

GENERAL MEETING

The minutes of the general meeting held in the Boardroom, Town Hall, Derby Road, Peel on 6 October 2015 at 7:00pm.

Present Mr I. Davison (Deputy Chairman)
 Miss K. Felton
 Mr A. Jones
 Mr D. Lace
 Mr E. Beale
 Mrs J. O'Halloran

Apologies Mrs C. Moughtin (Chairman)

In attendance Mr D. Sewell (Clerk to Commissioners)

Action

DEPUTY CHAIRMAN'S WELCOME	15/201	The Deputy Chairman welcomed the Board and the new Peel member to the House of Keys to the first Commissioners' meeting in October.
---------------------------------	--------	---

MINUTES	15/202	Item 1 Minutes The Board agreed the minutes of the meeting held on 22 September 2015. Mr Lace proposed and Mr Jones seconded this item respectively.
---------	--------	--

MATTERS ARISING	15/203	Item 2 Matter Arising 15/130 Isle of Man Strategic Plan The Town Clerk reported the public Inquiry had taken place on 28 and 29 September. The Clerk had elaborated on the Commissioners previous representation to the Department of Infrastructure on encouraging more redevelopment in the town centre, less development on the greenfield sites on the outskirts of the town, improving the towns infrastructure and the urgent need for a new area plan. The Inquiry were advised the population in Peel during the last ten years had increased by more than the sum of the increases in the other service centres of Castletown, Ramsey, Port Erin and Onchan. The developers at the inquiry had stated the main demand for housing was in the East and then the West of the Island if suitable properties were not available in the
-----------------	--------	---

East. Mr Jones concurred with the developers' assessment because Peel was a great place to live. Mr Davison stated he would rather see town centre brownfield sites redeveloped rather than use new land on the outskirts of the town. Mr Lace supported the requirement for new infrastructure particularly sewerage works.

15/172 Food Park

The Town clerk reported he had been in contact with the Department of Infrastructure who had commissioned an independent drain survey and a meeting will be held with the Town Clerk once this information is available. The Deputy Chairman reported drainage contractor staff had been present in the Food Park and tenants had received letters today from the Department. Tenants were seeking to form a committee to raise Food Park issues with the Department. The Deputy Chairman believed the drainage problems are associated with a poor design and not debris blocking the drain. Mr Jones stated the activities of the existing tenants was established and this should have been taken into consideration when the new system was designed. The Deputy Chairman invited the Commissioners to visit the Food Park to look at the stagnant water. He believed Government were seeking to blame the tenants rather than the inadequate drainage system. Mr Jones agreed Government should acknowledge their mistakes and resolve the problem. Mr Davison request the Peel member of the House of Keys be invited to any tenant meetings with the Department at the Food Park.

15/175 First Time Buyers

The Town Clerk reported first time buyer properties on the outskirts of Peel were being sold commercially by the developer. The developer had confirmed they had constructed the properties and given notice of their completion to the Department of Infrastructure Housing Division in accordance with their legal agreement. Unfortunately, the Department could not find first time buyers with who were in a position to purchase these properties within the prescribed six month period of

construction completion. This had resulted in these properties being sold commercially and the difference in value obtained through these private sales would be paid to the Department of Infrastructure by the developer. The Deputy Chairman was concerned this would result in Government obtaining an income from first time buyers' properties. Mr Lace stated young people could not raise the required funding to purchase these properties. Mr Jones agreed the cost of first time buyers' properties was too high and the Toulson report had proposed alternative ways to fund these purchases. The Deputy Chairman thought a shared equity model could work and Mr Lace was in favour of selling plots of land once the infrastructure was put in place.

15/177 Rent Increases

Mr Jones reported the rent increase was discussed at the Municipal Association with Mr Thomas MHK by Mr Lace and Mr Jones. They were concerned about the lack of communication and evidence by Government to substantiate the proposed standard 5% rise which had been imposed in previous years. Mr Jones had canvassed members of other Boards who had confirmed they would be proposing an inflation or 0% rise this year. The Board agreed their consultation response should recommend inflation or preferably a c% rise for April 2016.

15/178 Town Beach Pollution

The Town Clerk reported the Manx Utility Authority had repaired the leak which turned out to be failed repair to the manhole rather than the more complicated pipe repair previously envisaged. The Manx Utility Authority had asked the Commissioners to report any problems to them rapidly should they arise. Mr Jones reported a resident had observed the workman blocking the leak with rag like material. Mr Lace asked what the overall condition of the pipe was like and could a new drain be laid alongside this existing sewer to discharge further out to sea. In addition, Mr Lace reported a sandbag had been used to repair the manhole. The Deputy Chairman stated he had spoken to a representative from Friends of the Earth who

had told him there was another leak near the breakwater which the Manx Utilities Authority had known about for two months. The Town Clerk stated the Manx Utility Authority had agreed to report problems with this pipe to the Commissioners should they occur in the future and he would be surprised if they had not done so. Mr Jones believed communication on this matter had been poor to date and asked the Town Clerk to contact them. Mrs O'Halloran found it DS
incredible civil servants believe they do not need to let the Commissioners know about these problems. If they have known about a leak for 2 months this is a disgrace. The Deputy Chairman agreed we have a duty of care to our residents and asked the Town Clerk to contact the Manx Utility Authority.

15/183 Local Election Act 1986

The Board noted the content of the Cabinet office's letter and confirmation this complaint had been referred to the Chief Secretary.

15/193 Planning Applications

The Board noted the communication had been sent

15/187 Amalgamation of one and two bedroom property list

The Board noted the list was available and the proposed zoning prepared by their staff.

15/199 Consultation on Extension of Ratification of the Cape Town Convention and Aircraft Protocol to the Isle of Man

The Board noted the communication had been sent

15/200 Operational Items

The Town Clerk reported the dog mess had been removed from the Promenade walkway.

The Duty Chairman reported the act for Peel Day had been booked.

PLANNING
APPLICATIONS FOR
COMMENT

15/204

Item 3 Planning Applications

The Commissioners agreed not to oppose planning applications 15/01042, 15/01068, 15/01080 and 15/01078.

Item 4 Planning Decision Notice

The Board noted the planning decisions

15/00018 and **agreed** to take no further action.

RECREATION
ITEMS

15/205

Item 5 Peel Achievers and Armistice Day
The Town Clerk reported the Peel Achievers night was booked to take place at the Golf Club on 4 December 2015 and the Police were making the necessary arrangements for Armistice Sunday. Mr Jones reported Armistice Sunday was scheduled to take place on 8 November with a parade from Market Square at 2:30pm up to the Cathedral lead by Castletown Band. The parade would then return to the Legion Club on completion of the service. A parade would take place in the Remembrance Garden on 11 November at 11am. The Board asked the Town Clerk to ensure tree planting work were not taking place at this time and to arrange the cenotaph flowers and firework.

RECYCLING BIN
STRATEGY

15/206

Item 6 Recycling Bin Strategy
The Board considered the communication from a resident of Reayrt ny Keylley concerning the placement of recycling facilities at the sewerage station and at other locations in the town dated 26 September 2015. The Deputy Chairman stated he had met the resident and confirmed the neighbouring residents opposed the installation of these facilities because they generate noise at night. The Deputy Chairman agreed neighbourhood facilities encouraged recycling and believed measures were required to restrict the time the public could use these facilities. The Town Clerk confirmed neighbourhood recycling had proven very popular in Peel and to remove these facilities entirely would reduce the amount of recycling, increase the amount of incombustible materials going to the energy from waste plant and the costs of processing this material. Mrs O'Halloran proposed an 8pm restriction to coincide with Shoprite's operating hours. Mr Jones expressed concern over how time restrictions could be enforced and placing all these facilities in the lower town away from the new residential area which was generating a higher demand for these facilities. Mr Lace agreed with the ongoing use of criteria based assessment for locating neighbourhood

recycling facilities because they had to be placed in housing estates. The Board Agreed to retain the current strategy and to ascertain the costs associated with enforcing time restrictions.

REUSE OF
SEAWEED

15/207

Item 7 Reuse of Seaweed

Mrs O'Halloran supported the initiative to use seaweed as fertiliser in the Peel allotments. Mr Lace stated the seaweed would require mulching to get it to dry. The Board **Agreed** the Town Clerk should write to the Allotment Society to assist them taking this initiative forward.

FINANCE AND
GENERAL ITEMS

15/208

Finance and General Items

Item 8 Election of Lead Member for Finance and General Purposes, Regeneration Representative and Peel Heritage Trust Representative

The Board **agreed** Mrs O'Halloran was the Commissioners' representative for the Peel Heritage Trust. This was proposed and seconded by Mr Jones and Miss Felton respectively.

The Board **agreed** Mr Davison was the Commissioners' lead member for Finance and General Purposes. This was proposed and seconded by Mr Jones and Mr Lace respectively.

The Board **agreed** Mr Beale was the Commissioners' representative for Regeneration. This was proposed and seconded by Mr Jones and Miss Felton respectively.

CONSULTATION
ON NATIONAL
HEALTH AND CARE
SERVICE BILL

15/209

Item 9 Consultation on National Health and Care Service Bill

The Board Agreed the Commissioners' response should highlight two concerns:

Housing should be excluded from the care definition

Establishing schemes without a statutory requirement to make secondary legislation or for consultation was considered to be inappropriate. These schemes should be subject to both political and public scrutiny statutory processes and procedures.

ACCESS AND
ELIGIBILITY
CRITERIA

15/210

Item 10 Access and Eligibility Criteria

The Board agreed to defer consideration of the item until the next meeting.

ANY OTHER
BUSINESS

15/211

Item 11 Any Other Business

Mr Jones confirmed his attendance at the Municipal Association's legislation training course which he had found very useful.

The meeting closed at 8:00pm