

GENERAL MEETING

The minutes of the general meeting held in the Boardroom, Town Hall, Derby Road, Peel on 14 November 2016 at 7:30pm.

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

Apologise Mr A. Jones

In attendance Mr D. Sewell (Clerk to Commissioners)

		Action
CHAIRMAN'S WELCOME	16/075	The Chairman welcomed the Board to the November Commissioners' meeting. The Chairman stated the Commissioners had been fortunate with the weather for the bonfire night celebrations and she had received excellent feedback on the firework display.
ITEM 1 MINUTES	16/076	The Chairman requested confirmation of the minutes. Ms Hannan proposed this item subject to changing the minute on page 10 which stated the origin of the leachate was in German when the Raggatt was actually in Patrick. The Board agreed the minutes of the meeting held on 18 October 2016 with this change. Mr Lace seconded this item.
ITEM 2 MATTERS ARISING	16/077	Item 16/070 16/00816/B 2 Derby Road, Peel Planning Appeal The Board noted the planning appeal statement was submitted on 19 October 2016. Item 16/070 Election Act The Board noted the communication was sent to the Chief Minister on 9 November 2016.
		Item 16/071 Planning Applications The Board noted the communication not opposing 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 was sent to the Department of Environment Food and Agriculture.

The Board noted the communication 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 was sent to the Department of Environment Food and Agriculture:

Item 16/0072 St Peter's Church Building Access

The Town Clerk reported he had spoken to the Commissioners' insurance agent. They had confirmed providing uncontrolled public access to the church with just warning signs to highlight the risks associated with rocking paving stones would not be deemed sufficient to prevent third party claims for injury should a member of the public trip and fall. Ms Hannan would like to see public access reinstated to this location and asked how much it would cost to provide limited public access. Mr Lace did not support funding a project of this nature. The Commissioners agreed to keep the gates locked at this time to prevent public access until the paving stones are repaired at an unspecified future date.

Item 16/073 Public Service Commission Annual Pay Settlement

The Board noted the pay rise and backdated pay was included within the October salaries.

16/073 Environmental Vehicle Charging

The Board noted the communication supporting the installation of two charging points had been sent to the Manx Utility Authority. The Deputy Chairman asked if the existing sockets on the quayside could be used for this purpose. The Town Clerk confirmed these sockets were for marina

users.

Item 16/074 Leachate

The Board noted leachate was an agenda item.

Item 16/074 Leaves

The Town Clerk reported the Commissioners staff had been deployed clearing leaves at the worst locations in the town. This included the Douglas Road area reported at the last Board meeting. Ms Hannan expressed her gratitude for the removal of the leaves and weeds.

HOUSING ITEMS 16/078

Item 3 Property Asset Management Lead Member Committee Update

The Chairman asked the Town Clerk to provide an update in Mr Jones' absence.

The Town Clerk reported:

The Lead Member Committee had met on 10 November 2016 and had not opposed planning applications for 16/01164/B Creation of sunroom extension to rear elevation of existing dwelling at Plot 2 18 Rockmount Road, Peel (Amended Address); 16/01181/B Replace timber bay window with upvc window at 6 Lyndale Avenue, Peel; 16/01194/B Repair to dormer window at 17 Douglas Street, Peel; 16/01203/B Extension and garage conversion with new windows to side elevation at 8 Elm Drive, Peel; and 16/01204/B Illuminated fascia and sign 11A Michael Street, Peel.

The lead members had noted the amended drawings for 16/00577/B Erection of four industrial units with mezzanine floors and associated parking at the former Brickyard Site, Mill Road, Peel which had been submitted by the Commissioners.

The lead members had referred 16/01233/B Erection of 49 dwellings at Plots 118 to 137 and Plots 141 to 144 of approved residential development at Slieau Whallian View off Raad Kirreee Varrey, Peel for consideration by the Board at their next meeting.

The lead members had considered the planning decisions for 16/00914/B Installation of replacement windows with upvc sash windows to front elevation at 7 Church Street, Peel; 16/00992/B Alteration and erection of a roof with roof lights over existing courtyard to make additional living accommodation at 23 Factory Lane, Peel; 16/01069/B Replacement windows to rear of 20 Glenfaba Road, Peel; 16/01127/B Extension to rear of property at Glenfaba 17 Mountain View Peel; 16/00548/B Installation of replacement front door and windows 12 Strand Street, Peel; 16/01100/B Conversion of building into 3 self-contained apartments at 12 Market Street, Peel; 16/00625/B 4 Fuchsia Close Reayrt Ny Keylley Peel. The lead members agreed to take no further action.

The lead members requested the Town Clerk should attend the planning inquiry for 16/00816/B Sheear 2 Derby Road Peel on 6 December 2016.

The lead members requested the Town Clerk should appeal the decision to approve 16/00729/B Demolition of existing workshop and erection of a dwelling at 40 Douglas Street, Peel because it did not provide adequate parking provision as previously highlighted by the Commissioners.

The lead members had noted the scaffold had been removed from the Corner House and works were still ongoing from a hydraulic hoist to repair the windows, facias and to repaint the building. The internal structural works had been completed on 12 Market Street to allow the removal of the internal bracing. It was noted the owner was awaiting the outcome of his planning application prior to completing the external works to the building frontage.

No street trader and collection licences were considered by the lead members and they noted the Department of Infrastructure had received the Commissioners petition for the 23 older person's public sector

housing properties at Slieau Whallian View, Peel.

The lead members noted the officer's second quarter assessment was completed and showed there were 80 persons on the waiting list, major voids were taking 7 weeks and standard voids were taking 3.5 weeks to complete.

Item 4 Planning Applications for Comment

The Board reviewed the planning application drawings and agreed to defer a decision on 16/01233/B Erection of 49 dwellings at Plots 118 to 137 and Plots 141 to 144 of approved residential development at Slieau Whallian View off Raad Kirreee Varrey, Peel to seek additional information on the following matters:

- The applicant's letter states two parking spaces are provided for each property. However, there are a total of 87 spaces to serve 44 terrace properties because plots 135, 136, 137, 146 and 147 are served by 9 spaces.
- The Commissioners would welcome additional information on the capacity of the local sewerage treatment plant to process the waste arising from the additional properties proposed within this development proposal.
- The application provides a higher density of residential development than originally proposed. The Commissioners would welcome additional information on size of the plots which have resulted in particularly small rear gardens for the 3 bedroom plots 134 and 169 and narrow front gardens for the terrace properties.

Item 5 Planning Decision Notified

The Board noted no decisions had been submitted to them for consideration at this meeting.

RECREATION
ITEMS

16/079

Item 6 Events and Commercial Innovation
Lead Member Update

The Deputy Chairman provided the following update:

The meeting took place on 14 November 2016. The bonfire and firework display had been subject to some last minute uncertainty because the Department of Infrastructure had highlighted a requirement for scallops to be landed on the breakwater. He thanked the Commissioners' and the Department's staff for resolving this problem.

The lead members had put in place the final arrangements for the Christmas Light switch on for 26 November 2016. The bell ringers would not be present and all that was now required was good weather. The planning for Peel Day and the Peel Food Festival are progressing and the Commissioners are working with the Moddy Dhoo Motorcycle club to develop a new event during the Festival of Motorsport. The lead members were considering a request for a continental market in Peel and discussions will be required with traders to ascertain if a suitable time can be found for an event of this nature which will enhance trade in the town.

The lead members have been developing proposals to locate a playpark near the swimming pool with the assistance of the Western Swimming Pool Board and neighbouring authorities. The initial discussion has been favourable and funding is currently under consideration by these Boards. The upstairs rooms in the Ward Library have been cleared and the Curator of the Museum has set up his office at this location alongside the Commissioners archive room. The Lead Members had **agreed** to close the Ward Library on Saturday 24 December for the Christmas holidays and for it to reopen on 3 January 2017. This resolution complimented the office closing times approved by the Board for the Town Hall.

The lead members reported the works on the campsite building extension were scheduled to commence on 28 November.

The Peel Regeneration, Chamber of Trade and Western Swimming Pool minutes were

available for Board members to view.

Item 7 Peel Clothworkers School Christmas Fair

The Board noted the contents of the letter from the Clothworkers School dated 8 November 2016 requesting raffle prizes for this event. The Board **agreed** to donate a hamper to this event. This item was proposed by the Chairman and seconded by Mr Lace.

FINANCE AND
GENERAL ITEMS

16/080

Item 8 Finance and Staff Resource Lead Member Committee Update

Ms Hannan provided the following update: The meeting took place on 11 November 2016 and reported the following:

The Commissioners accounts were healthy at 7 months and the rate borne account showed a £107,105 surplus. This surplus continues to be attributed to additional rate income and because a number of schemes with funding allocated to them had not taken place to date. She reported the accounts for October did not include the bonfire night and Christmas light switch on costs which were still to be invoiced. Expenditure costs of £2,523 for renovations in the Philip Christian Centre Playgroup; £1,293 on the Library 1st floor storage and office accommodation; £1,259 on Bonfire night preparation works; and £1,613 on seat/shelter repairs were reported. Other large costs within the month were for £12,457 quarterly payment on the Parker Loan and £3,261 on information technology support costs. The overall expenditure on public functions currently stood at £35,019.29 which required monitoring.

The lead members noted although the accounts were currently healthy, they must exercise care to ensure funding is only spent on items that have been budgeted for or are essential. The Board may wish to consider how this wish to utilise the £107,000 additional rate income the Commissioners were receiving following the change to the rate income predictions in April 2016 at their next Board meeting.

No 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 reported the Works Lead Member Committee was scheduled to meet later in November to consider items for the 2017/18 budget.

Item 10 Tynwald Select Committee Review of 2016 Election

The Board noted the content of the communications received from a local elector dated 9 November 2016 concerning the disparity in elector numbers on the two polling district registers for Peel and the requirement for a second polling station. Ms Hannan stated at the recent election both polling stations were in the Centenary Centre and the election result was declared from this location. The turnout had been 56-57% and even with these numbers it had been crowded. Ms Hannan proposed the Commissioners support the proposals contained within the communication. Mr Convery seconded this proposal. The Board **agreed** the Town Clerk should write to the Select Committee to register the Commissioners' support for having similar number of electors on each of Peel's polling district areas and to open a second polling station in Peel when a general election takes place.

Item 11 Consultation on Introduction of a Consenting Process for Seismic Surveys in Manx Waters

The Board noted the contents of the consultation document dated 11 October 2016. Ms Hannan asked if the purpose of this consultation was to open the way for marine wind farms or oil and gas exploration by fracking. She stated her opposition to a proposal of this nature. The Board members had no further comments to make on this item.

Item 12 Vessel Insurance

The Board noted the contents of the communication from the Department of Infrastructure's Director of Ports requiring

vessel owners to have insurance for their vessels in the Peel Marina.

Item 13 Municipal Association Meeting Change of Date

The Board noted the content of the communication dated 30 October 2016 from the Municipal Association changing the dates of their next meeting to 8 December 2016.

Item 14 Cabinet Office Response to Captain of the Town Application

The Board noted their request to appoint a person in the town to fulfill the role of Captain of the Town was declined in the Cabinet Office's letter dated 1 November 2016.

**ITEM 13 ANY
OTHER BUSINESS** 16/081

The Board noted no any other business items were raised.

The meeting ended at 8:07pm