

GENERAL MEETING

The minutes of the general meeting held in the Boardroom, Town Hall, Derby Road, Peel on 20 September 2016 at 7:30pm.

Present Mrs C. Moughtin (Chairman)
 Mr E. Convery
 Mr D. Lace
 Ms H. Hannan
 Mr B. Heath

Apologise Mr I. Davison (Deputy Chairman)
 Mr A. Jones

In attendance Mr D. Sewell (Clerk to Commissioners)

		Action
CHAIRMANS WELCOME	16/058	The Chairman welcomed the Board to the September Commissioners meeting.
ITEM 1 MINUTES	16/059	The Chairman requested confirmation of the minutes. The Board agreed the minutes of the meeting held on 23 August 2016. Mr Lace proposed and Mr Convery seconded this item.
ITEMS 2 MATTERS ARISING	16/060	<p>Item 16/052 Waste Disposal Charges The Board noted the content of the Minister for Infrastructure's response and would await the outcome of the Attorney General's review of the public health legislation for waste disposal.</p> <p>Item 16/055 Planning Applications The Board noted the communication not to opposing 16/00625/B 4 Fuschia Close, Rearyt Ny Keylley, Peel (Amended Drawings); 16/00730/B Ebor, Peveril Road, Peel (Amended Drawings); 16/00870/B 1 Viking Longhouse, East Quay, Peel; 16/00914/B 7 Church Street, Peel; 16/00887/B Oak Road/Poortown Road Roundabout and 16/00928/B 8 Close Cubbon, Peel had been sent to the Department of Environment Food and Agriculture.</p>
		<p>Item 16/057 Isle of Man Harbour Users Association The Board noted the communication</p>

supporting the harbour user association's request for the reinstatement of life buoys around the harbour and for details of the inspection regime associated with this equipment had been sent to the Department of Infrastructure.

Item 16/057 Car Park Management Proposals
The Board noted a Committee paper on this issue would be brought to a future meeting.

16/058 Street Inspection Information

The Board noted the Department of Infrastructure's street inspection information for Peel was circulated to the Board by the Town Clerk.

HOUSING ITEMS	16/061	Item 3 Property Asset Management Lead Member Committee Update The Chairman provided the following update in Mr. Jones' absence:
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The Lead Member Committee had met on 7 September 2016 and had not opposed planning applications 16/00984/B Replacement roof to rear annex at 10 Ballaquane Park, Peel; 16/00992/B Creation of flat roof with rooflights over existing court yard to create a room at 23 Factory Lane, Peel; 16/01007/B Extension and balcony at 8 Mourne View, Peel; and 16/01034/B Change of use residential ground floor room to business at 7 Church Street, Peel. These applications were referred to the full Board, in this instance, because it was the first time the Committee had considered planning applications. These applications are on the agenda for tonight's meeting.

The Committee had considered the planning decision notices for 16/00311/B, 16/00819/B, 16/00887/D, 16/00730/B 16/00816/B and 16/00870/B was approved and agreed to take no further action. These applications were referred to the full Board and are on the agenda, in this instance, because it was the first time the Committee had considered planning decisions. These decision notices are on the agenda for tonight's meeting.

The building control act enforcement works on the the Corner House were progressing slowly and an afternoon closure was used on

Michael Street on 1 September to fix a strengthening banding to the front of the building. The works are now scheduled for completion by the end of September 2016.

Works at the Old Bookshop in Market Street had commenced and would take four to six weeks to complete.

The external refurbishment works at Close Chiarn were completed. The cost of the works were £2,000 more than the original contract sum and were within the client contingency for this project.

No street trading or collection licenses were received and there was no performance management issues reported.

The Town Clerk reported the planning applications and the planning decisions would in future be determined by the Lead Member committee unless they were referred to the full Board because of their complexity; a Commissioner representation had been received or if a significant number of public objections had been received by the Commissioners. In these instances a deferral request would be submitted to the Department of Environment Food and Agriculture to permit full consideration by the Board.

Item 4 Planning Applications for Comment
The Board reviewed the planning application drawings and agreed not to oppose 16/00984/B Replacement roof to rear annex at 10 Ballaquane Park, Peel; 16/00992/B Creation of flat roof with rooflights over existing court yard to create a room at 23 Factory Lane, Peel; 16/01007/B Extension and balcony at 8 Mourne View, Peel; and 16/01034/B Change of use residential ground floor room to business at 7 Church Street, Peel

The Board reviewed the planning application drawings and agreed not to oppose 16/01052/B Proposed additional use of tourist cottage as residential at Harry's Cottage, Old Smokehouse Yard, Factory Lane, Peel subject to the imposition of the following condition:

Two existing off street parking spaces are

allocated for the exclusive use of this property.

The Board reviewed the planning application drawings and **agreed to oppose** 16/00729/B Proposed dwelling to replace existing redundant workshop at 40 Douglas Street, Peel (Amended Drawings) for the following reason:

The proposed dwelling is not supported by off street parking at a location with limited public parking. The development has the opportunity to serve its parking requirements through providing off street parking off the rear access lane. The application does not comply with the parking requirements specified in the Isle of Man Strategic Plan.

Item 5 Planning Decision Notified

The Board noted planning application 16/00311/B, 16/00819/B, 16/00887/D, 16/00730/B and 16/00870/B was approved and agreed to take no further action.

The Board noted planning application 16/00816/B for the installation of replacement windows at Sheear 2 Derby Road in Peel was refused for the following reason:

The replacement of sliding sash windows on the front elevation in the heart of the conservation, with casement windows would undermine the character and attractiveness of the area where the majority of properties have sliding sash windows – either their originals or newer replacements and would be contrary to the provisions of Environment Policy 35 and Planning Policy Statement 1/01 both of which require development to preserve or enhance the character or appearance of the Conservation Area.

Ms Hannan stated there is no consistency next door have casement windows and the proposed development will not be visible. This matter was only considered by the interim Director and should have been referred to the Planning Committee. The Chairman agreed there was a lack of consistency regarding replacement windows in the conservation area and this issue should be determined by the local authorities. Mr.

Heath seconded this proposal and stated the planning office was drastically under resourced and the Commissioners should write to the planning authority to take back this function. The Board **agreed** the Town Clerk should write to the Department of Environment Food and Agriculture to ascertain if consideration of conservation planning applications could be delegated to the local authority. Ms Hannan stated there are no conservation grants at this time and the applicant will need to pay for a planning appeal. She requested the Commissioners send a letter of support to the Department. Mr. Convery seconded this proposal which was **agreed** by the Board.

RECREATION
ITEMS

16/062

Item 6 Events and Commercial Innovation
Lead Member Update

Mr. Heath provided the following update in the absence of the Deputy Chairman:

The meeting took place on 8 September 2016 where the review of the Soapbox event was completed. This event was well received and the lessons noted for incorporation in next year's event.

The bonfire is scheduled for 4 November and the Lead Members were working on other ideas to extend the evening. The Lead Members would report these back in due course.

Mr. Heath had spoken to a number of vendors for the Food Festival and received positive feedback. He showed the Board artwork he was developing for this event. The Town Clerk asked if the event was advertised at the Isle of Man Food Festival and Mr. Heath reported that it was not.

The play equipment at a number of locations was assessed and proposals would be brought forward to the Board once they were developed. The Ward Library summer reading scheme had gone well and the temporary staffing arrangement were working well.

The lead members were exploring the implementation of WIFI at the campsite. This was to coincide with the shower block extension works to reduce costs. The

installation of WIFI will encourage new visitors, provide better facilities for existing customers and reduce roaming costs.

A good meeting had taken place with the Chamber of Trade and Commerce and the Contractor had agreed to sponsor the costs of producing an advertisement leaflet. This will permit the early production of this document. The next regeneration meeting will take place the week after the general election and the contractor has given his assurance pedestrian access will be maintained to every business during its open times.

Item 7 Port Erin Carol Service Invitation

The Board noted the contents of the letter dated 8 September 2016 inviting the Commissioner to a carol service on 15 December 2016 at 7pm in St Catherine's Church at Port Erin.

FINANCE AND GENERAL ITEMS

16/063

Item 8 Finance and Staff Resource Lead Member Committee Update

Ms Hannan provided the following update:
The meeting took place on 2 September 2016 and reported ongoing issues with refuse costs. Ramsey and Port Erin were paying the new disposal charges. Peel, Marown, Patrick, Castletown, Port St Mary, Onchan and Douglas were withholding payment. No local authorities were paying the availability fee.

Overall the accounts for July were in a positive position. They were better than this time last year and were currently within budget. The campsite income was higher than budgeted for and the refunds for those who booked early had been sorted out recently. Expenditure on Leisure and Amenity was lower than last year and the campsite income was £2,000 higher than expected when evaluated over the six month opening season of the campsite. Higher costs to date on the Town Hall and Events/functions were being monitored to ensure these areas remain in budget. The Housing budget was currently showing a surplus.

No rating appeals had been considered at the meeting and it was noted one item was on tonight's agenda. Mr. Convery had met with Treasury to determine the level of outstanding

domestic and refuse charges. These were currently low and the Treasury were following this up with those in the highest debt.

Mr. Convery stated he had nothing further to report because Ms Hannan had provided a good synopsis and review.

ITEM 9 WORKS
LEAD MEMBER
COMMITTEE
UPDATE

16/064

Mr. Lace provided the following update:
Works were required at 7 Strand Street and 3 Boilley Spittal. The capital works at Close Chiarn as previously reported were £2,000 higher than the contract value but were within the project costs. The approved installation of air circulation units had increased the costs of these works. Works were planned to improve the size of the bathrooms in a number of Close Chiarn properties by combining the toilet and bathroom facilities. Maintenance works were required to Reayrt Aalin to renovate the exterior woodwork and exterior painting. These works were being costed and programmed together to reduce costs. The toilets in Market Place were scheduled to be refurbished. Prior to this work commencing proposals were being evaluated to reduce the size of the toilets to permit a better use of this building. Works were required to the play equipment on the Headlands Field. Consideration was being given to the use of wooden equipment to reduce maintenance costs at this exposed location.

The lead members had considered the request for festoon lighting and flags on Peel Promenade. Both these issues had previously been considered by the Board but had not been taken forward because of concerns expressed by the Manx Utility Authority and the Department of Infrastructure concerning the strength of the existing lighting columns for supporting festoon lighting and securing flag poles into the walkway, railings or walling. The lead members had requested the officers write to these organisations to seek a review of this advice.

A vehicle replacement programme is required for Commissioners' vehicles. The lead members had asked the officers to provide proposals for a 2 and 5 year programme which could be evaluated when the budgeting

for forthcoming financial years.

ITEM 10 DOMESTIC WASTE CHARGES	16/065	The Board noted the content of the letter received from the Minister dated 6 September 2016 and the assurance the Department was seeking further legal advice and they had deferred any consideration of non-payment of domestic refuse disposal charges. The Town Clerk reported a Waste Working Group meeting was scheduled for 26 September to discuss the Commissioners concerns and it would be helpful if a Commissioner could attend this meeting. Mr. Convery volunteered to attend this meeting with the Clerk.
ITEM 11 ELECTION ACT	16/066	The Board noted the contents of the letter dated 23 August 2016 from the Cabinet Office. The Town Clerk reported the response had not responded to the discrepancies reported by the Commissioners to the Chief Minister. The Board agreed this matter should be referred to the new members of the House of Keys and Chief Minister once the general election had taken place.
ITEM 12 ST PETERS' CHURCH GATEWAY	16/067	The Board noted the content of the communication from a local resident dated 9 September 2016 requesting the Commissioners support for the retention of the existing gateway into St Peters church. The Town Clerk reported he had contacted the Department of Infrastructure and they had assured him the works to block up the gateway had been put on hold. This would provide the opportunity for the Commissioners to ask the Department to provide visual impressions of the options available to determine which best suites this location. Ms Hannan stated the Commissioners would be unwise to block access because a lot of work is required in St Peters and access for work vehicles is still required. She believed the notice board could be relocated to retain the gateway access. Mr. Lace stated scaffolding will be required to repair the clock and tower later this year and access would be required for these works. Mr. Heath stated signage was being developed by a regeneration subcommittee and the relocation of this board could be included within this review. The Chairman seconded the proposal to retain the gateway and the Board agreed to request drawings which

ITEM 13 ANY
OTHER BUSINESS

16/068

would show the options for retaining the gateway.

Mr. Convery reported the Richmond Hill Monitoring Group is taking place on 28 September 2016.

Ms Hannan reported the railings on the Promenade were being painted and the rust being knocked off the railings was not being cleaned up.

Ms Hannan asked if the catering van stored at the Western Civic Amenity site could be removed. Mr. Lace reported this vehicle was being removed.

Ms Hannan asked for bins on West Quay behind the fencing.

Ms Hannan requested a stop or give way signage to the top of Michael Street at its junction with Atholl Place.

Ms Hannan asked if wild flower areas could be incorporated within public open space areas.

Ms Hannan asked if the street lighting scoping report had been completed. The Town Clerk reported this would be done when the evenings became darker and prior to the budget allocation meeting.

Ms Hannan asked for an update on the 2 hour disc parking zone on East Quay. The Town Clerk reported no update was available at this time and this matter would be discussed at the next Western Traffic Management Liaison Group Meeting.

The meeting ended at 8:26pm