

GENERAL MEETING

The MINUTES of a GENERAL MEETING held in the Board Room, Town Hall, Derby Road, Peel on Tuesday 20th July 2010 at 7.00p.m.

Present Mr. R Harmer (Chairman)
Mrs. T M Birkett
Mr. A Jones
Mr. D J Lace
Mrs. J O'Halloran
Mr. R M Gimbert
Mr. N Cushing
Mrs. C A Moughtin

Apologies Mr. E C Beale

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

Action

CHAIRMAN'S
WELCOME

10/132

The Chairman welcomed the public and Mr. Crookall, MHK to the meeting and wished to express on behalf of the Board his condolences to Deemster Kerruish's wife consequent upon his recent demise. The Chairman also wished to extend his personal thanks to the Town Clerk and his staff over the arrangements for his recent Civic Sunday Service on 11th July 2010.

The Chairman also referred to the numerous events being held throughout the summer months and in particular wished to indicate how great a success the recent Secret Gardens Weekend was and that the Whitehouse had recently received a CAMRA award.

MINUTES

10/133

The Minutes of the meeting held on 6th July 2010 were taken as read and *CONFIRMED* subject to amendment proposed by Mr. Cushing in Minute 10/114 where there words on the 5th line of the final paragraph "the whole estate" were deleted and the word "all roads" included. It was also *AGREED* that the sentence include the following words "20mph roundels to be painted on Oak Road and Rowan Avenue". *AGREED*

PGL

The Town Clerk indicated that the views of the Board had been forwarded to the Department of Infrastructure regarding traffic calming

proposals for Oak Road.

MICHAEL STREET 10/134

The Town Clerk referred back to Minute 10/115 and indicated that the Technical Officer had arranged for the necessary power supply for the new electronic signs to be erected at the entrance to Michael Street by the Department of Infrastructure. It was anticipated that the sign would be on display from 7th August 2010.

Arising therefrom reference was made to the proposed layby to be created on the Douglas Street car park. Mr. Sewell of the Department had requested, as an interim measure, that the Commissioners place some temporary barriers and appropriate signs at the layby location before permanent alterations were undertaken.

A lengthy discussion ensued over the proposal that the layby be available to disabled parking outside of the hours when delivery vehicles could utilise the space. Mr. Gimbert argued that the loss of ordinary parking spaces should not be considered and favoured a disc parking arrangement of twenty to thirty minutes time limit for all vehicles. After further discussion the matter was put to the vote and with four votes in favour of disabled parking and with four votes opposed the Chairman cast a deciding vote that disabled parking be permitted alongside the use for delivery vehicles at the agreed times. The Chairman indicated that this would be for a trial period only and the use of the layby be assessed in due course.

BALLATESSAN 10/135
MEADOW

The Town Clerk referred back to Minute 10/118 and reported that the estate developer, Heritage Homes Limited, had agreed to replace the eighteen failed trees. *NOTED*

TREE PLANTING 10/136
MEMORIAL SITE –
PEEL HILL

The Town Clerk referred back to Minute 10/119 and indicated that advice had been received from the Forestry Division and the species of trees that would be suitable for this location were *NOTED*. It was *AGREED* that Blackthorn, Aspen and Sycamore be planted when the planting season occurred between the months of December to February. It was also *AGREED* that mulch mats and plastic tree guards be used to help the trees to flourish.

TQ

BEACH HARROW	10/137	<p>Reference was made back to Minute 10/130 and the Technical Officer reported that the old harrow had been adapted and was now being used on Mondays and Fridays to harrow the beach. It was noted that the tractor was at its power limit in pulling the harrow across the beach and as a result additional harrowing would not be undertaken on a daily basis.</p> <p>Discussion ensued over the movement of the sand on the beach to the rear wall and it was <i>AGREED</i> that a contractor be hired for two days to pull the sand back down the beach prior to the school holidays.</p>	TQ
SKATEBOARD PARK	10/138	<p>The Technical Officer referred to Minute 10/129 and upon enquiry from Mr. Gimbert indicated that two of the ramps would be repainted in due course. <i>NOTED</i></p>	TQ
LOCAL AUTHORITY INDUCTION COURSE	10/139	<p>Mr. Cushing referred back to Minute 10/127 and reported that as a result of lack of interest the induction course had been cancelled by the Department of Infrastructure.</p>	
3 DERBY ROAD	10/140	<p>Reference was made to the plan submitted by Ashley Pettit, Architect in respect of the creation of additional car parking spaces consequent upon the demolition of 3 Derby Road (subject to planning approval). The layout was noted and Mr. Gimbert commented on the proposal that the surface was tarmac. This could prove expensive and suggested that hardcore could be a cheaper option. It was <i>AGREED</i> that the Technical Officer investigate the cost of various surfaces for the area when approval had been obtained.</p>	TQ
DEPARTMENT OF INFRASTRUCTURE - HIGHWAYS	10/141	<p>Members considered the submission of four plans proposed by the Highways Division for road improvements in the Town.</p> <p>Mr. Gimbert referred to the first plan relating to the creation of the layby in Douglas Street car park and suggested that the angled area of paving be reduced which would make the layby larger. This was not supported by all Members as large vehicles would need an area to exit the layby which was assisted by the angled pavement.</p> <p>The proposals for improving the signage and</p>	Response sent

slowing traffic on Tynwald Road was noted. Members were conscious of the need to reduce speeds to help residents from Lyndale Avenue exit onto Tynwald Road more safely. This could be achieved with the use of traffic calming cushions to reduce speeds and was supported by Members.

With regard to the proposals for the Market Place Mr. Gimbert was concerned at the creation of an open space for events which could be utilised for short term parking at other times. Mr. Gimbert suggested that emphasis should be on short term parking with the area being available for one off events when required. Discussion also ensued over the proposal to reverse the one-way system in Market Street which in Mr. Gimbert's opinion would create added pressure on traffic on Station Road. Members agreed with Mr Gimbert's proposal.

The proposal for Atholl Place was discussed which included traffic moving in both directions. With traffic under the Traffic Management Plan proposed to run down Michael Street and Factory Lane Mr. Gimbert suggested that traffic in Atholl Place would have to negotiate three point turns to be able to exit Atholl Place. Members were divided over Mr Gimbert's suggestion and after a vote it was agreed that Atholl Place should remain open to two way traffic.

It was *AGREED* that a response to the proposals be forwarded to Mr. Sewell at the Department of Infrastructure in due course.

PLANNING
APPLICATIONS
FOR COMMENT

10/0142

The following planning applications were Letter sent considered as follows:-

PA 10/00942/B Erection of conservatory to rear elevation, 3 Oak Road, Peel. *RECOMMENDED FOR APPROVAL*

PA 10/00945/B Installation of replacement windows and doors, 5 Peveril Road, Peel. *RECOMMENDED FOR APPROVAL.*

PA 10/00930/B Extension to rear elevation, 2 Station Road, Peel. *RECOMMENDED FOR APPROVAL.*

PA 10/00935/B Erection of conservatory to rear elevation, 27 Ballagyr Park, Peel. *RECOMMENDED FOR APPROVAL.*

PA 10/00676/CON Registered building consent for the installation of a Nave organ, double ending all pews in aisles to make them moveable. Registered building number 204 St. Germans Cathedral, Derby Road, Peel. Mrs. Birkett voiced her objections to this application and in reply Mrs. O'Halloran stated that the organ in the Cathedral was not the original and that this also applied to the pews. Costs to repair the organ were excessive hence the proposal to install a new organ. Mr. Jones indicated that there were no proper grounds to object whereas Mr. Gimbert suggested that in terms of conservation and heritage the application should be refused. After discussion it was *AGREED* that approval for the application be recommended.

PA 10/00966/B Installation of replacement windows, 8 Strand Street, Peel. *RECOMMENDED FOR APPROVAL.*

PA 10/00977/B Alterations to front entrance, Town Hall, Derby Road, Peel. *RECOMMENDED FOR APPROVAL.*

PA 10/00990/B Installation of replacement front door, 14 Orry Lane, Peel. *RECOMMENDED FOR APPROVAL.*

PLANNING
DECISIONS
NOTIFIED

10/143

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

PA 10/00671/B Widening of driveway and erection of a replacement porch, 24 Close Quane, Peel for Mr. Arthur Christian. *APPROVED*

PA 10/00128/B Alterations and extensions to dwelling house, Bladon, 6 Peveril Avenue, Peel for Mr. & Mrs. Kenneth King. *APPROVED*

PA 10/00665/B Creation of temporary construction access to serve residential development approved under PA 09/00521/B, field 315097 and boundary hedge, Poortown Road, Peel for Heritage Homes Limited.

APPROVED

PA 10/00804/B Variation of condition 4 of approved dwellings (PA 08/01929/B) to allow uPVC sliding sash windows to front elevation and uPVC casement windows to rear elevation, building plot between number 4 and field 14326, Ballaquane Road, Peel. *APPROVED*

PA 10/00819/B Installation of replacement windows, 29 Stanley Terrace, Christian, Street, Peel for Mrs. Sarah Flack. *APPROVED*

PA 10/00836/B Widening of front ground floor window and installation of replacement windows and doors to front and rear elevations, 28 Market Street, Peel for Madeline Kelly and Matt Brown. *APPROVED*

PA 10/00842/B Installation of replacement windows, 2 Orry Lane, Peel for Mr. Christopher Wilkinson. *APPROVED*

PA 10/00844/B Installation of replacement windows, 5 Market Place, Peel for Colefax Limited. *APPROVED*

PA 10/00486/B Installation of a replacement front door, 46 Michael Street, Peel for Mrs. Carol Ollett. *APPROVED*

PA09/1586/ON
APPEAL

10/144

Members noted receipt of the decision of the Inspector in respect of the Appeal with regard to the (a) removal of the top brick built courses on the higher section of the wall; (b) removal of the lower angled section of walling, proposed dwelling site, Factory Lane, Peel. The decision of the Appeals Inspector was noted and related to the higher section of the wall being reduced and capped to match the capping of the new demolished lower section of walling. In addition the removal of the lower angled section of walling had been noted and that it be replaced by 30th September 2010 with a wall using Peel sandstone and capping.

PA09/1665/ON
APPEAL

10/145

Members noted the decision of the Planning Inspector in respect of the Appeal against the erection of a conservatory to the rear elevation of 10 Ballgyr Park, Peel. It was noted that the Inspector had ordered the removal of the conservatory that had been constructed in

breach of planning control. *NOTED*

PA 09/00301/B	10/146	The Town Clerk referred to a letter from the Chief Secretary's Office regarding the application by Tesco Stores Limited to erect a store extension, decked car park and alterations to the existing highway network at Lake Road, Douglas. An enquiry had been carried out and it was noted that the planning application had been refused on the grounds that the site was not within the Douglas Town Centre area and that there were traffic safety implications in respect of the development which was the main grounds for refusal. <i>NOTED</i>	
REAYRT CRONK ESTATE	NY 10/147	The Town Clerk referred to a revised plan from Heritage Homes Limited indicating the various road names for the new estate at Reayrt ny Cronk. <i>NOTED</i>	
1 WILLOW CLOSE	10/148	Members gave consideration to a letter from Mr. & Mrs. Henley of 1 Willow Close, Ballawattleworth Estate, Peel in which they requested that the decision to refuse to sell a portion of estate land alongside their property be reconsidered. After discussion Members confirmed its policy that the Commissioners should not dispose of land within estates. It was <i>AGREED</i> to advise Mr. & Mrs. Henley accordingly.	Letter sent
WARD REPORT	LIBRARY 10/149	The quarterly Ward Library Report for June 2010 was <i>NOTED</i> by Members. The issue of on street parking was noted and it was confirmed that enforcement was a matter for the Police. Members wished to pass on their appreciation to Mrs. Horton for the work she did at the library.	
LEECE REPORT	MUSEUM 10/150	The Leece Museum Report for the quarter ending July 2010 was <i>NOTED</i> . Mr. Gimbert referred to the work on the replacement of radiators and the Technical Officer indicated he would check on whether this work had been completed.	TQ
PEEL CAMPSITE	10/151	The Campsite Grading Report for 2010 was considered by Members. The Report was on the whole very good and it was noted that a two key commended grading had been awarded.	

BIG TIDY UP 10/152
CAMPAIGN

Members gave consideration to a letter from the Borough Engineer and Surveyor, Mr. Clague at Douglas Corporation regarding an invitation to Peel Commissioners to join the Corporation in staging an Island Wide Big Tidy Up on the weekend of 9th and 10th October. At this stage it was *AGREED* that further details be obtained from the Corporation before a decision was made.

Arising therefrom the Town Clerk reported that a beach clean-up exercise had been arranged with the pupils at the Peel Secondary School for 21st July 2010. It was noted that gloves and high visibility jackets had been provided by the Commissioners.

ROAD TRAFFIC 10/153
REGULATIONS
ACT 1985

Members noted receipt of four Orders made under the Road Traffic Regulation Act 1985 relating to the temporary suspension of parking on Atholl Street, Michael Street and Market Place together with a Prohibition of Through Traffic on Market Street. These Orders related to filming work taking place in Peel.

MUNICIPAL 10/154
ASSOCIATION

Members considered a request from the Secretary to the Municipal Association offering non-members six months free membership. The matter was discussed and it was *AGREED* that Mr. Gimbert and Mr. Jones attend meetings of the Municipal Association during the six month period and report back to the Board accordingly prior to a decision being made.

AJ/RMG

FREEDOM OF 10/155
INFORMATION
BILL

Members noted receipt of a draft Bill on the Freedom of Information together with a news release sent out by the Council of Ministers. Mr. Gimbert indicated this deep concern that the Bill appeared only to require local authorities to provide information. The Council of Ministers, Attorney Generals Chambers and Tynwald appeared to be exempt from the provisions of the draft Bill and as drafted would create additional work for local authorities. Mr. Gimbert indicated that he would email other Members with his list of concerns and after discussion it was *AGREED* that Members forward their views to the Town Clerk for a response to be made prior to the deadline date of 10th September 2010.

DERBY ROAD CAR 10/156
PARK

The Town Clerk referred to a letter received from Mr. & Mrs. Sperring of Albany House, 9 Albany Road, Peel in which she enquired about renting two parking spaces from within the Derby Road car park for use of her guests at her guest house.

It was noted that Mr. Gimbert had submitted a Notice of Motion relating to parking and it was *AGREED* that Mr. & Mrs. Sperring letter be held over to the next meeting when the Notice of Motion and the letter could be considered.

PARISH WALK 10/156

The Town Clerk referred to a letter of thanks from the Race Secretary to the recent Parish Walk for use of the Town Hall facilities on 26th June 2010. *NOTED*

Reference was also made to a letter of thanks from Mrs. Collins of the Manx Heritage Flower Festival indicating the Methodist Chapel successful display of floral exhibits including the one sponsored by the Commissioners. Mrs. Collins wished to thank the Commissioners for their generosity.

STREET TRADING 10/157
LICENCE

Consideration was given to a request from Ms. Tracy Leahy, Managing Director of MannVend Limited who wished to place their new Barista Express mobile coffee shop in Peel on the occasion of the Peel Carnival and other events within the Town. It was noted that in addition to authentic espresso coffee drinks the mobile vehicle would also sell sandwiches, crisps and other food. After discussion it was *AGREED TO REFUSE* the request.

Email sent

DOUGLAS STREET 10/158
CAR PARK

The Town Clerk referred to a request from the owner of 8 Douglas Street currently undertaking refurbishment works. A request had been made from DC Skips to place a skip on the car park for materials removed from the property during renovation. The request was for a large skip and Members were not prepared to lose up to four parking spaces for such a skip. Alternatively it was *AGREED* that a small skip taking up no more than one space could be permitted. The Town Clerk undertook to liaise with DC Skips accordingly.

PGL

PROMENADE 10/159
LITTER

Mr. Cushing referred to a complaint concerning litter overflowing the bins during the previous

weekends Viking Longboat Races. The Technical Officer advised that extra bins were placed on the promenade and were available during special events.

PEEL CASTLE	10/160	Mr. Cushing referred to an enquiry as to whether additional seats could be provided to the rear of Peel Castle on St. Patricks Isle. It was noted that this was the responsibility of Manx National Heritage and Mr. Lacey undertook to raise the matter at the next meeting of Manx National Heritage.	DJL
DERBY ROAD PELICAN CROSSING	10/161	Mr. Gimbert referred to the "In Committee" Minute C10/095 relating to the pelican crossing on Derby Road and requested that it be brought into the public minutes. <i>AGREED</i> <i>"Mr. Gimbert referred back to Minute C10/082 and indicated that the Department of Infrastructure had stated that a new pedestrian crossing would be provided with the power box being sited on the other side of the road leading to the Corrin Home. It was AGREED that this be sought in writing from the Department of Infrastructure and Mr. Gimbert confirmed that it would be undertaken through the Departments budget allocation for this year."</i>	
REAYRT NY CRONK – HOUSING DEVELOPMENT	10/162	Mr. Gimbert referred to the new housing development at Rearyt ny Cronk and enquired as to whether Heritage Homes Limited had obtained its discharge licence for the estate. It was <i>AGREED</i> to check whether this had been obtained.	PGL
PEEL HEADLANDS	10/163	Mr. Gimbert referred to the headlands which were well maintained by Commissioners staff but expressed concern that a number of the paths were consistently being fouled by dogs. Mr. Gimbert made a plea for dog owners to pick up after their dogs had fouled.	
OAK ROAD	10/164	Mr. Gimbert referred to the two dead trees on Oak Road and the Town Clerk <i>AGREED</i> to contact Mr. McLoughlin to insist upon their replacement.	PGL
RAGWORT	10/165	Mrs. O'Halloran referred to the issue of ragwort growing around the Commissioners property and the Technical Officer indicated that a lot of ragwort had been cut from the	

headlands although there were other sites still needing attention. *NOTED* Arising therefrom Mr. Jones requested that the Forestry Division be reminded of the need to ensure ragwort was removed from the brooghs above the fishyards.

HARBOUR
STORAGE

10/166

Mrs. Moughtin referred to the recent notice placed on the storage area on West Quay requesting fishing gear to be removed. This appeared to have little effect as it seemed more fishing gear was evident within the compound. It was *AGREED* to find out if there was a deadline on the removal of this equipment.

PGL

Mr. Lace referred to the overgrowth of brambles on the pavement along West Quay and requested that the Harbours Division cut it back.

HOUSING

10/167

Mrs. Moughtin referred to the recent editorial in the Isle of Man Examiner regarding Douglas Corporations' stance over re-housing of tenants. The matter was discussed at some length and it was noted that the Commissioners operated a transfer list to encourage tenants to down size when family circumstances permitted. Discussion also ensued over means testing and it appeared unlikely that this would be considered seriously until there was a change in Government policy in this respect.

This part of the meeting ended at 8.35p.m.