SERVICE	11/551	The Chairman, Mrs. O'Halloran and Mr. Beale indicated that they would attend the Holocaust Memorial Day Service to be held at the Trinity Methodist Church, Bucks Road, Douglas at 3.00p.m. on 29 th January 2012.	
LOCAL GOVERNMENT PENSION SCHEME	11/552	Consideration was given to the consultation exercise in respect of the Local Government Pension Scheme. Mr. Gimbert commented that the members of the scheme had not been consulted prior to the matter going out to public consultation. He indicated that the Civil Service staff had been given one year to consult on amendments to their Civil Service Pension Scheme and as a result he proposed that the Commissioners request a postponement to enable members consultation prior to the matter going out to the public. Mr. Harmer seconded Mr. Gimbert's proposal and after approval it was <i>AGREED</i> that a request for a postponement to enable Members consultation be made.	Letter sent
WEEDS ACT	11/553	Consideration was given to a consultation document with regard to amendments to the Weeds Act. Mrs. Birkett indicated that she was concerned at the possible impact on	

animals and the need to keep weeds under control. Mr. Gimbert was of the view that the removal of certain weeds from control measures could cause a problem if such weeds became more prevalent. In his opinion this was false economy. Mrs. O'Halloran commented on the ragwort which was a noxious weed, quick to grow and which spread far and wide. Mr. Harmer indicated his support for a code of practice. All Members expressed concerns over the need to eradicate ragwort.

ST. GERMANS CATHEDRAL	11/554	Members noted receipt of a letter from the Reverend Nigel Godfrey concerning a copy of a facility received in respect of the development of the Cathedral gardens. Comment was made that no further contact had been received from Reverend Godfrey over the Church's plans to widen the entrance into the Cathedral field which would impact upon the Commissioners Derby Road Car Park. <i>NOTED</i>	
FLAG DAY	11/555	Consideration was given to a request from the Manx Blind Welfare Society to hold a flag day outside Shoprite on 31 st August 2012. <i>AGREED</i>	Letter sent
LOCAL AUTHORITY LIASION	11/556	Members noted receipt of a letter dated 22 nd December 2011 from Mr. R Ronan, MHK recently appointed Member with responsibility for Local Authoritys under the Department of Infrastructure. It was noted that Mr. Ronan intended to contact each local authority to arrange meetings to look at matters of mutual interest.	
HEALTH AND SAFETY CONSULTATIVE COMMITTEE	11/557	Members considered a paper from the Department of Infrastructure regarding a proposal to establish a Health and Safety Consultative Committee.	Letter sent

The matter was considered in some detail and there was a unanimous view that there existed enough health and safety legislation and infrastructure without the need for a Health and Safety Consultative Committee. Members felt there was enough health and safety legislation and bureaucracy suitable to Manx requirements and that to follow UK legislation was not always necessary. It was

AGREED to forward a suitable response to the Department and copied to the Municipal Association with regard to this matter.

CROSBY AND
DISTRICT SILVER
BAND

11/558

The Town Clerk read out a letter of thanks from the Secretary to the Crosby and District Silver Band in which the band wished to thank the Commissioners for the opportunity to play seasonal music in Michael Street leading up to Christmas. *NOTED*

LIEUTENANT
GOVERNOR'S VISIT

11/559

The Town Clerk updated Members on the visit of His Excellency the Lieutenant Governor on 26th January 2012. The itinerary had been confirmed and it was noted that Mr. Lace had secured a suitable vehicle to transport His Excellency around the Town to the various locations. It was further noted that His Excellency would be guest at a buffet lunch at the Golf Club following the morning visit.

PGL

It was confirmed that the Commissioners and their partners be invited to the buffet along with selected other guests.

REARYT NY
CRONK PLAYAREA

11/560

The Town Clerk referred to receipt of an email from Mr. Joe McLoughlin of Heritage Homes Limited regarding the planning requirement for a play area at the new development at Rearyt ny Cronk. Mr. McLoughlin enquired whether the Commissioners would support the provision of the agreed play equipment in the area designated at Rearyt ny Keylley as opposed to Rearyt ny Cronk which could then become a landscaped public amenity area. Such a proposal would result in the play equipment being available much earlier and would also serve both housing developments. After discussion the Chairman requested the Town Clerk to investigate with the Department of Infrastructure as to the current position regarding the play area PA 10/00544/B.

PGL

RAMSEY ROAD
DEVELOPMENT

11/561

The Town Clerk tabled a plan with the proposed housing development at Ramsey Road. The developer had requested the Commissioners approval to the layout of the house numbers as detailed on the plan. Members noted that the numbers ran in a reasonably straight forward manner around

Letter sent

		the estate and had no objection to the number layout.	
PROMENADE PARKING	11/562	Mr. Lace enquired whether the northern end of the promenade could be adapted by removal of the seating onto the wider part of the promenade pavement to enable additional parking. It was <i>AGREED</i> that the matter be investigated.	Ongoing
LOCAL AUTHORITY HOUSING	11/563	Mr. Lace enquired whether the Commissioners would consider a suggestion that local authority tenants hold an option to purchase their tenanted properties. In general discussion it was felt that this type of proposal would not be supported by Central Government.	
WESTERN CIVIC AMENITY SITE	11/564	Mrs. Moughtin referred to stickers being used at the Western Civic Amenity Site that indicated the following “saved – do not take” It appeared that the practice of placing such notices on certain items was being followed and in Mrs. Moughtin’s opinion this was contrary to the ethos of a recycling plant where the items should be available on a first come first served basis. Mr. Beale indicated that there was a simple reason for such notices to be placed in that certain large items may require a subsequent visit from the individual in a larger vehicle to take the item away. The matter was discussed and the Chairman suggested that it be referred to the Western Civic Amenity Site Committee for detailed discussion. <i>AGREED</i>	ECB
REGENERATION SCHEME	11/565	Mr. Gimbert enquired as to the current position regarding the wi-fi application under the Regeneration Scheme. Mr. Harmer commented that the matter had still not been progressed and that the Regeneration Committee was awaiting comment from the Harbours Division as to the way forward. Mr. Harmer was disappointed at the lack of progress with this matter. Mr. Gimbert commented that this application had been made as a quick fix and that he was also disappointed at the lack of progress..	
CHARITABLE COLLECTION	11/566	Mrs. Birkett reported that both her husband and herself had used the hot chestnut stand on three occasions in recent months and raised	

the total sum of £440 which would be passed to the Peel and Western Anti Cancer Charity. Mrs Birkett wished to thank all those who had supported the chestnut stall.

CLOVER AVENUE 11/567 The Chairman referred to the adoption of PGL Clover Avenue and suggested that on grounds of safety a traffic calming speed hump on the corner of the Avenue would be of benefit. It was *AGREED* to make such a request to the Department of Infrastructure, Highways Division.

COMMISSIONERS SURGERY 11/568 The Chairman confirmed that the next Commissioners Surgery would be held on Saturday 14th January 2012 from 10.00a.m. to 12 noon at the Town Hall. It was *AGREED* to publicise the surgery accordingly.

This part of the meeting ended at 8.10p.m.