

GENERAL MEETING

The minutes of the general meeting held in the Boardroom, Town Hall, Derby Road, Peel on 19 January 2017 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)

Action

CHAIRMAN'S
WELCOME

16/089

The Chairman welcomed the Board to the January Commissioners' meeting. The Chairman paid tribute to a number of Peel residents who had died in recent weeks. She described Mr Godfrey Kelly as unique, a character, ambassador, sportsman and charitable person. The Chairman believed it would be good for the Commissioners to commemorate the contribution Mr Kelly had made to Peel in an appropriate way in the future. The Chairman paid tribute to Mr Duncan Rennie whose kind, charitable, lovely demeanour and loyal caring support for his family had made him popular in Peel. The Chairman sent her sympathy and empathy to their families.

ITEM 1 MINUTES

16/090

The Chairman requested confirmation of the minutes. The Board **agreed** the minutes of the meeting held on 13 December 2016. Mr Convery proposed this item and it was seconded by Mr Lace.

Item 2 Matter Arising

Item 16/061 Planning and Building Control

The Board noted a communication had been sent to the Minister for the Department of the Environment Food and Agriculture to ascertain why the Commissioners' proposal had not been taken forward and if the function

will be transferred back to the local authority in the future.

Item 16/067 St Peters' Church Gateway

The Board noted a communication had been sent to the Cabinet Office to highlight the gate railings did not match the existing railings located adjacent to the Hairdressers shop; the open gates and gate stop would cause problems with the new pathway; and there is an existing control box behind the gate pillar which required relocating to a less conspicuous location.

Item 16/070 Election Act

The Board noted a Freedom of Information request seeking access to the legal advice received by the Election Registration Officer prior to June 2015 was sent to the Cabinet Office.

Item 16/077 Planning Applications

The Board noted the communication objecting to 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 Kirreee Varrey, Peel had been submitted because neighbouring residents had reported longstanding issues with unpleasant strong smells emanating from this treatment plant. The capacity, reliability and maintenance problems associated with this plant required independent assessment prior to granting planning consent for additional properties.

Item 16/0086 Regional Scout Event on Fenella Beach May Bank Holiday 2017

The Board noted the communication approving the application to use Fenella Beach was sent was sent to the Scout Association.

Item 16/086 Request for Street Collection at New Year Dip

The Board noted the communication approving Greens Jewellers street collection application and refusing the street collection application for the same event from the Parkinson Disease Society was sent to the applicants.

Item 16/087 Budget and Rates 2017/18

The Board noted this item was to be discussed under agenda item 12.

Item 16/089 Any Other Business Operation Items

The Town Clerk reported two Commissioners had attended the Municipal Association training on 17 January 2017 at Nobles Pavilion. He advised the Department of Infrastructure had consulted the Commissioners and advertised the traffic orders for the loading and parking bays on Douglas Street by the Post Office. The Town Clerk advised the requisition meetings did not require advertising in the newspapers and in future he would send copies of the notice to each Commissioner. The Town Clerk reported the arrows in the Douglas Street Car Park were temporary and designed to direct traffic particularly larger delivery vehicles, through the car park while Market Place was closed. He reported the condition of the hedge was reported to Patrick Commissioners and Mr Lace would obtain an update on the parked catering vehicle at the next Western Civic Amenity site meeting.

HOUSING ITEMS 16/091

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 17 January 2017 and had not opposed 16/01373/B Creation of additional seating terrace on the existing roof of the Kiosk at the Breakwater, Peel; 16/01384/B Replacement PVC casement windows at 1 Mona Street, Peel; 17/00016/B Replacement wooden windows with UPVC casement at Rachan Cottage, 9 Church Lane, Peel; and loft conversion to provide a bedroom and bathroom at 10 Mountain View, Peel.

The Lead members had objected to 16/01325/C Change of use of part of the practice ground as a campsite for the 2017 TT and Festival of Motoring at Field 314539 Rheast Lane, Peel (Amended Plans) because the width of the access lane and the poor visibility from the Rheast Lane onto Douglas Road to inadequate 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 had **agreed** the planning decision notices for 16/01164/B Creation of sunroom extension to rear of existing dwelling at Plot 2 18 Rockmount Road, Peel; 16/01064/B Removal and installation of new windows at 3 Christian Street, Peel 16/01181/B Installation of replacement windows at 6 Lyndale Avenue, Peel; and 16/01289/C Change of use from an estate agents office to retail outlet at the Corner House, 2 Michael Street, Peel required no further action.

The Lead Member Committee noted 16/00729/B Demolition of existing workshop and erection of a dwelling at 40 Douglas Street, Peel had a planning rebuttal statement submitted 10 January for the planning appeal and agreed to send the successful planning appeal decision for 16/00816/B Installation of replacement windows at Shear 2 Derby Road, Peel to the Board for information.

The lead members noted planning permission had been granted for the Corner House and a meeting had taken place between the management company and the contractor to complete the outstanding works. The flat conversion works at 12 Market Street 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 Commissioners' advocate was preparing the legal documentation for the purchase of the 23 older person's public sector housing properties at Slieau Whallian View, Peel.

The lead members noted the content of the Officers' proposed policy and standard letters for the opening of existing fireplaces and the installation of wood burning stoves. The lead members **agreed** this document should be sent to the Board for consideration. Mr Jones requested this matter should be moved from the In Committee matters arising to the public agenda. This motion was seconded by the

Chairman and the Board **agreed** this motion. The Board considered the draft policy letters for the opening of existing fireplaces and the installation of wood burning stoves. Mr Jones proposed the draft policy dated January 2017 should be approved by the Commissioners and Mr Lace seconded this proposal. The Board **agreed** unanimously to adopt this policy in Commissioners' properties.

Item 4 Planning Applications for Comment

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

Item 5 Planning Decision Notified

The Board noted the Department of Environment Food and Agriculture's notice to overturn at appeal the original planning authority decision and approved 16/00816/B Installation of replacement windows at Shear 2 Derby Road, Peel.

RECREATION ITEMS

16/092

Item 6 Events and Commercial Innovation Lead Member Update

The Deputy Chairman provided the following update:

The meeting took place on 19 January 2017. The Commissioners had received five requests to be involved in the Peel Food and Fish Festival. A meeting had taken place on 5 January 2017 to discuss the TT Peel Day entertainment with the Department of Economic Development. All parties were satisfied with the location for the entertainment between Harbour Lights and Crown Street on Peel Promenade. The Deputy Chairman stated this would sit alongside having some activities on Spit Corner, the children's area on the beach, the stalls on East Quay and the Leece Museum vintage motorcycle display. The Mini motorbikes were keen to come back to Peel during the TT festival. Early discussions had taken place with the organisers to have an evening event on the same course around the House of Manannan on an evening or on a different course using the Marine Parade and the adjoining streets. A meeting was to be arranged with the organisers in January to ascertain when this event could take place. The Deputy Chairman reported Hospice were

keen to return to Peel to run their urban slide event and to host a new colour me rainbow event on Peel Promenade. The Commissioners' officers had highlighted problems with throwing coloured flour bombs on the highway which would temporarily staining the walkway, roadway and would require the removal of parked vehicles. The lead members proposed this event could take place on Peel Town Beach. The Board unanimously **agreed** to support locating this event on Peel beach. The lead members reported they had received a request from a local resident to hold a summer beach football tournament. The lead members had **agreed** to support this event subject to receiving further information on the proposed date of this event and identify what assistance would be require from the Commissioners.

The Deputy Chairman reported the Western Swimming Pool Board had received support from a number of neighbouring local authorities for the provision of funding for play equipment at the swimming pool subject to all authorities making a contribution. This could be achieved if local authorities' contribution could include the free transfer of land to Peel Town Commissioners or to allow some authorities to make contributions in future financial years. The lead members believed these arrangements provided a way forward subject to the Board of Peel Town Commissioners agreeing to a proposal which provided more than the £30,000 already allocated to scheme. The lead members had **agreed** to seek additional funding for this project in the 2017/18 financial year at the next Board meeting. The Town Clerk advised a decision on this matter should be deferred until Item 12 of the agenda was considered.

The Deputy Chairman reported the works on the Curator old office in the Museum were completed and a small exhibition to recognise Sophia Morrison had commenced on 14 January 2017 to recognise the centenary of this important Peel resident's death. He stated the construction on the new campsite shower block had commenced during the second week in January 2017. The lead members had been advised by their officers the internal fitting would cost £8,000 and the gas fueled

hot water boilers fitted in 1991 would require replacement in the near future. All these works and the £2,600 quote received to fit WIFI in the campsite which was reported at the last Board meeting would cost £15,000 to £20,000 to fund in the current financial year. The lead members were aware insufficient budget currently existed to fund all these works and no budget was available to replace the existing boiler. These additional costs could be funded from the additional £30,000 income generated from the campsite this financial year and through charging for the WIFI once it was available. The lead members had **agreed** to seek £20,000 in the current financial year to undertake this work from the Board and to charge for WIFI once this service was provided. Ms Hannan Lead Member for Finance and Staff Resource stated this work could be funded from the additional income received from the campsite in 2016 however, she expressed caution on charging for WIFI when the access may be slow or unobtainable at busy times. Mr Heath advised this issue would be overcome through only permitting a limited number of persons to have paid access at any one time. Mr Convery Lead Member for Finance and Staff Resources supported the Lead Member Committee for Events and Commercial Innovation request for a £20,000 budget to complete these works. The Board **agreed** to provide a £20,000 budget for the campsite shower block extension works including the provision of WIFI equipment and new hot water boiler in the 2016/17 financial year.

The Deputy Chairman reported no regeneration meeting had taken place in December 2016. He stated work had recommenced after the two week Christmas close down when the Market Place had been resurfaced and temporarily opened to through vehicular traffic. The Market Place end of Castle Street was now closed to pedestrian and vehicle traffic for a four week period.

Item 7 Placing Geocaches in Peel

The Board noted the contents of the email dated 14 December 2016 requesting the use of Peel Hill and the Headlands for the placement of geocaches. The Town Clerk reported he had received an additional request for a

further location on Peel Hill on 19 January 2017. The Board unanimously **agreed** to support this application. The Deputy Chairman proposed this item and it was seconded by Mr Heath.

Item 8 Peel Bra Dash 2017

The Board noted the contents of the letter from Isle of Man Breast Cancer dated 30 December 2016 requesting the permission for the Bra Dash to take place on Peel Promenade and East Quay at 3pm of 7 May 2017. The Board unanimously **agreed** to approve this event and street collection. The Chairman proposed this item and it was seconded by Mr Heath.

Item 9 Request for Palm Sunday and Feast of St German Procession

The Board noted the contents of the letter from Cathedral Isle of Man dated 3 January 2017 requesting the permission for processions on 9 April and 9 July 2017 from St Patrick's Isle to the Cathedral using the Harbour footbridge, Castle Street, Market Place Douglas Street, Michael Street Atholl Place and Atholl Street. The Board unanimously **agreed** to approve this procession. The Deputy Chairman proposed this item and it was seconded by Mr Heath.

ITEM 10 FINANCE 16/093
AND STAFF
RESOURCE LEAD
MEMBER
COMMITTEE
UPDATE

Ms Hannan stated the meeting took place on 13 January 2017 and reported the following:

The lead members reviewed the third quarter accounts. The accounts are in a healthy position with a surplus at the end of the third quarter of the financial year of £138,000. This surplus was accrued through not having any unforeseen expenditure items, changes to rate income valued at £87,000 last year, £30,000 additional income from the campsite, and the £27,000 uncommitted larger projects funding which require completing by the end of the financial year. The housing revenue budget was currently underspent by £47,000. The accounts have £153,000 of unused capital predominately from the sale of the old Commissioners' depot, a general revenue reserve of £464,000 and a housing reserve of £234,000.

The lead members noted the works

expenditure on larger projects for the Philip Christian Centre and Play Equipment had been used. It was anticipated the £5000 Town Hall Toilets (6400); £5,000 Market Place Toilets (6420); £2,000 Structural repairs (8258); New Yard Door £5,000 (8210) and £10,000 St Peter's Clock (8269) would be spent by the end of the financial year.

The lead members reviewed the contents of a rates appeal letter from Treasury dated 1 December 2016 and decided no further action was required.

The lead members reiterated their support for the budget proposed at Decembers' Board meeting and noted an internal audit was scheduled commence on 16 January 2016. The lead members had requested a review how contracts are awarded for external minor works and disaster recovery.

Item 11 Works Lead Member Committee Update

Mr Lace reported the Works Lead Member Committee held an electronic meeting on 17 January 2017. The lead members noted works had commenced on the campsite toilet block extension and a scaffold would be erected to access St Peter's Clock in January 2017. The lead members raised no other issues with the monthly programme of works dated 23 December 2016.

The lead members noted there were no reported procurement; subcontractor; capital works; defect; remedial or health and safety issues reported in December.

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 12 Budget and Rates 2017/18

The Board noted the contents of Officers budget and rate report presented at the December meeting of the Board. Ms Hannan stated the additional funding for play equipment received by the Board from the Lead Member Committee for Events and Commercial Innovation at this Board meeting could be funded from the Commissioners

healthy reserves once a detailed scheme had been developed and agreed. Ms Hannan the lead member for finance and staff resources recommended the budget proposal which retained the rate at a 257 pence charge with a refuse rate of £170 per property for the 2017/18 financial year for approval by the Board. Mr Convery the lead member for finance and staff resource seconded this proposal. The Board unanimously agreed this proposal which retained the 2016/17 rates. The Chairman thanked the Lead Member Committee for Finance and Staff Resources and the other Lead Member Committees for their work in developing the 2017/18 budget.

Item 13 Three Month Review of Lead Member Committee Standing Orders and Terms of Reference

The Board noted the content of the standing orders and terms of reference dated 23 August 2016. Ms Hannan proposed the standing orders should be modified to be gender neutral rather than using arcane male gender terms within legal documents. The Town Clerk advised legislation had historically been written in the male gender and words indicating a gender are interpreted to include other genders. This is specifically stated within the standing orders. The Chairman stated she had no strong feeling either way and would second this motion because Peel has always been progressive and elected the first female representative to the House of Keys. The Board **agreed** to change the standing orders to be gender neutral.

Mr Jones proposed more decisions should be delegated to each Lead Member Committee and the minutes of the Lead Member Committees should be circulated with the agenda to the Board meeting. The Town Clerk advised approval of events should be delegated to the Events and Commercial Innovation Lead Member Committee and to circulate the minutes the Board meeting would need to be moved to later in the month. The Deputy Chairman seconded these proposals and the Board unanimously **agreed**.

Item 14 Dates of 2017 Board Meetings

The Town Clerk reported he needed additional time to hold the Lead Member

Committee meetings and the House of Keys representatives were unable to attend the Board meeting on the Third Tuesday of each month. The standing orders permitted the meeting to currently take place in the third week of the month and these could not be changed until the next meeting. The Board **agreed** the date of the next meeting should be the Third Thursday of the month.

ITEM 18 ANY
OTHER BUSINESS

16/094

Mr Jones reported the Department had requested the Commissioners should send out customer satisfaction surveys for social housing. He expressed concerns over the validity of the data this process would collect and advised the maintenance staff would provide these to tenants once a job was completed in the first instance.

Ms Hannan reported the poor condition of the roads in Heathfield Drive, Queens Drive, Peveril Road and North View. The Town Clerk advised he would report this to the Department of Infrastructure.

Ms Hannan reported a large motorhome was parked on North View. The Town Clerk advised he would report this to the Police.

The meeting ended at 8:50pm