

request for a Cabinet Office review of their decision to refuse the Commissioners' freedom of information request was drafted for review by the Commissioners. Mr Jones volunteered to review this document prior to its submission. The Board unanimously **agreed** Mr Jones should undertake this review before the submission of this request to the Cabinet Office.

Item 17/39 Purchase of 23 Properties Slieau Whallian View Land Registry Documents
The Board noted these signed documents had been submitted.

Item 17/40 Peel Youth Club Summer Activities
The Board noted the communication confirming £1,000 partial funding of the summer activities subject to the Youth Club entering into discussion with the Commissioners to examine long term funding arrangements for this project had been sent.

Item 17/41 Any Other Business Operational Items
The Town Clerk reported the Commissioners had received invites to attend the open day on 28 June 2017 for the new Westlands complex.

The Town Clerk reported the Ward Library had received a new hard drive for their public computer and a new printer.

The Town Clerk reported the new information technology cabling for the Ward Library, Leece Museum and Commissioners' disaster recover arrangements were scheduled for installation next month.

The Town Clerk reported the Lead Member Committee for Works would provide an update on the proposed schedule of works for street lighting and waymarking budgeted to be undertaken during the 2017/18 financial year.

The Town Clerk reported the pigeon spikes were ordered from the suppliers and the hedge on Rheast Lane was trimmed back.

The Town Clerk reported he had written to the Department of Infrastructure to reinforce the concerns expressed by property owners that their properties and cellars would be damaged in the resurfacing works which were scheduled for July 2017. He advised surveys of the cellars had been undertaken and the works on Castle Street had been delayed to allow further consideration of this matter by the Department.

HOUSING ITEMS

17/043

Item 3 Property Asset Management Lead Member Committee Update

Mr Jones the Lead Member for Property and Asset Management circulated the minutes of the Property Asset Management Committee held on 14 June and he provided the following update:

The lead members had not opposed planning applications 17/00517/B Demolition of conservatory and erection of sunroom at 20 Maple Avenue, Ballawattleworth, Peel; 17/00519/B Creation of new vehicular entrance and off road parking at Shangri La, Tynwald Road, Peel; 17/00574/B Replacement windows at 46 Douglas Street, Peel; 17/00261/B Alteration, erection of rear extension and front porch and widening of existing driveway and vehicular access at Abraka 8 Rheast Lane, Peel (Amended Plans); and 17/00609/B Replace existing windows and door at 23 Bridge Street, Peel. The lead members had not opposed planning application 17/00597/B widening of driveway at 6 Rockmount Road, Slieau Whallian View, Peel. However, it was noted the driveway was not deep enough to permit parking without overhanging the shared surface roadway unless the intention was to park parallel to the road.

The lead members noted the planning decision notices for planning applications 17/00323/B Approval of erection of greenhouse on concrete slab at Greenbank, Tynwald Road, Peel; 17/00326/B Approval of installation of signage to replace existing and use existing light box at 3 Atholl Place, Peel; 17/00369/B Approval of replacement existing windows at 12 Lake Lane, Peel; 17/00373/B Approval of replacement conservatory with sunroom at 2 Elm Drive,

Ballawattleworth, Peel; 17/00307/B Approval of replacement of existing glazed conservatory roof with tiles at 3 Fuchsia Road, Reayrt Ny Keylley, Peel; 17/00267/B Approval of replacement windows at Flat 1 Charles Street Close Flats, Charles Street Close, Peel; 17/00316/B Approval of replacement shop windows and doors 17A Douglas Street, Peel; 17/00408/B Erection of dwelling (amended approved application 13/91289/B) 7 Raad Kirree Varrey, Peel; 17/00366/B Approval of alterations and erection of a rear extension at 19 Market Street, Peel; 17/00444/D Approval of installation of three signs at Shoprite, Derby Road, Peel; and 17/00452/B Approval of installation of replacement windows at Flat 1, 6 Atholl Place, Peel. The lead members **agreed** no further action was required on these applications.

The lead members noted little progress had occurred on the Corner House upper floor refurbishment works or the refurbishment of 12 Market Street since the last meeting. The hoarding on 12 Market Street had been secured on 10 May to the building. The Commissioners' Officers had advised no progress had taken place on either of these buildings since works were suspended a number of months ago and a further notice should now be serve which deals with the aesthetic impact on the conservation area. The lead members **agreed** to reissuing notices on the owners of these properties if no action took place before the end of July.

No street trader and collection licences were considered by the lead members and they agreed the land registry documentation for the purchase of the 23 older person's public sector housing properties at Slieau Whallian View, Peel could be submitted to the next Board meeting for approval. The lead members asked for the Board to be invited to inspect the new properties once the first property was constructed.

The lead members noted no performance management updates were currently available for the lead members and these would be sent to them in the near future.

Item 4 Planning Applications for Consideration

Mr Jones the Lead Member for Property and Asset Management reported at their meeting earlier today they had agreed to send the amended drawings for planning applications 16/00839/B for the construction of 6 apartments and 373sqm of retail space at the former workshop Crompton's Building, East Quay in Peel and 17/00477/B Part demolition of existing apartments and bungalows and the erection of new apartment additions and the further refurbishment of the existing apartments and remaining bungalows at Westlands, Peel to the Board for consideration. The Board noted the content of these planning application submissions which had resulted in no significant changes from the previous submissions and **agreed** to reiterate their objection to planning application 16/00839/B for the reasons previously submitted to the planning authority and not to oppose planning application 17/00477/B. This proposal was made by Ms Hannan and seconded by Mr Convery.

Item 5 Planning Decision Notified

The Board noted approval had been granted for the Commissioners' planning application 16/00557/B. The Town Clerk reported no onerous planning conditions had been imposed on this development which would provide additional industrial units in Peel. The Town Clerk reminded the Board they had provided a budget this financial year to undertake ground investigation works for this location which would now progress.

RECREATION ITEMS

17/044

Item 6 Events and Commercial Innovation Lead Member Update

The Chairman reported the lead members had met on 14 June 2017 and the following matters were discussed:

The lead members had evaluated Peel Day and Moddey Dhoo events held on 4th and 8th June respectively. The lead members stated last year's Peel Day event was exceptional and even with good weather the delayed practices which took place on Peel Day had reduced the number of visitors on this occasion. The occurrence of TT

practices had resulted in the road safety team and a number of traders not attending the events. The lead members reported the arrangements had run smoothly and there was less organisation to do this year on the day because the pit bike racing had not taken place in the evening. The Police had provided positive feedback on the organisation of this event. The Technical Officer stated the organisation, set up, management and removal of the equipment to facilitate the event had gone smoothly on the day and the event had worked well at its new location in front of the Marine. He stated the stunt area could have been made longer for the motorcycle displays. The lead members **agreed** and they thought the location of the bands on the tongue should be reviewed. The Chairman stated he was happy with the three display acts however, he would like to book two additional motor display teams for next year's event. The Town Clerk asked if down time could be reduced for the Commissioners' staff when the event was taking place. The lead members were supportive of assessing this issue however, the marshals were either unpaid volunteers or cost very little for their services.

The lead members evaluated the Moddey Dhoo event and noted all the work and services requested by the organisers had been provided. The Town Clerk stated the weather for this event had been poor with heavy prolonged spells of rain which had reduced the number of visitors. The sand racing had been coordinated with this event although the publicity for this event had not been widely circulated. The Police and Commissioners believed the events on 8 June had been well organised and managed.

The Chairman reported he did not wish to hold a Civic Sunday this year. He would prefer to utilise the money to arrange a Santa sleigh distributing presents in advance of Christmas to the residential areas in Peel. The Town Clerk advised the Chairman could elect not to hold a Civic Sunday however this would be a break with tradition, should be reported to the Board and the alternative proposal had previously been provided by charitable organisations.

Mr Davison stated the charitable organisation had not undertaken this pre-Christmas Service for a number of years and **agreed** to report his proposal to the next Board meeting. The Town Clerk was asked to place on hold the venue and musicians who were scheduled to perform at the Civic Sunday event.

The lead members noted the Town Clerk had checked the Carnival's accounts and found they had not made any charitable donations from the income and grants they had received. The lead members **agreed** to provide the full £5,000 funding approved by the Board for the Peel Carnival. The Chairman reported this event and the Traditional Boat weekend would take place on the weekend of 5 and 6 August 2017.

The Chairman reported the soap box would take place on Derby Drive and Stanley Road this year on 20 August 2017. The event was open for applications and the new course would require the construction of additional jumps and a starting ramp to allow soap box racing.

The lead members had received copies of the playground annual safety report and asked their officers to provide a report on the actions which would be taken for their next meeting. Mr Heath had reported problems with the library printer and public computer. The Town Clerk reported a new printer had been delivered and a new hard drive for the public computer had been ordered.

The lead members noted £2,346.20 Leece Museum donations had been collected from its Easter opening until the end of the TT Festival. The Town Clerk reported the donations for the Town Museum were now being collected and accounted for via the Commissioner's procedures.

The lead members noted the expenditure in April at the campsite was £15,174 against an annual approved budget of £24,000. This area of expenditure which included the provision of electric and gas would require monitoring for the remainder of the year. The Town Clerk reported the new fire

evacuation and safety procedures were in place for the commencement of the TT festival.

The Chairman reported the free public WIFI on the Quayside and Promenade was not working and new hardware was required at the Leece Museum to reinstate this service. Mr Lace asked how much this would cost and if sufficient funding was available. The Chairman advised it would cost £1,500 and Ms Hannan confirmed sufficient existing budget was available in the CCTV and Information Technology budgets. The Chairman proposed funding of up to £1,500 is made available for the Leece Museum public WIFI. This proposal was seconded by Mr Jones and the Board unanimously agreed.

The Deputy Chairman asked if sand racing was taking place during the Festival of Motorsport. The Town Clerk advised he had not received a request to support or assist with this event.

Mr Convery asked if a Civic Sunday was taking place this year. The Chairman confirmed a Civic Sunday would not take place this year. Ms Hannan asked if alternative arrangements could be put in place to permit the Commissioners to acknowledge the contribution of voluntary organisations in Peel. The Chairman advised he would ask the Lead Member Committee for Events and Commercial Innovation to considering a carol service event for this purpose.

Item 7 Playpark Maintenance

The Board noted the content of the playground annual safety report and the Town Clerk distributed copies of the Officers' action report. The Town Clerk advised the action report had been considered and supported by the Lead Member Committees for Works and Events and Commercial Innovation held in July 2017. He advised the new swings for West View and the Headlands playgrounds would arrive in the near future. The fence in the Headlands playground would be relocated to isolate the exercise equipment from the children's play equipment. The Town Clerk

reported these were the main risks identified in the report and a member of the Commissioners' staff would undertake weekday daily inspections and routine maintenance to tackle the majority of the other risks identified. Mr Lace proposed the Board agree the measures proposed in the action report and this was seconded by Mr Jones. The action plan was unanimously **agreed** by the Board. Ms Hannan asked if these documents could be released to the public. The Town Clerk advised now the Commissioners had formulated the approved action plan these documents could now be distributed to the Peel Electors.

Item 8 Queens Baton

The Board noted the communication from the Commonwealth Games Association dated 6 July 2017 requesting support when the Queens Baton arrives in Peel on 3 September 2017. The Deputy Chairman proposed the Commissioners support this event and provide a souvenir to commemorate official visits to Peel. This Proposal was supported by Mr Convery and he suggested this should be delegated to the Finance and Staff Resource Lead Member Committee for consideration. The Board unanimously **agreed** to support this event and to delegate procuring a suitable souvenir to the Finance and Staff Resource Lead Member Committee.

ITEM 9 FINANCE AND STAFF RESOURCE LEAD MEMBER COMMITTEE UPDATE

17/045

Item 9 Finance and Staff Resource Lead Member Committee Update

Ms Hannan reported the lead members had met on 13 June 2017 and the following matter were discussed:

The lead members had asked when the works to get St Peter's Church Clock operating would take place. The Town Clerk confirmed Smiths of Derby were scheduled to undertake their routine visit to the Isle of Man in July 2017 and St Peter's clock would be repaired at this time to reduce costs as previously agreed by the lead members. The lead members noted this company would provide a quotation for installing a second clock face after this visit.

The lead member's noted the content of the Finance Officer's April 2017 Profit and Loss

Statement report. The Finance Officer provided an April 2017 finance summary overview report to the lead members at the meeting and highlighted the following issues. The approved budgets had not been inputted into SAGE at this time to permit the profile of expenditure to be compared with budgets or last year's expenditure. The Profit and Loss Statement reports a deficit £12,483.43 which is usual for the first month of the year because some costs including loans, campsite, grass cutting, computer technical support including a new firewall and the Commissioners' contribution to the Western Swimming Pool was paid in April and they are not evenly distributed monthly throughout the year. The Finance Officer highlighted the main areas of expenditure in April was £15,174 for the campsite. The Town Clerk highlighted the 2017/18 budget for this area was £24,000 and this would require monitoring. The Finance Officer highlighted a profit of £47,880 in April 2017 in the Housing Profit and Loss Statement report. The Finance Officer reported the main area of housing maintenance expenditure in April 2017 had been works at 49 Kerroo Coar and boiler replacement works. The lead members had asked if the tenants received a gas fire when properties were converted to gas from the Commissioners. The Town Clerk advised gas appliances including cookers and fires were not provided by the Commissioners to their tenants.

The lead members noted the contents of the communications dated 7 June 2017 from Treasury concerning rating appeals for 18 Raad Kirree Varrey, Slieau Whallian View and 8 Market Street and **agreed** no further action was required.

The lead members noted the external audit field work was completed on 13 May and the audit file had been passed to the senior auditor for review. This had resulted in the six minor queries reported in the external audit communication dated 23 May 2017.

The Finance Officer reported she was responding to these matters. The lead members noted the Finance Officer's recommendation the Commissioners should

state there was no significant impairment because the Commissioners properties were valued recently in 2014, the Isle of Man Government Housing Market Review for 2016 reported a minor insignificant fluctuations in the average £250,000 house price throughout 2016 and the Commissioners income for property searches had increased in 2016. The lead members had asked who undertook the valuation in 2014 and on what frequency should the properties be valued. The Officers reported a suitably qualified local estate agent had valued the Commissioners properties in 2014 and the valuation is undertaken every five years unless there is a significant change in market values. The lead members accepted the Officer recommendation and **agreed** there should be no impairment applied to the Commissioners property assets in the 2017/17 accounts. The Town Clerk advised the lead members the internal audit report for 2016/17 and the Statement of Accounts for 2016/17 presented to the Board by the Finance Officer and Commissioners Accountant were approved by the Board at their meeting on 18 May 2017.

Lead members noted the Board at their meeting on 18 May 2017 had delegated the development of a policy to determine the circumstances when long term housing rent debt or housing debt for deceased tenants could be written off. The Town Clerk stated although this policy could be written in isolation other debt owed to the Commissioners should be scoped within this policy development work to ensure consistency. The lead members agreed officers should prepare a report for the next meeting to consider housing tenant debt and provide scoping report on the other Commissioners' debtors.

ITEM 10 WORKS
LEAD MEMBER
COMMITTEE
UPDATE

17/046

Mr Lace reported the lead members had met on 15 June 2017 and the following matter were discussed:

The lead members noted the content of the Technical Officers monthly work update report and did not raise any issues with its content.

The lead members noted the Town Hall toilet works had commenced and a vehicle had been ordered for arrival in July 2017.

The lead members noted a number of the 23 new Commissioners' properties in Slieau Whallian View were now constructed and internal the fitting out was taking place. The lead members requested a site visit to view these properties.

The lead members noted no procurement or subcontractor issues were reported.

The lead members had noted the Technical Officer's request to sell the Commissioners' low value redundant vehicles which were being replaced with new vehicles. The Lead Members had **agreed** the Officers were to contact the Post Office, who sell vehicles for other Government Departments, to explore the costs associated with using this disposal route for the Commissioners unwanted vehicles.

The lead members noted no defects, remedial works or health and safety issues were reported.

The lead members noted the tall tree works requested at Heathfield House had been referred to the Board because the Department of Environment, Food and Agriculture had recently placed tree preservation orders on these trees.

Item 11 2018 Poppy Appeal Street and House Collection

The Board noted the content of the letter dated 9th June 2017 from the Royal British Legion. The Deputy Chairman proposed supporting the applications for house collections in late October and early November for the next three years and a street collection from 3 November to 11 November 2018. This proposal was seconded by Mr Lace and the Board unanimously **agreed**.

Item 12 Cruse Bereavement Care

The Board noted the content of the communication dated 8 June 2017 from Cruse Bereavement Care. Mr Jones proposed the Commissioners should approve

this application for the memory walk from Peel to St Johns on the disused railway line on 24 September 2017. This proposal was seconded by Ms Hannan and the Board unanimously **agreed**.

Item 13 War Memorial Refurbishment

The Board noted the content of the communications dated 10 July 2017 from Cathedral Isle of Man requesting funding to renovate the war memorial. Mr Jones reported this would be a one off cost of £427.50 and he proposed the Commissioners should fund this work. Mr Convery seconded this proposal and the Board unanimously **agreed**.

The Deputy Chairman asked if the memorial could be relocated to a location with better access. Ms Hannan seconded this request as a notice of motion for the next Board meeting.

Item 14 Coach Parking Places (Peel) Order 2017

The Board noted the contents of the Department of Infrastructure draft traffic regulation order.

Item 15 Peel Hill Haulage Access Road Track

The Board noted the contents of the Peel Hill Haulage Access Road Track Risk Mitigation Report dated 12 July 2017. The Town Clerk reported a public right of way existed on the track between the first and second disused quarry and the Department of Infrastructure had put in place an emergency closure to allow the Commissioners to install risk mitigation measures at this location. These included a pedestrian gate at the second quarry with warning signs to advise pedestrians that shell disposal activities could be taking place and signage on the vehicle access gate by the first disused quarry to advise the gate would be locked when shell tipping operations are in progress. The Town Clerk advised the footway on Peel Hill with the highest usage which follows the ridge on the Hill was not a designated public right of way and the Commissioners could seek to divert this designated footway on the access track to this route through making an application

to the Department of Infrastructure. This footway diversion application would ultimately require Tynwald approval. Ms Hannan stated she did not support seeking a diversion of this public right of way at this time. Mr Jones proposed the report should be amended to include the additional measures. The usage and the residual risks following the introduction of the risk mitigation measures should be monitored to ensure they operate successfully. This proposal was supported by Mr Lace and the Board unanimously **agreed**.

Item 16 Consultation on High Level Policy Means Testing

The Board noted the content of the Cabinet Office's consultation documentation for high level policy means testing dated May 2017. The Deputy Chairman stated the document did not address the issue of wealthy tenants being housed in social housing. Mr Convery proposed the high level policy recommendations proposed in the consultation were sound and should be supported. Ms Hannan seconded this proposal and the Board unanimously **agreed**.

Item 17 Consultation on Proposals to Contract Out Certain Police Services.

The Board noted the content of the Department of Home Affairs' consultation documentation for proposals to contract out certain police services dated June 2017. Mr Jones stated these proposals were required to assist the Constabulary to deliver their functions with decreased resources. Proposal of this nature required careful consideration to ensure the staff received adequate training and procedures are put in place to ensure the replacement services are suitable and fit for purpose. Mr Jones proposed this matter should be deferred to the next Board meeting. This was seconded by the Deputy Chairman and the Board unanimously **agreed**.

Item 18 Consultation on Designation of Inshore Marine Nature Reserves

The Board noted the contents of the Department of the Environment, Food and Agriculture's consultation documentation for the designation of inshore marine nature

reserves dated June 2017. The Chairman stated the protection of the new conservation areas should be encouraged. Ms Hannan agreed and proposed the Commissioners should support measures which afford more protection within the 6 mile limit. This was seconded by the Chairman and the Board unanimously **agreed**.

Item 18 Any Other
Business

17/047

The Town Clerk reported he had received a request from the Peel Carnival Organizers for a street trading license for their event on 6 August 2017. Mr Jones proposed this application for a street trading license should be approved. The Deputy Chairman seconded this proposal and the Board unanimously **agreed**.

The Town Clerk report the Works Lead Member Committee had agreed repairs were required to the headlands walls which had resulted in the emergency closure of the path to the Old Swimming Pool. The Town Clerk requested the existing £2,000 budget for repairs to boundary walls could be used to undertake these repairs. Ms Hannan proposed this £2,000 budget is used for this purpose. Mr Convery seconded this proposal and the Board unanimously **agreed**.

The Town Clerk report the Works Lead Member Committee had agreed additional seats and tables were required in the Fenella Beach car park which the Commissioners had managed since February 20017. No budget was currently available for this work because the budgets were set in 2016 and he requested approval to allow the use of some of the £9,000 budget for the Promenade's new street furniture to provide then Fenella Beach seats and tables which would be used by the public during the summer period. Ms Hannan proposed the use of the existing £9,000 Promenade street furniture budget is extended to provide street furniture in Fenella Beach Car Park. Mr Convery seconded this proposal and the Board unanimously **agreed**.

The Town Clerk report the Works Lead Member Committee had agreed repairs were required to the mezzanine flooring and some equipment in the Glenfaba Road Depot. The Town Clerk requested the existing £5,000

budget for a New Yard Door and some of the £25,000 budget for new vehicles could be used to undertake these works. Ms Hannan proposed the existing Yard and the £25,000 vehicle budgets could be used for this purpose. Mr Convery seconded this proposal and the Board unanimously **agreed**.

Ms Hannan reported her concerns with the new benches in the regeneration scheme.

Ms Hannan requested cleaning works at the Albany Road crossroad junction and the installation of coloured seats on this key route into Peel.

The Deputy Chairman requested no feeding of seagulls should be considered in the new Peel Bye Laws on the Promenade, Quaysides, Atholl Place and Kerroo Coar.

Mr Jones reported the Minister for the Department of Environment, Food and Agriculture had attended the Municipal Association meeting. At this meeting a update on Peel Leachate and the Richmond Hill Advisory Committee was sought.

Mr Jones reported the Commissioners had attended the Environment and Infrastructure Policy Review Committee hearing concerning regional sewerage treatment on 14 July 2017. At this review the Minister for Infrastructure had stated the leachate would be transported to Mearey Veg.

Mr Convery asked the Officers to inspect the shelter roofs around the bowling green which were leaking in wet weather conditions.

Mr Convery reported a complaint about the condition of the disused plot of land opposite the SPAR shop.

Ms Hannan reported a Heritage weekend was proposed for Peel in September 2017
Ms Hannan reported noise problems associated with the loading trolleys used to take goods to Shoprite and the COOP in Michael Street.

Ms Hannan reported weeds in the building

gable ends around the regeneration area and the condition of the road at the top of Lake Lane.

Ms Hannan reported the wall at the end of Marine Parade required repainting and the walkway required repairing.

Ms Hannan asked the Work Lead Member Committee to consider lamp columns similar to those located on Douglas Promenade for use in Peel.

Ms Hannan requested flags should be attached to the lamp columns on the Promenade in Peel during the summer using zip tie fixings as a temporary measure.

The Chairman asked for the wooden Lady Fenella statue to be varnished.

The Chairman asked for a no overnight parking sign for large vehicles to be installed on the Tongue.

The meeting ended at 8:57pm