

GENERAL MEETING

The MINUTES of the GENERAL MEETING held in the Boardroom, Town Hall, Derby Road, Peel on Tuesday 6th August 2013 at 7.00p.m.

Present Mr. R K Harmer (Chairman)
 Mr. E C Beale
 Mr. I G Davison
 Miss K M Felton
 Mr. A G Jones
 Mrs. J O'Halloran
 Mr. D J Lace
 Mrs. C A Moughtin

Apologies Mr. N A Cushing

In attendance Mr. P G Leadley (Town Clerk)

Action

CHAIRMAN'S
WELCOME

13/167

The Chairman welcomed the press to the meeting and wished to congratulate Peel Carnival Committee on their sterling work in organising this year's carnival. In addition he wished to congratulate Mr. Michael Clarkson of the Peel Beach Mission following his 50th anniversary of coming to Peel.

MINUTES

13/168

The Minutes of the meeting held on 16th July 2013 were taken as read and *CONFIRMED*.

WAR MEMORIAL

13/169

The Town Clerk referred back to Minute 13/144 and outlined the response from the Archdeacon regarding the work done by the Church at the war memorial in the grounds of the Cathedral. Mr. Jones referred to the meeting held in October 2012 and suggested that there had not been a misunderstanding of the actions taken by the Cathedral representatives with regard to the planning application submitted. Mr. Jones stated that upon enquiry the Reverend Nigel Godfrey had indicated that there would be no changes to the proposals under the planning application and that the work on the steps did not form part of that planning application. It was *AGREED* that a further

Letter sent

letter be sent to the Archdeacon outlining the Commissioners view of this matter.

HOUSING	13/170	Reference was made back to Minute 13/145 and it was noted that a meeting of the Western Authorities had been convened for 11 th September 2013 at 7.00p.m. in the Philip Christian Centre to discuss the future for housing in the West of the Island. It was noted that Mr. Robert Quayle had agreed to chair this meeting.	
HEADLANDS TELESCOPE	13/171	The Town Clerk referred back to Minute 13/147 and reported that the cost of repair of the vandalised telescope was in the region of £700 to £800. In addition carriage costs would be required. Discussion ensued as to the repair or otherwise of the telescope and its possible relocation to a safer site. At this stage it was <i>AGREED</i> to undertake the necessary repairs (off Island) and that further discussion would take place regarding its future location.	TQ
PROMENADE RAILINGS	13/172	The Town Clerk referred back to Minute 13/148 and reported that a response was still awaited from the Department of Infrastructure regarding the annual maintenance programme for the upkeep of the railings.	
BRIDGE STREET	13/173	Reference was made back to Minute 13/149 and it was <i>AGREED</i> that a meeting be arranged with the residents of Bridge Street on 14 th August 2013 at 7.30p.m. to discuss the safety issues. Mr. Davison undertook to liaise with the relevant residents accordingly.	
CONSULTATION OF PROPOSED DRAFT BUILDING REGULATIONS 2013	13/174	Members considered a draft response from the Technical Officer with regard to the consultation document on the proposed revision of the building regulations. It was <i>AGREED</i> that the Technical Officer submit his views to the Department accordingly.	Completed
CONSULTATION ON REVIEW OF LEGISLATION RELATING TO THE CONTROL OF ADVERTISEMENTS	13/175	Reference was made back to Minute 13/155 and the Chairman reaffirmed his view that due to the proposed relaxation of controls there could be an increase in the proliferation of advertisements around the Town. It was <i>AGREED</i> to make no	

comment on the consultation document.

REGENERATION
SCHEME

13/176

The Chairman referred back to Minute 13/158 and updated the Members on the current position. It was noted that three presentations had been made to the Regeneration Committee in respect of public art in Peel. The Committee, supported by the Board, had favoured the artistic proposals submitted by Colette Davies for murals and projections including sound around the Town. In addition the submission by Stephanie Quayle for a bronze seal to be sited on the rock within the harbour next to the entrance to Fenella Beach was strongly supported by the Board and it was *AGREED* that with a request for assistance from the Arts Council the Commissioners would look to commission the provision of this artistic work. Mrs. O'Halloran indicated that although the location was not within the regeneration area she would be prepared to support the proposal and take it forward with a view to seeking donations to assist in the overall cost.

CAMPSITE

13/177

The Town Clerk referred back to Minute 13/159 regarding the Board decision to charge a £200 per month fee for local residents wishing to park their motorhome in the campsite during the summer period excluding the TT and Manx Grand Prix fortnights.

The Town Clerk queried the overall fee which did not include the current £4 per night cost for the electrical hook-up point. It was suggested that this could impact upon the campsite revenue and at this stage it was *AGREED* that the situation be monitored.

PEEL BEACH

13/178

The Town Clerk referred back to Minute 13/160 and advised that a revised work regime had been agreed to cover the beach and promenade area during the busy summer weekends. It was noted that a member of staff would be employed each Saturday and Sunday to harrow the beach, empty litterbins, clean and restock the public toilets and check playgrounds. The Town Clerk confirmed that a rota had been established with four members of staff being prepared to

undertake this weekend work.

Arising therefrom Mr. Davison reiterated his request for two litter bins to be placed on the beach to help in keeping the beach litter free. It was *AGREED* that a trial run for two weeks be undertaken with two bins being placed on the beach.

WESTVIEW PLAYGROUND	13/179	Reference was made back to Minute 13/161 and the Town Clerk referred to the previous maintenance report received in respect of the play equipment at West View. The climbing frame unit which was twenty years old had suffered significant rust damage. The Wicksteed report recommended it be replaced or removed. The matter was discussed at some length and Mr. Davison said he would investigate with the Technical Officer possible replacement equipment. <i>AGREED</i>	ID/TQ
WI-FI	13/180	The Town Clerk updated Members on the current position regarding the new wi-fi system for the Quay and Promenade areas. The system was partially operational although some additional work was required to enable wi-fi in Michael Street and Atholl Place. <i>NOTED</i>	
PEEL CASTLE PATH	13/181	The Town Clerk read out an email response from the Director of Manx National Heritage regarding the condition of the footpath around Peel Castle. Manx National Heritage regarded the area as a natural environment as opposed to a landscaped or maintained area and as a result had never cut back or mown the path. The Director had indicated that following a check the pathway was safe and that it was possible that the edges be strimmed to make access easier. However, the Director stated that he did not intend to start a programme of regular cutting or mowing that would make people think this was a formal park area and he did not wish to incur additional costs. Mrs. Moughtin referred to the response in which she expressed a degree of disappointment and suggested that Manx	Email sent

National Heritage must have a duty of care in respect of areas under its ownership. Members felt that the path should be maintained to a reasonable level to comply with health and safety requirements and it was agreed that a further email to the Director be sent by the Town Clerk on this basis.

DANGEROUS WALL – 13/182
PEVERIL ROAD

The Town Clerk referred back to Minute 13/165 and indicated that following a letter requesting the owner Mrs. Holden to undertake necessary work to make the wall safe it was noted that such work had now commenced and the temporary wall support and heras fencing removed thereby making the footpath passable. *NOTED*

ROAD TRAFFIC 13/183
REGULATION ACT
1985

Members noted receipt of three Road Traffic Orders made by the Department of Infrastructure in respect of Tynwald Road and Douglas Street under Order 356, East Quay temporary prohibition of through vehicular traffic under Order 408 and Mill Road, East Quay, Ballaquane Road and Station Place temporary prohibition of traffic under Order 382.

The Town Clerk also referred to a letter from Auldyn Construction Limited regarding its current progress on the work at the Isle of Man Food Park. It was noted that the Mill Road lane junction would be closed for one week from 5th August to enable the construction of a manhole and other underground work. In addition the Manx Electricity Authority connection would be completed and it was noted that the road closure application had been granted to 24th August.

PLANNING 13/184
APPLICATIONS FOR
COMMENT

The following planning applications were Letter sent considered as follows:-

13/00816//B
Erection of replacement conservatory to dwelling, 15 Mountain View, Peel.
RECOMMENDED FOR APPROVAL.

13/00833/B
Erection of a dwelling with sun room to rear elevation, Plot B10 Rearyt ny Cronk, Peel.

RECOMMENDED FOR APPROVAL.

13/008858/B

Installation of replacement windows, Ballacosnahan, Patrick Street, Peel. *RECOMMENDED FOR APPROVAL.*

13/00682/B

Conversion of existing bus station to provide self storage units with associated parking, Bus Station, Atholl Street, Peel (amended plans). The Commissioners had concerns at the hours of business that will operate and the lack of adequate parking provision for users of the storage facility. *RECOMMEND REFUSAL.*

13/00666/B

Replace existing timber windows with double glazed white uPVC sliding sash windows, Apartment 2, Charles Street Close, Peel. *RECOMMENDED FOR APPROVAL*

13/00888/B

Extension of kitchen extraction system to comply with health and safety regulations for removal of products of combustion from burnt gases, Corrin Memorial Home, Derby Road, Peel. *RECOMMENDED FOR APPROVAL.*

13/00893/B

Demolition of existing single storey lean-to and construction of new smaller single storey extension with flat roof, Belle Vue House, Ramsey Road, Peel. *RECOMMENDED FOR APPROVAL.*

13/00800/B

Installation of replacement uPVC windows, Yn Thie Fuinnee, 7 Beach Street, Peel. This application for uPVC windows to replace timber ones did not comply with the Planning Office directive for conservation areas. *RECOMMEND REFUSAL.*

PLANNING DECISIONS 13/185
NOTIFIED

The following planning decisions have been notified by the Planning Committee as follows:-

PA 13/00552/B Alterations and division of existing dwelling to provide three residential units and vehicular access alterations at Ballawattleworth House, Tynwald road, Peel for Mr. & Mrs. David McLean. *APPROVED.*

PA 13/00742/B Installation of replacement conservatory roof at 32 Cronk Rearyt, Peel for Mr. David Quine. *APPROVED*

PA 13/00756/N Installation of replacement front door at 34 Glenfaba Road, Peel for Mrs. Georgina Dempsey-Moore. *APPROVED.*

PA 13/00623/B ON 13/186
APPEAL

Members noted the submission of an Appeal in respect of the refusal for installation of a flat roof dormer to west elevation, Maynrys, 16 Mountain View, Peel by Mr. & Mrs. Donald Mathieson. It was *AGREED* to make no comment on this Appeal.

HOUSING (FLATS) 13/187
REGULATIONS 1982

Consideration was given to a recommendation from the Environmental Health Officer to register flats 1 – 4, 31 Castle Street, Peel. It was *AGREED* that these flats be registered accordingly.

Completed

HOUSING 13/188
CONFERENCE

Mr. Jones referred to his attendance at the Department of Social Care Housing Conference held on 19th July 2013. Members considered a paper summarising the conference prepared by the Finance Officer. It was noted that the Department was prepared to look at the position regarding the possible suggestion of a Central Housing Authority. Minister Robertshaw, MHK was aware that neither Peel nor Onchan favoured a central authority combining both social housing in the West and East of the Island. The Board confirmed that it believed a Western Authority incorporating Peel, German, Patrick, Marown and possibly Michael Commissioners was the way forward and could be feasible in terms of a significant review to social housing on the Island.

RNLI SERVICE OF 13/189
THANKSGIVING

Members noted an invitation from the Chairman and Committee of the Peel Station Branch for its Annual Service of

			<p>Thanksgiving for the Peel Lifeboat to take place on 11th August 2013 at 3.00p.m. The Chairman, Miss Felton, Mr. Beale and Mrs. O'Halloran indicated they would attend the service along with the Town Clerk.</p>
PEEL TRADITIONAL BOAT WEEKEND	13/190		<p>Consideration was given to a letter from the Traditional Boat Weekend Committee thanking the Commissioners for their continued support. The Chairman indicated that he would also be available to attend the prize giving ceremony on 11th August at the Masonic Lodge when he would be presenting the various prizes.</p> <p>It was noted that some seventy boats had submitted entries for the weekend event. In addition the Committee were pleased to support the Commissioners in regard to the planning of events for the Island of Culture 2014 Year. <i>NOTED</i></p>
PARISH WALK	13/191		<p>The Town Clerk referred to a letter of thanks from the Manx Harriers regarding use of the Town Hall during this year's Parish Walk. It was noted that the 2014 Parish Walk would take place on 21st June.</p>
CHRISTMAS MUSIC	13/192	Letter sent	<p>Consideration was given to a request from the Crosby and District Silver Band to play Christmas music on Saturday 7th, 14th and 21st December from 10.30p.m. <i>AGREED</i>.</p> <p>The Board also discussed the switching on of the Christmas lights and it was <i>AGREED</i> that this take place on Saturday 30th November 2013. The Chairman requested Members to given consideration to a VIP guest to switch on the lights.</p>
CORRIN MEMORIAL HOME	13/193		<p>The Town Clerk referred to a letter of thanks from the Corrin Memorial Home Governors with regard to the assistance given for their fundraising day which had resulted in £2,166.49 being raised towards the cost of the provision of a new sensory garden. <i>NOTED</i></p>
CONSULTATION OF COMPETITION POLICY	13/194		<p>Members gave initial consideration to a consultation document on Competition Policies issued by the Isle of Man Office of Fair Trading. It was <i>AGREED</i> that if any</p>

Member wished to respond they could do so online individually.

TREE FELLING LICENCE	13/195	It was noted that at the July sitting of Tynwald approval had been given for the introduction of a £20 charge for the issue for a tree felling licence effective from 1 st August 2013. <i>NOTED</i>
CONSULTATION ON A BIODIVERSITY STRATEGY	13/196	Members noted receipt of a consultation document seeking the views of the public on a draft Biodiversity Strategy following the Isle of Man signing up to the convention on Biological Diversity in 2010. The Chairman indicated the strategy which would run to 2020 and had three main aims was important. The aims involved the management of biodiversity change to minimise loss, maintain and where necessary restore or enhance native biodiversity and thirdly actively involve society in understanding, appreciating and safeguarding biodiversity. <i>NOTED</i>
PRE-PETITION PROCESS	13/197	Members noted receipt of a letter from the Local Government Unit of the Department of Infrastructure regarding a reminder to all local authorities regarding the pre-petition process prior to seeking approval to borrow monies for rate borne schemes. In particular any appointment of a consultant under a rate borne scheme needed Department approval. <i>NOTED</i>
WATER AND SEWERAGE AUTHORITY	13/198	<p>The Chairman referred to the feasibility study being prepared for the sewerage requirements for Peel and the West. The Town Clerk reported that he had been advised that a draft report had been received by the Authority and was currently being discussed with its consultants Hyder prior to being forwarded to the Commissioners for consideration.</p> <p>Arising therefrom reference was made to a letter submitted by Mr. David Jones regarding a request for a meeting to discuss the sewerage issues for Peel. It was <i>AGREED</i> that until such time as a feasibility study was available then it would be inappropriate to meet with Mr. Jones.</p>

LONG TERM
UNEMPLOYED

13/199

The Town Clerk referred to a recent press release issued by the Department of Economic Development regarding additional funding of £300,000 by the Department to reduce the current number of long term unemployed in the Isle of Man by 2015. The Department of Economic Development was working with the Department of Social Care to develop realistic employment opportunities and in that respect the Minister for the Department of Social Care had enquired whether there were any opportunities within the Commissioners workforce to provide work experience for one or more of the long term unemployed. The Commissioners were unable to assist. *NOTED*

DOUGLAS
CAR PARK

STREET 13/200

Consideration was given to a letter from Mr. Peter Dunworth of 8 Patrick Street, Peel who wished to build a garage at the back of his property which would require access onto the Commissioners Douglas Street car park. It was noted that the proposal would result in the loss of at least two parking spaces and after discussion the Commissioners agreed it would be inappropriate to forego two valuable spaces to accommodate Mr. Dunworth's request. It was *AGREED* to advise him that the Board would not permit access across its car park accordingly.

Letter sent

RAGWORT

13/201

Mrs. O'Halloran referred to the amount of ragwort at the entrance to the Philip Christian Centre and suggested it was a problem. Contrary to this viewpoint Mr. Jones indicated that ragwort only caused a problem in rural areas and in particular if eaten by horses. Having regard to the biodiversity strategy being promoted by Government Mr. Jones suggested that ragwort at this location was not a problem.

CAMPSITE

13/202

The Town Clerk advised Members that additional electrical hook-up points were being installed at the campsite to cater for increasing demand.

RURAL ROADS

13/203

Mr. Lace referred to the widespread problem of hedges on the Island's minor roads not being trimmed back by the Department of

Infrastructure. As a result cars were being scratched and it was noted that the Department would only respond consequent upon complaints being received or road safety issues being raised.

This part of the meeting ended at 8.05p.m.