

GENERAL MEETING

The minutes of the general meeting held in the Boardroom, Town Hall, Derby Road, Peel on 13 December 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
Mr A. Jones

In attendance
Mr D. Sewell (Clerk to Commissioners) and
Miss L. Bampton (Responsible Finance Officer)

Action

CHAIRMAN'S WELCOME	16/082	The Chairman welcomed the Board to the December Commissioners' meeting. The Chairman thanked the Lead Members for Events and the Commissioners' staff for the successful Christmas Light Switch On event held in Atholl Place on 26 November 2016.
ITEM 1 MINUTES	16/083	The Chairman requested confirmation of the minutes. The Board agreed the minutes of the meeting held on 14 November 2016. The Deputy Chairman proposed this item and it was seconded by Mr Convery.
ITEM 2 MATTERS ARISING	16/084	Item 16/061 Planning and Building Control The Board noted the contents of the email from the Minister for the Department of the Environment Food and Agriculture dated 22 November 2016. The Chairman expressed the Commissioners disappointment at the rejection of the Commissioners' proposal to work together prior to the transfer of this function back to the local authority. The Town Clerk advised the Commissioners proposal was submitted prior to the Department recruiting replacement staff and the Minister's email did not make any reference to transferring this function back to the local authority. The Board agreed the Town Clerk should write to the Department to ascertain why their proposal had not been taken forward and if this function will be

transferred back to the local authority in the future. Mr Jones proposed this item and it was seconded by Mr Lace.

Item 16/067 St Peters' Church Gateway

The Board noted the contents of the revised plans received from the Cabinet Office. Ms Hannan stated the gate railings needed do match the existing railings located from the gate post on the right of the entrance to the Hairdressers shop. The Town Clerk advised the gates when opened would block the pathway to the left as you enter the church yard. This could possibly be overcome by having two thirds and one third gates. In addition, he stated the gate stop on this side protrudes and is a trip hazard in the middle of the new paving and there is an existing control box behind the gate pillar between the old entrance and the new steps which should be relocated to a less conspicuous location. The Board **agreed** the Town Clerk should write to the Cabinet Office to highlight these issues.

Item 16/070 Election Act

The Board noted the contents of the letter dated 2 December from the Cabinet Office. Mr Jones stated the Cabinet Office had not dealt with the issues raised by the Commissioners including the discrepancy between the legal advice provided the Election Registration Officer to the Commissioners at the time and the Attorney General to Tynwald twelve months later. The Town Clerk advised he could make a Freedom of Information request to seek the legal advice received by the Election Registration Officer prior to June 2015 which the Cabinet Office state they complied with. The Board unanimously **agreed** the Town Clerk should make a Freedom of Information request to obtain this information.

Item 16/077 Planning Applications

The Board noted the communication seeking a deferment of a decision on planning application 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 Kirree Varrey, Peel to allow the applicant to provide additional information on car parking, density

of development and the capacity of the sewerage treatment plant had been sent to the Department of Environment Food and Agriculture. The Chairman stated this additional information had now been received by the Commissioners. The Board noted the contents of the additional information received from the applicant. The Town Clerk advised the information received has largely addressed the matters raised by the Commissioners at their last meeting. The Deputy Chairman stated although the applicant's advisor had stated there was sufficient capacity to treat the sewerage from these additional properties the neighbouring residents had ongoing longstanding issues with unpleasant strong smells emanating from this treatment plant and something was wrong which should be independently assessed. Mr Jones advised the Manx Utility Authority would undertake this assessment. Ms Hannan seconded the Deputy Chairman's views to oppose this planning application until the sewerage problems are independently assessed and the problems resolved. The Board **agreed to oppose** this planning application for the following reasons:

The Commissioners have concerns relating to the capacity of the local sewerage treatment plant to process the waste arising from the additional properties proposed within this development proposal. The existing treatment works is privately owned and maintained. The Commissioners have received complaints from residents neighbouring this facility which have highlighted ongoing problems with the plants reliability and the maintenance regime for this plant.

Item 16/0079 Peel Clothworkers School Christmas Fair

The Board noted a Christmas hamper had been sent to the Clothworkers School for this event.

Item 16/079 Tynwald Select Committee Review of 2016 Election

The Board noted the communication highlighting the Commissioners concerns relating to the removal of persons from the electoral role in 2015 had been sent to the Clerk of Tynwald. The Town Clerk reported

this communication had been acknowledged and to date the Commissioners had not been summoned by the Committee to provide evidence.

HOUSING ITEMS 16/085

Item 3 Property Asset Management Lead Member Committee Update

Mr Jones the Lead Member for Property and Asset Management provide the following update:

The lead member Committee had met on 9 December 2016 and had not opposed 16/01267/B Extension of paved hardstanding area to front of existing dwelling 9 Rockmount Road, Peel; 16/01289/B Change of use to retail at the Corner House (Formerly Looneys), 2 Michael Street, Peel; 16/01355/B Replacement of PVC windows and doors at 8 Watson's Court, Peel and the erection of replacement dwelling at 10 Station Road, Peel.

The lead members had referred the additional information received for 16/01233/B Erection of 49 dwellings plots 118 to 137 & 141 to 144, Slieau Whallian View Off Raad Kirree Varrey, Peel (amended drawings) to the Board for consideration.

The lead member had deferred a decision on 12/01391/B Variation of condition 1 to allow a further 4 years to commence works at JD Faulkner Ltd, Brickfield, Poortown Road, Peel to seek an alternative access onto Oak Road and had objected to the change of use to tent accommodation during the TT and Festival of Motorsport periods using Part of the Practice Field, Peel Golf Club, Rheast Lane, Peel because of concerns relating to the width of the access lane and the poor visibility from the Rheast Lane onto Douglas Road to support the additional traffic generated by this development proposal during the peak traffic flow periods on the Island's roads.

The Lead Member Committee noted the planning decision notices for 16/01007/B Creation of an additional vehicular access and the erection of an extension and balcony at 8 Mourne View, Peel; 16/01166/B Additional use of residential dwelling as tourist accommodation at Balley Beg 23A Douglas

Street, Peel; 16/01204/B Installation of illuminated and non-illuminated signage at 11-11A Michael Street, Peel; 16/01109/B Erection of an extension and decking to dwelling at 8 Douglas Road, Peel; and 16/01194/B Repair works to existing dormer window at 17 Douglas Street, Peel accorded with the Commissioners' recommendations and required no further action.

The Lead Member Committee noted 16/01203/B Extension to dwelling and conversion of garage at 8 Elm Drive, Ballawattleworth, Peel had been withdrawn and a planning appeal statement was to be submitted by 14 December 2016 concerning the lack of parking provision for 16/00729/B Demolition of existing workshop and erection of a dwelling at 40 Douglas Street, Peel.

The lead members noted works were still ongoing from a hydraulic hoist to repair the upper windows, fascias and to repaint the Corner House building. They noted the internal structural works were completed to 12 Market Street to allow the removal of the internal bracing and planning consent had been received for this building. These conversion works to residential flats were scheduled to commence at the end of January 2017.

No street trader and collection licences were considered by the lead members and they noted the Department of Infrastructure had approved the Commissioners' petition for the 23 older person's public sector housing properties at Slieau Whallian View, Peel.

Item 4 Objection to Application 16/00577/B New Light Industrial Units at Former Brickyards Site Mill Road, Peel

The Board noted the contents of letter of objection to the Commissioners' planning application.

Item 5 Planning Applications for Comment

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

Item 6 Planning Decision Notified

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

Item 7 Petition for Land Acquisition and Project Costs to Purchase 23 Older Person's Public Sector Housing Properties at Slieau Whallian View, Peel.

The Board noted the receipt of approval from the Department of Infrastructure dated 5 December 2016 to purchase the 23 older person's public sector housing properties at Slieau Whallian View, Peel. The Board welcomed this project could now proceed as soon as possible.

RECREATION
ITEMS

16/086

Item 8 Events and Commercial Innovation Lead Member Update

The Deputy Chairman provided the following update:

The meeting took place on 13 December 2016. The Christmas light switch on went well with large crowds and all the lighting operated successfully. Father Christmas, the Brass Band and the Snow Machine made it a good event for Peel. A number of issues were highlighted during the review of the event including retailer participation and unauthorized street trading which will be addressed for next year. In addition, the operation of a street market in the new Market Square could be considered for next year.

The lead members have a meeting with the Government's motorsport Group in January to make advance preparations for the TT Festival Peel Day event.

The lead members would like the Board to consider increasing the 2017/18 budget for play equipment. This request has arisen out of a meeting with a group of 30 parents on 30 November 2016. This group supported the creation of a play park close the swimming pool which would offer a central location for the new housing estates, a café, close circuit camera, lighting and WIFI. The lead members were working with the Western Swimming Pool Board to ascertain if other local authorities in the West would contribute to

this project.

The lead members had been advised the construction on the new shower block would commence during the second week in January 2017. This would permit it to be opened for the new tourist season and for WIFI to be installed. A quote had been assessed from Blue Wave and comparative quotes were being sought from Sure and Manx Telecom for WIFI provision.

Mr Heath advised a regeneration committee meeting had taken place on 4 November 2016 which was attended by Mr Boot and Mr Harmer. The lead members were advised the works were slightly behind schedule and the Market Square would be opened to vehicular traffic during the Christmas period when works would not be taking place. The completion date for the works had not changed and works were still scheduled to be completed by Easter 2017. A signage subcommittee had been formed to assess pedestrian wayfinding signage in Peel town centre including gateway to important streets. The minor regeneration proposals for Atholl Place had received positive feedback from traders and would need to knit the existing schemes on Atholl Street and Douglas Street together. The extension of the regeneration footway works to the Post Office was discussed and the funding options assessed. The Commissioners had received a request to place the feedback from the workshop which took place in October 2016 on their website. Mr Heath recommended this need to be handled sensitively to explain the source of the information, what the information represented and that it was not endorsed by the local authority. Ms Hannan asked how many traders were at the regeneration meeting. The Town Clerk advised two retailers and a local artist are invited to each regeneration meeting. In addition Mr Heath is Chairman of the Chamber of Trade and Commerce meetings where regeneration proposals are discussed and he provides feedback to the regeneration meeting from the Chamber meetings. The Town Clerk advised at the last regeneration meeting one retailer and the artist attended. Ms Hannan stated the October workshop was not very well

advertised and only a small segment of the Peel population attended and expressed their views. Mr Heath agreed this was one of the reasons he had stated the feedback need to be handled sensitively.

Mr Convery stated the Commissioners could purchase Christmas lights for next years event cheaply in January and asked the Commissioners staff to discuss this with the Works Lead Members Committee.

Item 9 Regional Scout Event in Peel May Bank Holiday 2017

The Board noted the contents of the email from the Scout Association dated 6 December 2016 requesting the use of Fenella beach for a scout event in on the Bank Holiday weekend early in May. The Board **agreed** to support this application. The Chairman proposed this item and it was seconded by Mr Jones.

Item 10 Request for Street Collection at New Year Dip

The Board noted the contents of the letter from Greens Jewellers dated 24 October 2016 requesting permission for street collections for Peel RNLI, Peel Anti-Cancer and Multiple Sclerosis. The Chairman declared she had an interest through her involvement in Peel Anti-Cancer and took no part further part in this item or item 11. The Deputy Chairman proposed this application is accepted and this proposal was seconded by Ms Hannan. The Board **agreed** to approve a street collection for Peel RNLI, Peel Anti-Cancer and Multiple Sclerosis to take place on 1 January 2017 on Peel Promenade and beach.

Item 11 Request for Street Collection at New Year Dip for Parkinson Disease Society

The Board noted the contents of the email from the Parkinson Disease Society dated 5 December 2016 requesting permission for street collection on Peel Promenade and beach on 1 January 2016. The Deputy Chairman stated the applicant for this street collection should contact Greens Jewellers who organise the dip to co-ordinate their collection activities. Ms Hannan proposed the Town Clerk should contact the applicant and offer another date for this collection. The Deputy Chairman seconded this proposal and

the Board unanimously **agreed**.

ITEM 12 FINANCE 16/087
AND STAFF
RECOURCES

Item 12 Finance and Staff Resource Lead
Member Committee Update

The Chairman returned to the meeting and requested an update from Ms Hannan:

Ms Hannan stated the meeting took place on 1 December 2016 and reported the following:

No accounts for November 2016 were available for consideration by the lead members on 1 December 2016. The lead members were advised the current financial year budget contained scheme expenditure of £5000 for the Town Hall Toilets; £5,000 for the Market Place Toilets; £6,000 for Play Equipment; £4,000 for Philip Christian Centre; £2,000 for Structural repairs; £5,000 for a New Yard Door and £10,000 for St Peter's Clock.

The lead members noted no rating appeals were reported for consideration and no external or internal audit issues were reported.

The lead members considered the report prepared by the Finance Officer on the 2017/18 budget provision. These proposals did not increase the rates and provided additional funding for a new playground for £30,000; waymarking for £20,000; the site investigation for new industrial units for £5,000; new street lighting in the conservation area for £30,000; replacement of two Commissioners vehicles for £25,000; Promenade flag poles between Weather Glass Corner and the Kiosk for £6,000; Promenade replacement litter bins for £3,000 and a replacement promenade shelter for £15,000. The lead members requested this budget information should be presented to the next Board meeting for consideration. However, with the increase in the sewerage rate the Commissioners may need to cut back to assist rate payers.

Item 13 Works Lead Member Committee
Update

Mr Lace reported the Works Lead Member Committee met on 23 November 2016 to consider items for the 2017/18 budget.

The lead members noted works should have commenced on the campsite toilet block extension on 28 November and scaffold

would be erected around St Peter's Clock Tower after the Christmas holidays to refurbish the clock and the tower.

The lead members noted the domestic waste collection contractor had reported problems with the residents in the new properties on the outskirts of Peel not bringing their bins out to the kerbside for collection. The lead members requested a letter should be sent to these residents to confirm their responsibilities and to provide details of collection times.

The lead members noted the lighting columns on Peel Promenade were not designed or structurally capable of supporting festoon lighting. The lead members agreed festoon lighting could not be erected at this time on existing columns and this proposal could be considered next time the lighting columns were replaced at this location.

The lead members noted flag poles could be erected in the foreshore behind the wall but once past the kiosk the increase in the seawall height would preclude the placement of flag poles. The lead members **agreed** to install flag poles in the beach from Weatherglass Corner to the Kiosk with an estimated cost of £5,000 to £8,000 depending upon the method of fixing employed.

The lead members noted the contents of a Technical Officer's report for new plant, equipment and resources which evaluated the exiting condition of the Commissioners' older plant and options for leasing or purchasing replacement vehicles within the next three years. The lead members agreed to recommend to the Board an increase in the plant replacement budget from £10, 000 per annum to £25,000 per annum for a three year period. In addition, the lead members agreed to retain the existing plant maintenance budget and to recommend a policy to ensure the condition of plant is reviewed when it is nine years old to consider the ongoing viability offered by this equipment and a strategy for its replacement.

The lead members noted the contents of a street lighting plan for Peel which highlighted areas where street lighting was required to

improve illumination in the town. The lead members agreed to recommend to the Board a one off cost of £30,000 should be made available in the 2016/17 budget to improve lighting in the town conservation area through the installation of a total of twelve new lighting columns in Lake Lane, Castle Street, Market Street, Douglas Street, Orry Lane, Michael Street, Factory Lane and Atholl Place. In addition, the lead members agreed to recommend the retention of the current budget provisions for street lighting maintenance and running costs.

The lead members noted no defects or remedial works and health/safety issues were reported at the meeting.

The lead members noted the Town Clerk continued enforcement of the temporary 2 hour parking restriction in the Douglas Street Car Park in the absence of the Town Warden.

Item 14 2017/18 Public Sector Rents and Allowances

The Board noted the content of the communications received from the Department of Infrastructure dated 2 December 2016 which imposed a rent increase of 2%, a maintenance allowance of 24.8% of rent income and an administration allowance of 5.5% of rent income.

Item 15 Charges for Disposal of Domestic Waste at the Energy for Waste Plant 2016/17 & 2017/18

The Board noted the contents of the letter received from the Department of Infrastructure dated 1 December 2016. The Town Clerk reported a further letter had been received from the Department of Infrastructure dated 8 December confirming the cost of disposal would be £79.50 per tonne in 2016/17 and £82.87 per tonne in 2017/18 financial years. He advised this accorded with the Commissioners expectations for no increase during the current financial year and an inflationary increase next year.

Item 16 Budget and Rates 2017/18

The Board noted the contents of Officers budget and rate report. The Town Clerk stated

the information and project proposals developed by the Lead Member Committees were included within the budget. He asked the Responsible Finance Officer to summarise the reports. The Responsible Finance Officer stated the Officers had developed the budget by assessing the expenditure against each area of work for the 2015/16 financial year and the first sixth month period in the current 2016/17 financial year. They had then added the expected inflationary costs, and approved new projects. This has resulted in all the anticipated Commissioners expenditure and commitments being met by retaining the 257 pence rate charge with a £1 increase on the refuse rate to £171 per property. Mr Convery stated he was in favour of freezing the rate and refuse rate this year. He stated the Commissioners had healthy reserves and capital income. Ms Hannan stated with Government increasing the sewerage rate by 6.8% the Commissioners should consider reducing its rate because people are having difficulties making ends meet. The Town Clerk advised the Board could agree no rate increase would be imposed next year and to defer a decision until the next Board meeting on the actual rate to allow officers to review project expenditure for the forthcoming year. Mr Jones supported this proposal which was seconded by Mr Convery. The Board agreed no rate increases would be imposed next year and to defer a final decision on the actual rate to the Board's January meeting. The Chairman thanked the Responsible Finance Officer for her report.

Item 17 Agricultural Hereditaments

The Board noted the content of the communication dated 1 December 2016 from the Treasury

Item 18 Any Other Business 16/088

Mr Jones reported minutes from the Municipal Association will be circulated to all local authorities and advised the Association had arranged training for Commissioners on 17 January 2017 at Nobles Pavilion.

Mr Jones reported Peel Charity Shop should feel proud of the large amount of money this voluntary organization had raised during 2016.

Mr Heath reported an events was taking place in the library for children before Christmas and he thanked the Librarian for her efforts in arranging many successful events in recent months.

Ms Hannan asked why signs were not on display advertising road and parking restrictions associated with the regeneration works in the Market Place and Douglas Street.

Ms Hannan stated the requisition meeting on 30 November 2016 was not advertised in the papers and the Commissioners were not notified this meeting was taking place.

Mr Lace requested arrows on the road in the Douglas Street Car Park to assist with traffic movements and to ask Patrick Commissioners to cut back the hedge overgrowing the highway on Glenfaba Hill.

Ms Hannan reported the catering vehicle is still being stored at the Western Civic Amenity site.

The Chairman wished all Board members and staff a Merry Christmas and a Happy New Year.

The meeting ended at 8:46pm