

GENERAL MEETING

The MINUTES of a GENERAL MEETING held in the Board Room, Town Hall, Derby Road, Peel on Tuesday 2nd March 2010 at 7.00p.m.

Present Mr. R Gimbert (Chairman)
 Mr. E Beale
 Mr. D J Lace
 Mr. A Jones
 Mr. I Skidmore
 Mrs. T M Birkett
 Mr. R Harmer

Apologies Mrs. J O'Halloran
 Mrs. C A Moughtin

In attendance Mr. P G Leadley (Town Clerk)
 Mr. J T Quayle (Technical Officer)

Action

CHAIRMAN'S WELCOME	09/555	The Chairman welcomed the Press and public to the first meeting of March 2010.	
MINUTES	09/556	The Minutes of the meeting held on 16 th February 2010 were taken as read and <i>CONFIRMED</i> .	
STREET LIGHTING	09/557	The Town Clerk referred back to Minute 09/533 and indicated that no comments had been received over the trial arrangement to switch off the Town's street lights from 2.30a.m. Reference was made to the cost to instigate changes to the control mechanisms of the street lights to allow certain areas to be left lit whilst the remainder of the lights would be turned off. It was <i>AGREED</i> to proceed with the cost of this modification in the sum of approximately £2,000 which would ensure that Atholl Place, Michael Street, Market Place, Derby Road and the Promenade remained lit.	JTQ
OAK ROAD	09/558	The Town Clerk referred back to Minute 09/534 and reported that Mr. Hannay's successor as Director of Highways was scheduled to take up his post in April and it was <i>AGREED</i> that a meeting be arranged at that time.	PGL

PA 09/521 ON APPEAL – 09/559 Reference was made back to Minute 09/538 Letter
HERITAGE HOMES and the Town Clerk confirmed that a draft sent
LIMITED response had been prepared in conjunction
with the Chairman and Mrs. Birkett. Subject
to any further amendment it was *AGREED*
that the letter be sent to the Minister for the
Department of Local Government and the
Environment.

The Chairman indicated that after obtaining
some legal advice, at no cost, he had been
advised that the likelihood of success with the
Petition of Doleance was slim. He also
indicated that “after the event insurance”
could be obtained although Mr. Jones
indicated that this was not a cheap option. The
cost would be approximately 25% of the total
cost.

WESTERN REGIONAL 09/560 Mr. Harmer referred back to Minute 09/539
SEWAGE WORKS and indicated that he had visited Meary Veg
and met with Neil Cain to discuss the
Departments’ Western Regional Sewage
works proposals. Mr. Harmer had considered
the Dalrymple report which recommended
that the treatment works should be sited as
close as possible to the pumping station. It
was noted that a further site visit had been
arranged for 4th March 2010 when he would
review the detailed figures within the
Departments’ written report.

Mr. Gimbert indicated that the fifty eight page
report was only available to the public at
Meary Veg and was critical of the Department
in not making it more widely available,
including the Tynwald library. Mr. Jones
indicated that a person with technical
knowledge would be required to disseminate
the projected figures and the information
contained within the report. Mr. Lace wished
to express his congratulations to Ramsey
Commissioners supporting the northern
sewage treatment works which was being
progressed.

Mr. Beale indicated that he favoured the
building of a treatment works in Peel
provided that it was to the correct
specification and suggested that he would be
happy to attend the site visit to Meary Veg
with Mr. Harmer on 4th March 2010.

SKATEBOARD PARK	09/561	The Chairman referred back to Minute 09/537 and updated the Board on the current position regarding the skateboard park. The work undertaken so far by the Commissioners staff had been appreciated and it was noted that the youths were drawing up further development plans for the skateboard park. It was <i>AGREED</i> that the Technical Officer liaise accordingly over these proposals.	J TQ
BUS SERVICE REVIEW	09/562	The Chairman referred back to Minute 09/540 and indicated his disappointment at the lack of attendance at the meeting on 25 th February 2010 when the Chairman and Town Clerk were in the only ones in attendance to meet representatives of the bus company to discuss the Bus Service Review Consultation document. The document had provided a clear business case and the various queries had been address with regard to the bus service to Peel and the link to Nobles Hospital. The timetables had been simplified and the service provided was based on the number of passengers that used specific routes. It had been explained that there was no likelihood of a hopper bus being made available in Peel. <i>NOTED</i>	
PROPOSED DEVELOPMENT ORDER – COOIL ROAD BRADDAN	09/563	Reference was made back to the letter from Quinn Legal over the proposed development Order for Braddan and the Town Clerk indicated that a letter from Kaz Ryzner Associates, Chartered Town Planning Consultants, had been received. It was <i>AGREED</i> that the letter be considered at the next Board meeting.	Agenda Item
HARBOUR POWER SUPPLY	09/564	The Town Clerk reported that the repair of the power points on East Quay had been scheduled by the Harbours Division. <i>NOTED</i>	
ROAD TRAFFIC REGULATION ACT 1985	09/565	Members noted receipt of an Order entitled Peel Harbour Roads (Prohibition of Waiting) (Amendment) (Number 1) Order 2010 which restricted parking on a section of East Quay in front of the property know as the Net Loft.	
BIOLOGICAL DIVERSITY	09/566	Members considered a consultation document from the Department of Agriculture Fisheries and Forestry regarding a proposal that the Isle	PGL

of Man become party to the International Convention on biological diversity.

Members were of the view that this was an important issue in principle but concerns were expressed with particular regard to the possible cost implications as the Isle of Man was unlikely to receive any EU grants or financial assistance. Of particular concern were possible restrictions to the Manx fishing industry and careful management was required to ensure native species of flora and fauna were not destroyed. It was the Chairman's view that the Island did not necessarily need to sign up to this convention to ensure the Islands natural resources and habitats were protected. It was *AGREED* that a response supporting the proposal in principle for the Isle of Man to become party to this international convention subject to access to funding.

DELIVERY OF
GOVERNMENT
SERVICES

09/567 Consideration was given to a Government questionnaire on the delivery of Government services. Members were of the view that the document was somewhat vague and in general had no comment to make on the matter. The Chairman did comment that access to information on the government website should be improved with the search engine capability being upgraded. In this respect he suggested that planning applications could be published on-line.

WATER POLLUTION
ACT

09/568 Consideration was given to a consultation invitation from the Environmental Protection Unit of the Department of Local Government and the Environment concerning an application to treat and disinfect sewage effluent from forty three houses recently given planning approval on the field adjacent to Reayrt ny Keylley, Peel. The matter was discussed at length and whilst the technology to house the treatment plant underground was deemed effective concerns were nevertheless voiced by Members at the possibility of a failure of the plant resulting in effluent going onto the school field further down stream. Mr. Beale expressed his concern at how the Planning Inspector, supported by the Minister, had approved the development of these forty three houses when this application to treat the Letter sent

sewage from the properties had not yet been resolved. If this application was refused then the development would not be able to proceed. Concerns were voiced over the safety aspect of the application in the event of a catastrophic failure and that a treatment plant was being pursued by the developer when the Western Area Sewage Treatment works had stalled. In particular Mr. Skidmore was disappointed and concerned that such matters appeared to be dealt with on a piece meal basis and often retrospectively. In his opinion if the town's infrastructure was not sufficient to handle additional sewage effluent then a small treatment plant for this new estate should not be considered. The Chairman referred to a letter he had received from Mr. & Mrs. Williams of Elm Drive, Peel objecting to the application which was noted. The Technical Officer confirmed that the plant would be built underground and that the storage capacity was for two days in the event of failure. It was indicated by Mr. Quayle that the school field flooded in any event and that this was not attributable to overflow from the water carrying ditch. Treated effluent might only reach the school field if the existing pipe was blocked. Members were of the view that a two day safety cap was insufficient and in this regard Mr. Quayle suggested that should a failure occur then the sewage would be removed by tanker. The responsibility to maintain and run the treatment plant would rest with Heritage Homes as it was unlikely to be adopted by the Department of Transport.

Members main concern was in the event of a failure and the likely impact of an overflow of the ditch. It was *AGREED* that a response be made to the consultation document with a request that a seven day safeguard be built into the plant. In conclusion it was *AGREED* unanimously to object to the issue of the licence but if the Environmental Protection Unit was minded to approve the application then request that the plant be designed to hold seven days sewage in the event of failure.

FIT-A-PEEL

09/569

Members considered a letter from Doctor Smith of the Peel Medical Centre in which he wished to draw Members attention to a new

Letter sent

initiative regarding exercise opportunities for adults in Peel called "Fit-A-Peel". Members were supportive of the initiative and were prepared to allow a website link into the Commissioners Peelonline website. In addition posters could be displayed within the Commissioners notice boards.

LOCAL AUTHORITY RENT INCREASE	09/570	Members noted receipt of a letter from the Department of Local Government and the Environment indicating that public sector rentals would be increased from 5 th April 2010 by 5%. The maintenance and administration allowance would remain the same.	
FLAG DAY	09/571	Members noted receipt of a letter from St. John Ambulance indicating that its flag day collection in Peel last year amounted to £368.41. It was also <i>AGREED</i> to permit a further flag day collection on 29 th May 2010.	PGL
PEEL HARBOUR AND BREAKWATER	09/572	Members noted receipt of a letter from Captain Brew, Director of Harbours indicating that visiting fishermen were permitted to use the harbour showers and that the breakwater toilets would be opened for an extended period between 5.00a.m. and 10.00p.m. It was <i>AGREED</i> that a letter of thanks be sent to Captain Brew.	Letter sent
SUPPLEMENTAL VALUATION LIST	09/573	Members noted receipt of the first supplemental valuation list for 2010.	
PLANNING APPLICATIONS FOR COMMENT	09/574	<p>The following planning applications had been notified by the Planning Committee:-</p> <p>PA 10/00187/B Alterations and erection of a store room extension to dwelling house, The Priory, Ballaquane Avenue, Peel. <i>RECOMMENDED FOR APPROVAL</i></p> <p>PA 10/00188/B Erection of an extension and widen existing driveway and vehicular access, 40 Mountain View, Peel. <i>RECOMMENDED FOR APPROVAL</i></p> <p>PA 10/00205/C Change of use of six apartments from tourist to residential accommodation, Kimberly</p>	PGL

House, 8 Marine Parade, Peel.
RECOMMENDED FOR APPROVAL

PA 10/00211/B

Refurbishment of existing industrial unit to provide coastguard accommodation and erection of flagpole, Unit 1 Peel Brickyard Site, Peel. *RECOMMENDED FOR APPROVAL*

PA 10/00215/B

Erection of seven dwellings, plots A37 to A43 of approved residential development (amendment to external house finishes approved under PA 09/00521/B), part of field 315097, adjoining Reayrt Ny Keylley to the south of Derby Road/Poortown Road, Peel. *RECOMMENDED FOR APPROVAL*

PA 10/00218/B

Erection of two dwellings with integral garages, land adjacent to Dalemout, Peveril Road, Peel. *RECOMMENDED FOR APPROVAL*

PA 10/00219/A

Approval in principle for erection of a dwelling, land between Cliffe Cottage and Greystones, Battery Road, Peel. Members considered this application and three letters from residents objecting to the application for approval in principle. The matter was discussed at some length and Members agreed to object to the planning application on the grounds of loss of wildlife amenity together with increased access issues from the Battery Road including the lack of designated passing places on Battery Road. *RECOMMEND OBJECTION*

PLANNING DECISIONS 09/575
NOTIFIED

The following planning decisions had been notified by the Planning Committee:-

PA 09/02063/C Additional use of dwelling for tourist accommodation, 22 Shore Road, Peel for Mrs. Jenni Quaggin. *APPROVED*

PA 09/02075/B Installation of replacement front and rear doors to dwelling house 2 Lake Lane, Peel for Mr Douglas and Mrs. Lynette Lee. *APPROVED*

PA 09/02101/B Re-roofing works including replacement roof light 10 Church Street, Peel for Mr. Karl Jenkins. *APPROVED*

PA 09/01685/B Alterations and conversion to a duplex apartment, store/warehouse to rear of 8 Michael Street, Peel for Clear Homes Limited. *APPROVED*

PA 09/02684/B Refurbishment of existing rear outbuilding to form an apartment 8 Michael Street, Peel for Clear Homes Limited. *APPROVED*

PEEL CARNIVAL	09/576	The Town Clerk referred to a letter from the Peel Carnival Committee requesting a blanket street trader's licence for this year's carnival. <i>AGREED</i> It was also <i>AGREED</i> that the portaloos toilet facilities would be made available to the carnival as in previous years.	Letter sent
FLAG DAY	09/577	The Town Clerk referred to a letter from the Manx Foundation for the Physically Disabled in which they sought approval to hold a charity collection during Disability Awareness Week which was from 27 th April to 3 rd May 2010. <i>AGREED</i>	Letter sent
HOUSING ACTS 1955 TO 1990	09/578	The Town Clerk referred to a letter from the Environmental Health Officer with regard to a previous Closing Order placed on 24 Market Street, Peel dated 30 th May 1985. Records had indicated that the necessary works to make the premises fit for human habitation were satisfactorily completed in 1988. The Environmental Health Officer had recommended to the Commissioners that the aforementioned Closing Order be determined. <i>AGREED</i>	PGL
BALLAWATTLEWORTH ACTION GROUP	09/579	The Chairman referred to a request he had received from the Ballawattleworth Action Group to meet with the Commissioners to discuss the proposed distributor road through the Ballawattleworth Estate. It was <i>AGREED</i> to meet the group on 11 th March 2010 at 7.00p.m.	Invite made

This part of the meeting ended at 8.45p.m.