

GENERAL MEETING

The minutes of the general meeting held in the Boardroom, Town Hall, Derby Road, Peel on 18 October 2016 at 7:30pm.

Present Mr I. Davison (Deputy Chairman)
 Mrs C. Moughtin (Chairman)
 Mr E. Convery
 Mr A. Jones
 Mr D. Lace
 Ms H. Hannan
 Mr B. Heath

Apologise In attendance Mr D. Sewell (Clerk to Commissioners)

Action

DEPUTY 16/069 The Deputy Chairman welcomed the Board to
CHAIRMAN'S the October Commissioners meeting and
WELCOME particularly the Chairman who had just flow
 back to the Island from holiday immediately
 prior to the meeting commencing

ITEM 1 MINUTES 16/070 The Deputy Chairman requested confirmation
 of the minutes. The Board **agreed** the minutes
 of the meeting held on 23 August 2016. Ms
 Hannan proposed and Mr Lace seconded this
 item.

Item 2 Matter Arising

Item 16/057 Isle of Man Harbour User Associations

The Board noted the content of the Director of Port's email dated 27 September 2016 assuring the Commissioners the life buoys were regularly inspected and replacements had been sourced for the missing rings on the pontoons.

Item 16/061 Planning Applications

The Board noted the communication not opposing 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 was sent to the

Department of Environment, Food and Agriculture.

The Board noted the communication not opposing 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 a condition requiring two existing off street parking spaces are allocated for the exclusive use of this property had been sent. The Town Clerk reported the applicant had advised the application was for a one bedroom property and had one car parking space was allocated for its exclusive use. The Town Clerk advised on the basis of this additional information the condition was no longer required.

Item 16/00816/B 2 Derby Road, Peel Planning Inquiry Submission

The Board noted the Commissioners communication supporting this planning application was scheduled to be submitted to the Cabinet Office by 19 October 2016.

Item 16/061 Planning and Building Control

The Board noted the contents of the communication from the Chief Executive of the Department of Environment, Food and Agriculture apologising for the delay in responding to the Commissioners and stating they had recruited a new building control enforcement officer. The Board **agreed** the Town Clerk should arrange a meeting next month with Members of the House of Keys for Peel to discuss this matter and other outstanding Commissioners issues.

16/068 Waste Working Group Meeting 26 September

The Board noted the Minister for the Department of Infrastructure cancelled the meeting.

Item 16/066 Election Act

The Town Clerk reported he had drafted a communication which was to be sent to the new Chief Minister. He had not released this document because a Tynwald Select Committee had been tasked with investigating election issues and his communication could request the Commissioners' concerns relating to the removal of electors in 2015 be

incorporated within this investigation. Mr Jones stated he was not in favour of linking the Commissioners' concerns with this investigation because it would slow down any investigation and the Tynwald Select Committee was assessing a different election issue. The Board **agreed** the matters should be kept separate if possible and should be proposed as a way forward within the communication to the new Chief Minister.

Item 16/067 St Peters' Church Gateway

The Town Clerk reported the Regeneration meeting scheduled for 26 September 2016 was cancelled and he had not received any proposals or drawings to date from the Department of Infrastructure for the Commissioners to consider. Mr Heath stated no date had been set for the next regeneration meeting at this time. Ms Hannan stated that the regeneration committee may not be reformed following the general election. The Town Clerk reported the contents of a Newspaper article dated 18 October 2016 which advised the action group had secured changes to the gateway following consultation with the Cabinet Office and Peel Town Commissioners. He advised the action group had not communicated with the Commissioners and the issue was considered by the Commissioners with the recommendation to retain a suitably designed gateway following a request from a local resident. Ms Hannan confirmed the action group had not made any representations to the Commissioners.

Item 16/068 Any Other Business Operational Items

The Town Clerk reported the Michael Street give way lining and 2 hour disk zone on East Quay would be discussed with the Department of Infrastructure representatives at a meeting scheduled for 20 October 2016. He reported the rust from the works on the railings had been removed and bins were present on West Quay behind the fencing in the fisherman store area. In addition, the Lead Members for Events and Commercial Innovation with responsibility for the Town's public open spaces were supportive of incorporating wild flower areas within suitable areas such as the top of the headland

cliffs etc. Mr Lace stated wild flowers were sown in the field adjacent to the air raid shelter. Mr Convery stated this exposed location may not be conducive for this vegetation. Ms Hannan recommended harvesting meadow grass, bundling it and spreading it over the area to improve germination of the wild flower seeds. Mr Jones stated at this location the Commissioners had previously furrowed in and planted wild flower seeds which had proved successful.

Mr Convery advised the Richmond Hill Monitoring Group had not taken place on 28 September 2016.

Ms Hannan requested a stop or give way road marking should be considered at the meeting with the Department on 20 October 2016 on Douglas Street at the junction with Atholl Street.

HOUSING ITEMS 16/071

Item 3 Property Asset Management Lead Member Committee Update

Mr Jones provided the following update:

The Lead Member Committee had met on 6 October 2016 and had not opposed 16/01052/C Change of Use of Holiday Cottage to Residential at Factory Lane, Peel; 16/01064/B Replacement Windows at 3 Christian Street, Peel (Additional Information); 16/01068/B Replacement Windows at 20 Glenfaba Road, Peel; 16/01069/B Replacement Windows at rear of 20 Glenfaba Road, Peel; 16/01100/B Conversion of Building to Three Apartments at 12 Market Street, Peel and 16/01109/B Ground Floor Extension at 8 Douglas Road, Peel.

The Lead Member Committee had referred the amended drawings for 16/00839/B Creation of a Five Storey Building to Provide Retail Space and Six Residential Apartments at Former Workshop Crompton's Building, East Quay, Peel to the next Board meeting

The Lead Member Committee had considered the planning decision notices for 16/00625/B Erection of Rear Extension at 4 Fuchsia Close, Rearyt Ny Keylley, Peel; and 16/00819/B Installation of canopy at 41

Michael Street, Peel. The lead members **agreed** to take no further action.

The building control act enforcement works on the the Corner House had been granted an extension on 30 September for the Douglas Street closure until the end of October. The Commissioners have contacted the Department of Infrastructure to complain about the lack of operatives working on this building. They were advised this was the last extension the contractor would receive, the Department were deploying additional supervision to these works and it was hoped the works would be completed before the end of October. The work at 12 Market Street was progressing well. A planning application had been submitted for this location.

The lead members approved the street traders licence for the Viking Amateur Boxing Club for 4 November 2016. The lead members approved the street traders licence for Barista Express for the 4 November 2016 subject to consultation with the kiosk.

It was asked at the Committee meeting the petition for the 23 new properties in the Dandara development approved by the Board was to be submitted and there was no performance management issues reported.

Item 4 Planning Applications for Comment

The Board reviewed the planning application drawings and agreed not to oppose 16/01127/B Erection of a rear extension at 17 Mountain View, Peel; 16/01164/B Creation of a rear sunroom at Plot 2, Off Raad Kirree Varrey, Slieau Whallian View, Peel; and 16/01166 Additional holiday Cottage Use at Balley Beg 23A Douglas Street, Peel.

The Board reviewed the additional planning application information and agreed to oppose 16/00839/B Creation of a five storey building to provide retail space and six residential apartments with associated parking at Former Crompton's Building East Quay, Peel for the following reason:

The proposed development is not supported by adequate off street parking at a location with limited public parking. The applicant has

not undertaken an assessment of the availability of parking spaces to ensure a relaxation in parking standard will not create problems on neighbouring roads. In addition, the height of the proposed building does not fully accord with the East Quay Design Guide.

Item 5 Planning Decision Notified

The Board noted planning application 16/00820/B, 16/00982/B and 16/00984/B was approved and **agreed** to take no further action.

RECREATION ITEMS

16/072

Item 6 Events and Commercial Innovation Lead Member Update

The Deputy Chairman provided the following update:

The meeting took place on 6 October 2016 and there were no events to review.

The bonfire is scheduled for 4 November and the Vikings will not be able to attend this event. It is hoped their attendance can be secured for next year's event.

The Lead Members for Properties and Asset Management have previously reported street trader applications have been received for Bonfire night. An additional application had since been received from a small sized mobile pizza making street vendor. Mr Lace and Ms Hannan believed this vendor may duplicate food produced by permanent retailers in this area. Mr Heath stated this vendor would provide additional capacity for this event which had to cater for large numbers in a very short period of time.

The Christmas light switch on is scheduled for 26 November with the attendance of the pantaloons, silver band, bell ringers, lantern parade and choir. Mr Jones would arrange sponsorship of the sweets. Shoprite and Island Drainage and Groundworks had agreed to sponsor the event. Mr Jones stated a new shelter for Santa was required for this event.

The lead members had spoken to the Department of Economic Development concerning the Peel Food and Fish Festival. They had highlighted grant assistance was available and the Department had access

to 600 traders who might be interested in this event.

The Commissioners are required to provide play equipment for the new housing estate in a central location. The lead members had spoken to the swimming pool who were supportive of providing this facility close to the swimming pool and they will be writing to Western local authorities to assess if funding is available to assist in this project.

The upper rooms in the Ward Library have been cleared and surplus books which cannot be resold will be taken to the Western Civic Amenity site. The Leece Museum will be open by appointment only at the end of October. Mr Lace stated he would like to thank the Librarian for raising over £240 for the Cancer Trust from a bake sale attended by 90 persons. Mr Heath reported 57 new members had joined the Library since June 2016.

The campsite fees should remain the same next year with lower rates for those who book and pay in full. A £10 per person per night fee would be levied on those who do not pay in full with an advanced booking. New campsite tickets had been purchased and the Committee were assessing an online booking system. Next year the Committee would be assessing charging for awnings and additional vehicles for introduction in 2018.

The lead members were considering the implementation of WIFI at the campsite from 2017. There should be no charge in the first year of operation and any charges for WIFI would be introduced from 2018. The Deputy Chairman reported he had paid £5 per night or the WIFI fee had been included in his daily camping charge on a recent trip to the United Kingdom. In addition, he confirmed Peel Commissioners charges were lower than the tariffs in the United Kingdom.

The Committee noted there was no regeneration meeting in October.

Item 7 Peel Youth Club Prize

The Board noted the contents of the letter from the Youth Club. The Commissioners

agreed a £50 prize. Mr Jones and Mr Heath proposed and seconded this item respectively.

Item 8 Long Term Plans for St Peter's Church
The Board noted the content of the communication dated 4 October 2016 requesting the gate to the cruciform church building be opened for public access. Mr Jones supported opening this gate to improve public access subject to the installation of appropriate warning signs. The Town Clerk advised the Commissioners' insurers would need to assess this proposal and additional funding was available this year to undertake work at this location to stabilize the uneven paving. The Board agreed the Town Clerk should seek advice from the Commissioners' insurer and in the meantime arrange for the removal of the weeds from this location.

FINANCE AND
GENERAL ITEMS

16/073

Item 8 Finance and Staff Resource Lead Member Committee Update

Ms Hannan provided the following update:

The meeting took place on 14 October 2016 and reported the following:

The six month budget position currently showed a £80,000 surplus excluding the £57,000 refuse disposal costs which are still on hold. This surplus was attributed to not undertaking regeneration works to date, increased recovery of rates, and lower salary costs including sick pay provision. The housing budget at 6 months was showing a £60,000 surplus.

Two rating appeals were considered by the Committee and they had agreed to take no further action.

Item 9 Works Lead Member Committee Update

Mr Lace provided the following update:

The Works Lead Member Committee had undertaken an electronic meeting via email on 18 October 2016. The Committee had **agreed** the monthly work programme was progressing as planned and **agreed** to refer the By Law enforcement correspondence from the Department of Infrastructure to this Board meeting. There were no reported procurement; subcontractor; capital works;

defect; remedial or health and safety issues reported in October. The replacement programme for plant, equipment and vehicle was to be reported to the November Works Lead Member Committee meeting.

Item 10 Public Service Commission Annual Pay Settlement

The Board noted the content of the communications received from the Office of Human Resources at the Cabinet Office dated 7 October 2016. The Town Clerk advised the Commissioners when setting the rates for 2016/17 had provided for this 2.2% pay increase however, this was not binding on the Commissioners because their staff would transfer to the Public Sector Commission (PSC) from 1 November 2016 following the formation of the Local Authority Consultative PSC Forum at the end of September 2016. The Town Clerk recommended the pay award should be accepted because it had been budgeted for and would be consistent with the pay awards for other local authority staff. The Board **agreed** to accept the 2.2% pay award as set out in the PSC Annual Pay Settlement 2016/17 Condition of Payment agreement. Mr Jones and Mr Convery proposed and seconded this item respectively.

Item 11 Environmental Vehicle Charging Network

The Board noted the contents of the email dated 07 October 2016 from the Manx Utility Authority concerning the installation of charging points in the Market Street Car Park. Mr Lace stated he was not satisfied this was the best location to lose two parking spaces and recommended their installation in the Christian Street Car Park. Ms Hannan stated works were currently taking place in the Market Place and the Commissioners should support an initiative of this type. Mr Lace stated originally these charging points were proposed for outside the Manx Utility Authority shop in Michael Street. Mr Heath stated the installation of the infrastructure should be supported at this time while the works are in progress. The Board **agreed** in principle to the installation of the infrastructure in two car parking spaces. Mr Heath and Ms Hannan proposed and seconded this item respectively.

Item 12 St Peters' Church Gateway

The Town Clerk reported he had not received any design drawings or proposals at this time for consideration by the Board.

ANY OTHER
BUSINESS

C16/074

Item 13 Any Other Business

The Town Clerk reported he had received a copy of the licence to discharge crude sewerage effluent at sea in Peel dated 4 April 2006 from Mr Jones. He reported this document defined crude sewerage effluent in the broadest sense to allow it to include pollutants and possibly leachate. However, the Department of Environment, Food and Agriculture were using this licence to permit the discharge of Raggatt waste leachate by the Department of Infrastructure. The Town Clerk outlined this licence should not be used by the Department of Infrastructure for this purpose because the licence was specifically for the Department of Transport Drainage Division whose successor was the Manx Utility Authority and the effluent origin was not Peel because the leachate was being transported by tanker from German. Mr Jones stated the Department of Environment Food and Agriculture should not be allowing the leachate to be discharged into open water. They have prevented the Department of Infrastructure from disposing of Peel harbor silt into the sea to prevent nasty chemicals getting into the food chain. The Department of Infrastructure is consistently telling the Commissioners they are seeking an alternative disposal method and nothing has happened. The Deputy Chairman asked why the leachate is not being treated at Meary Veg treatment works. Mr Heath stated it was because they do not have a discharge licence. The Board **agreed** to raise this issue with the local Members for the House of Keys when they attend the next Board meeting.

Mr Jones reported he had attended a Municipal Association Planning Training Event given by Mr Gallagher. He stated It was important objections to planning applications are evidenced and made on valid planning policy grounds rather than highlighting rights to views and sunlight etc.

Ms Hannan reported large quantities of fallen leaves on the Douglas Road footway to the School and Rheast Lane.

Ms Hannan reported at least 3 cars are for sale on East Quay although they are taxed. The Deputy Chairman reported the hire vans operations will soon be undertaken from an industrial unit on Mill Road.

The meeting ended at 9:08pm