

GENERAL MEETING

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

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

In attendance Mr. P G Leadley (Town Clerk)

Action

CHAIRMAN'S WELCOME	13/345	The Chairman welcomed the public and Mr T M Crookall MHK to the first meeting of November.	
MINUTES	13/346	The Minutes of the meeting held on 15 th October 2013 were taken as read and <i>CONFIRMED</i> .	
CORNER HOUSE/MICHAEL STREET/DOUGLAS STREET	13/347	The Town Clerk updated members on the current position regarding the stability problems with the Corner House. It was <i>NOTED</i> that the management company's structural engineer MacOwen Collett had prepared a report following a site visit to the property. The report outlined significant stability issues and recommended that the corner of the building between Michael Street and Douglas Street be taken down and rebuilt. It was <i>NOTED</i> that the report indicated that the property could not be left in its present condition as further deterioration was inevitable. The Town Clerk indicated that the report had been copied to the Commissioners structural engineer John Gray for an assessment as to the Commissioners' responsibilities under sections 22 & 23 of the Building Control Act 1991 relating to dangerous buildings and public safety. The Town Clerk also indicated that the management company had requested a	Email sent

meeting with the Commissioners. At this stage it was *AGREED* to await the advice of Mr Gray but in the meantime contact be made with the management company to ascertain what it intended to do in terms of the necessary work to make the building safe.

REGENERATION SCHEME	13/348	The Town Clerk referred back to Minute 13/317 and discussion ensued over a date to meet with the Very Reverend Nigel Godfrey of St German's Cathedral to discuss the regeneration scheme relating to the Cathedral entrance steps from Derby Road. It was <i>AGREED</i> to find a date in December when a meeting might take place.	Meeting agreed
PEEL ACHIEVERS RECEPTION	13/349	<p>Preliminary consideration was given to the list of seven nominations for the Peel Achievers Awards to take place on Friday 22nd November at Peel Golf Club.</p> <p>Mrs Moughtin had joined the meeting at 7.10pm and suggested the nominations be considered "In Committee" <i>AGREED</i></p> <p>It was further <i>AGREED</i> that all seven nominees be invited to the Achievers Reception.</p>	
FISHERMENS SHELTER – EAST QUAY	13/350	The Town Clerk referred back to Minute 13/322 and indicated that the Technical Officer had earmarked certain materials that could be utilised by Mr Horne and his colleagues to refurbish the shelter. <i>NOTED</i>	
HOUSING REVIEW	13/351	<p>Members <i>NOTED</i> the Chairman, Mr Jones Lead Member for Housing, Mr Lace and Mrs Moughtin would attend the housing review meeting organised by the Department of Social Care on 7th November 2013 at Keyll Dharee Lecture Theatre, Nobles Hospital. The Department would be presenting it's twenty five recommendations which were scheduled to be discussed at the November sitting of Tynwald. It was <i>AGREED</i> to await the outcome of that meeting.</p> <p>Consideration was given to the proposed rent increase for Local Authority Housing effective from 1st April 2014. Mr Cushing suggested that a link to the minimum wage should be considered. Mr Lace opposed any increase as he felt a large number of tenants</p>	

were struggling to make ends meet. It was *AGREED* that the suggested recommendation from the Minister of five per cent be supported.

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| SEWAGE | 13/352 | The Town Clerk referred back to Minute 13/324 and advised that a further letter of response from Mr Winstanley the Chief Executive at the Water and Sewerage Authority dated 4 th November 2013 had been received regarding the change to the method of analysis in respect of spillages under the feasibility study. <i>NOTED</i> . Members remained concerned over the late warning of the delay to the feasibility study. | |
| REAYRT NY
CRONK-PUBLIC
LIGHTING | 13/353 | The Town Clerk referred back to Minute 13/333 and advised of a further letter from Heritage Homes Limited dated 28 th October 2013 which indicated that the lane in question was in the private ownership of the owners of the dwellings leading to their rear gardens and with a lockable gate preventing access to all but the legal owners. On this basis it was <i>AGREED</i> not to insist on a additional street lighting column. | |
| MINUTE BOOKS | 13/3354 | The Town Clerk referred back to Minute 13/336 and advised that the previous supplier of the Commissioners Minute books was no longer in business. An alternative supplier was being investigated. <i>NOTED</i> . | |
| POKERSTARS
RALLY | 13/355 | Mr Davison referred back to Minute 13/343 and indicated that with some forty letters being issued to residents and businesses being affected by the rally route only three businesses were not aware of the event. Mr Davison confirmed that he had received just one complaint. As a result of concerns expressed by commercial operators in the town the rally organisers had <i>AGREED</i> to shorten the route with it commencing at the anchor on the East Quay. This would ensure that Mill Road was left open to general traffic. Mr Davison expressed his disappointment at the attitude shown by certain businesses and suggested that it may not be repeated for next year. Mr Davison was particularly concerned that Mr Crookall MHK appeared to support the three complainants which in his opinion was a great shame. Mrs Moughtin also | IGD/
letter sent |

indicated that she was concerned that a resident objected to the temporary closure of Patrick Street during the original proposals for the rally. November was a reasonably quiet time of the year for businesses and the town and the rally would bring significant benefit to Peel. It was *NOTED* that the Commissioners supported the event unanimously and it was *AGREED* that the Town Clerk send a further letter to the rally organisers reiterating the Commissioners' support with the hope the rally organisers return to Peel in future years.

RHEAST LANE -
BOUNDARY WALL

13/356

The Town Clerk referred to concerns over the rear boundary wall to the property Cronk Ould, 20 Tynwald Road. The rear wall abutted Rheast Lane and had suffered from severe cracking. Concerns had been voiced as to the stability of the wall which was currently subject to dispute as to ownership between the property owner Mr Mitchell and the Department of Infrastructure. The Town Clerk advised that the upper section of the wall had been removed and replaced with a wooden fence. The section of roadway adjacent to the wall had been fenced off on grounds of public safety and it was *NOTED* that the owner of the property Mr Mitchell and the Department of Infrastructure would need to resolve the issues of ownership.

PLANNING
APPLICATIONS FOR
COMMENT

13/357

The following planning applications had been considered as follows:-

Letter sent

PA 13/91212/B

Construction of a lychgate along Derby Road to form new pedestrian entrance, which incorporates facilities for a relocated bus shelter, land at St. Germans Cathedral, Derby Road, Peel.

Mr Cushing referred to the application and in particular the linked planning application from the Department of Infrastructure for improvements to Derby Road and expressed his concern that the Department may consider undertaking certain elements of the work under its permitted development powers. *RECOMMENDED FOR APPROVAL.*

PA 13/91229/B

Erection of a conservatory on first floor flat

roof rear extension (retrospective), 5 Michael Street, Peel. *RECOMMENDED FOR APPROVAL.*

PA 13/01178/LAW

Application for a Certificate of Lawful Development for the installation of replacement windows to front elevation, 12 Gib Lane, Peel. *RECOMMENDED FOR APPROVAL.*

PA 13/91179/B

Erection of decking on flat roof kitchen extension (retrospective) and proposed boundary fencing, 12 Gib Lane, Peel. *RECOMMENDED FOR APPROVAL.*

PA 13/91193/B

Alterations and erection of a first floor extension to detached garage to provide additional living accommodation, Ebor, Perveril Road, Peel. *RECOMMENDED FOR APPROVAL.*

PA 13/01244/D

Erection of advertising hoardings (Retrospective), entrance to Reayrt ny Cronk Estate, Poortown Road, Peel. Concern was expressed that the planning application was for retrospective approval by Heritage Homes Limited. The Chairman indicated his opposition to these large signs and Mrs O'Halloran also voiced her concerns at the retrospective nature of the application. Mr Cushing however indicated that prominent publicity of the estate could lead to quicker sales and had no issue with the signs. In conclusion the Board was split as to whether to recommend approval and after having taken a vote it was *NOTED* by five votes in favour with four against that *APPROVAL BE RECOMMENDED.*

PA 13/1057/B

Installation of replacement windows to front elevation, 1 Market Street, Peel (amended plans). *RECOMMENDED FOR APPROVAL.*

PLANNING DECISIONS NOTIFIED	13/358	The following planning decisions had been notified by the planning committee:-	<p>13/91078/B Erection of extension to replace existing conservatory at 48 Fuchsia Road, Reayrt Ny Keylley, Peel for Mr & Mrs A J Miller.</p> <p>13/91111/B Installation of replacement windows and doors to front elevation at 36A Market Street, Peel for F K Walker.</p>
PA/13/00623/B ON APPEAL	13/359	The Members <i>NOTED</i> the planning inspector's decision in respect of an appeal for the installation of flat roof dormer to the west elevation, Maynrys, 16 Mountain View, Peel for Mr & Mrs Donald Mathieson. The inspector concluded that the appeal be allowed in the name of Mr & Mrs Mathieson and that approval be given. <i>NOTED</i>	
PEEL DAY 2014	13/360	The Town Clerk indicated that correspondence had been received from the Tourism Division which confirmed support for Peel Day scheduled for the Sunday of TT week in the sum of a £5,000 contribution towards the running of the event. Mr Davison advised that he was working hard towards the arrangements for next year's event and was lining up additional attractions and entertainment including a Kawasaki stunt rider. In addition it was proposed to run the event from 2pm to 8pm to cover the possible eventuality of racing taking place on the Sunday. <i>NOTED</i> .	
CHRISTMAS LIGHTS SWITCH ON	13/361	The Town Clerk confirmed that arrangements were in hand for the switching on of the Christmas lights on Saturday 30 th November 2013 at 4.30pm in Atholl Place. It was <i>NOTED</i> that the Peel Pantaloons would be involved and Mr Davison was also attempting to obtain the services of Peter Kennaugh, gold medal winning cyclist to assist in the switch on. It was also <i>NOTED</i> that Mr Davison would operate the chestnut roasting stall previously provided Mr Birkett.	IGD
VIKINGS OF MANN	13/362	The Town Clerk advised that the Vikings of Mann had <i>AGREED</i> to take part in the beacon ceremony to take place on Peel Hill on 6 th	

January 2014 to mark the commencement of the Year of Culture.

It was also *NOTED* that the Commissioners were keen to meet with the representatives of the Vikings to discuss in greater detail the arrangements for their participation in the Peel Year of Culture events during the summer period. It was *AGREED* that a meeting be arranged with Mr Shakespeare and Mr Gimbert in due course.

REAYRT NY CRONK PUBLIC LIGHTING	13/363	The Town Clerk referred to a drawing from Heritage Homes Limited outlining the proposed layout of the public lighting installation of Phase C2 of the Reayrt Ny Cronk Estate development. Members had no objection to the proposed location of the lighting columns and it was <i>AGREED</i> that Heritage Homes Limited be advised accordingly.	Letter sent
WASTE DISPOSAL	13/364	Mr Jones reported on his recent attendance at a meeting organised by Onchan Commissioners to discuss housing and waste disposal. It was <i>NOTED</i> that comments had emanated from the Chief Minister, Mr Bell MHK, that Government was considering the centralisation of the refuse collection service on the Island. Clarification had been sought as nothing had been previously received from the Department of Infrastructure. As this service was rate borne and would not have any adverse effects on central government's finances Members were concerned at the possible interference of central government in this service. It had been suggested that an all Island contract with SITA had been discussed. It was <i>AGREED</i> that these issues should be discussed through the Municipal Association.	
PUBLIC SERVICES COMMISSION	13/365	The Public Services Commission response to the consultation exercise was <i>NOTED</i> .	
THIRD SUPPLEMENTARY VALUATION LIST	13/366	Members <i>NOTED</i> receipt of the third Supplemental Valuation List for 2013 from the Government Valuation Office.	
TOWN SPEED LIMIT	13/367	The Town Clerk referred to an email received from Mr David Brown, Commissioner at Castletown Commissioners regarding the issue over reduction to 20mph for the speed	

limit in towns. It was *NOTED* that this issue had been raised when discussing the traffic flow and speeds in Bridge Street. The Chairman supported the proposal for a 20mph limit in certain areas of lower Peel but accepted it was not appropriate for the whole town. Mr Davison was of the view that both Peel and Castletown were similar in design and felt a 20mph speed limit would be preferable. However Mr Jones stated that whilst the roads in lower Peel were not designed for cars a reduction to 20mph would not necessarily solve the problem. Any change required to be evidence based and it appeared particularly with regard to a recent speed count in Bridge Street that the average speed of vehicles was 13mph. Mr Jones also referred to enforcement issues and that bad driving was the major reason for road traffic accidents. Mrs O'Halloran was concerned over the possibility of even more signage in the town whilst Mr Cushing favoured a 20mph blanket coverage for the whole town. In conclusion the Chairman requested a vote on the issue and with six in favour and three against it was *AGREED* to refer the proposal that the town speed limit be reduced to 20mph to the next meeting of the Western Traffic Management Group.

FERRY BOAT
CLOTHWORKERS
SCHOOL

13/368

The Chairman had referred to a suggestion from Peel Heritage Trust that the ferry boat currently displayed in the school field at the Clothworkers School be relocated to Mill Road adjacent to the Transport Museum. Mr Lace outlined the history of this vessel and indicated that a further ferry was also on display in St Johns. It was felt that the ferry may have rotted away but at this stage it was *AGREED* that the Technical Officer inspect the boat to ascertain whether it was possible to lift the vessel and relocate it to the Mill Road location.

PGL/TQ

Arising therefrom the Commissioners *AGREED* to provide goods for the school hamper which would be auctioned off at the School Fayre in December.

FIREWORK
DISPLAY

13/369

Mr Cushing wished to register his congratulations to Pains Fireworks for the

fantastic firework display which had taken place on the 5th November. He wished to thank Pains and the staff involved.

BLUEBELL CLOSE	13/370	Miss Felton referred to a tenant from Bluebell Close who had trouble contacting the Commissioners contract plumber as a result of a broken boiler over the weekend. It was <i>NOTED</i> that Mr Dawson and the Technical Officer were contactable and the Town Clerk undertook to ensure Miss Felton was aware of the numbers concerned.	PGL
BALLAQUANE ROAD	13/371	Mr Lace referred to a complaint he had received regarding the removal of a hedge at the end of Ballaquane Road. It was <i>NOTED</i> that the planning authority were looking into this matter as a possible breach of planning approval.	
REMEMBERANCE SUNDAY	13/372	Members were advised that the Royal British Legion Service of Remembrance would take place at St Germans Cathedral at 3.00pm preceded by a parade from Market Place at 2.30pm. A further ceremony would take place at the Memorial Tree Planting site on Peel Hill on Monday 11 th November 2013 at 11.00am.	
CAMPSITE	13/373	Members considered an email from Mr Crookall MHK, Mister at the Department of Education regarding the lease of the adjacent field to the Commissioners. The Commissioners confirmed that it would favour a lease for 12 months of the year whereby the summer period would be utilised as required with the possibility of a sub-let for grazing purposes to Mr Leece in respect of the winter period. The Town Clerk confirmed that an approach from the Department of Education was awaited.	

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