

GENERAL MEETING

The MINUTES of a GENERAL MEETING held in the Board Room, Town Hall, Derby Road, Peel on Tuesday 21st September 2010 at 7.00p.m.

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| Present | Mr. R Harmer (Chairman)
Mrs. T M Birkett
Mrs. J O'Halloran
Mr. D J Lace
Mr. R M Gimbert
Mrs. C A Moughtin
Mr. N Cushing |
| Apologies | Mr. A Jones
Mr. E Beale |
| In attendance | Mr. P G Leadley (Town Clerk) |

Action

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| CHAIRMAN'S WELCOME | 10/254 | The Chairman welcomed the public to the meeting and indicated that he had recently attended the Peel Gardeners Show and the Queen Elizabeth High School prize giving ceremony. He was also pleased to note the donations made recently by the Peel Charity Shop. | |
| MINUTES | 10/255 | The Minutes of the meeting held on 7 th September 2010 were taken as read and <i>CONFIRMED</i> subject to an amendment to Minute 10/239 where it was <i>AGREED</i> that the following paragraph be added before the final paragraph.
"Mr. Cushing pointed out that Peel Town Commissioners had previously expressed its disappointment that the Department of Infrastructure was not enforcing planning conditions, and therefore as the Planning Inspector had required this gate to be erected during his approval for Phase 2 of Ballawattleworth, the gate should therefore remain in place." | PGL |
| DOUGLAS STREET CAR PARK LAYBY | 10/256 | Reference was made back to Minute 10/225 and it was noted that feedback had been received from the Shoprite Store regarding difficulties that had arisen due to the camber of the layby which created a difficulty when the tailgate of the delivery vehicle was lowered. It was noted that a cage of goods had spilled from the vehicle | Reply awaited |

due to the angle created by the temporary layby. The Town Clerk indicated that a response was awaited from the Co-op Store.

Mr. Gimbert referred to his previous suggestion that a chicane into the car park be created with the layby being located in the Douglas Street road. Members noted the views of Mr. Barnes, Traffic Technician concerning this proposal but after discussion it was *AGREED* that within the three month trial period the Department of Infrastructure be requested to provide a temporary chicane to assess the value of this option prior to a more permanent solution being undertaken. The Town Clerk undertook to make such a request to the Department of Infrastructure.

IRIS REGIONAL 10/257
STRATEGY

Reference was made back to Minute 10/226 and Mr. Gimbert indicated that in discussion with Mr. Crookall, MHK and Chairman of the Water and Sewerage Authority that the consultation process was continuing. On that basis Mr. Gimbert had concerns over the proposed size of the link pipe and indicated that Aecom had stated that any possible link from Peel through the central valley would need a 500mm pipe. If a smaller pipe was to be considered through the central valley then this would prevent the Peel link being progressed. Such a proposal would also prevent possible future expansion. It was *AGREED* to respond to the consultation with a request that a 500mm sewer pipe be included. Mr. Gimbert also indicated that the proposals under the consultation process did not provide for an environmental impact assessment which had been included in a report to the consultation proposals held by Aecom. Mr. Gimbert indicated that sight of the report was needed and it was *AGREED* that a request for a copy be made to Aecom Limited as it appeared that Aecom and the Water and Sewerage Authority did not accept that an environmental impact assessment was required. Mr. Gimbert also expressed concerns that the consultation process undermined the ongoing discussions between the Water and Sewerage Authority and Peel Town Commissioners over sewerage provision for Peel and the West. PGL

TRADITIONAL 10/258
BOAT FESTIVAL

Mrs. O'Halloran referred back to Minute 10/230 and indicated that she had ascertained that PGL

Ardglass Whitehaven and Heysham did not charge harbour dues for wooden boats at festivals. Mrs. Moughtin made a comparison with vintage motorbikes which were charged the standard rate to be transported to the Island and was of the view that the harbour had to generate sufficient funds to pay for the various improvements. After discussion it was *AGREED* that a letter be sent to the Harbours Division with a request that harbour dues for wooden vessels during the Peel Traditional Boat Festival be waived.

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| <p>CREG
LANDSLIP</p> | <p>MALIN</p> | <p>10/259</p> | <p>The Town Clerk referred back to Minute 10/231 and indicated that he had requested John Gray, Structural Engineer, to undertake further investigations to enable the possibility of stabilising the bank and also enable sufficient ground clearance to provide for possible future garages. <i>NOTED</i></p> |
| <p>BELLE VUE PARK</p> | | <p>10/260</p> | <p>The Town Clerk referred back to Minute 10/239 and indicated that all the residents that had written to the Town Hall had received a response indicating that any decision to remove the locked gate would require a decision of the Planning Committee.</p> <p>The Town Clerk also indicated that after having contacted the Police, despite one minor incident, the Police did not regard the area as a “hot spot” for unruly behaviour by youths. <i>NOTED</i></p> |
| <p>DRAFT
TERRORISM
AND
CRIME
(AMENDMENT)
BILL</p> | <p>ANTI-
AND</p> | <p>10/261</p> | <p>Reference was made back to Minute 10/244 regarding the consultation exercise in respect of the draft Anti-Terrorism and Crime (Amendment) Bill 2010 and Members had no comment to make.</p> |
| <p>TOWN BYELAWS</p> | | <p>10/262</p> | <p>The Town Clerk referred back to Minute 10/246 and indicated that the town byelaws for Peel had been published on the Commissioners Peelonline website.</p> |
| <p>PROMENADE
RAILINGS</p> | | <p>10/263</p> | <p>Reference was made back to Minute 10/247 and the Town Clerk indicated that the Technical Officer had been in contact with the Department of Infrastructure regarding concerns over the rusting of the railings. Discussion ensued over the winter erection of the wooden boards to prevent sand reaching the promenade and it was noted that attaching the boards to the railings on</p> |

the central section of the promenade could chip the paintwork and exacerbate rusting of the railings.

MEETING WITH MR. GAWNE	10/264	Reference was made back to Minute 10/249 and it was <i>AGREED</i> that the previous list of agenda items discussed with Mr. Crookall, MHK in the absence of Mr. Gawne through illness could be raised with Mr. Gawne at his meeting with the Commissioners on 7 th October 2010. It was also <i>AGREED</i> to refer to byelaw enforcement and the possibility of the issue of fixed penalty notices and on the spot fines.	PGL
PEEL CAMPSITE	10/265	Reference was made back to Minute 10/250 and Mr. Gimbert proposed that the use of generators at the campsite be prohibited. This was seconded by Mrs. Moughtin and the matter was discussed by Members. Mr. Gimbert referred to excessive noise from generators and the possibility of a fire risk and it was decided by four votes to three that generators be banned from the campsite. The Chairman requested the Town Clerk to liaise with the campsite attendant in respect of this matter.	PGL
BLUEBELL CLOSE	10/266	Reference was made back to Minute 10/248 concerning parking of vehicles within the Close and more particularly within the designated car park areas at the back of the properties. The Town Clerk indicated that such car parks were not part of the highway and it was <i>AGREED</i> that suitable signs be erected limiting parking to residents of Bluebell Close only.	TQ
THE CREEK INN	10/267	Reference was made back to Minute 10/233 and the Town Clerk indicated that an acknowledgement had been received from the Department of Infrastructure which also indicated that the matter would be raised at the next meeting of the Western Traffic Management Liaison Group. <i>NOTED</i>	PGL
PEEL TRAFFIC MANAGEMENT PLAN	10/268	Members noted receipt of a copy letter from the Department of Infrastructure which had been sent to Mr. Graham of 4 Douglas Street, Peel with regard to certain queries that had been raised over the traffic management plan for the Town. The points raised by Mr. Barnes, Traffic Technician were noted.	

PROPERTY REPAIR SCHEDULE 10/269

Members noted receipt of a property repair schedule prepared by the Technical Officer with start dates and anticipated completion dates for maintenance and upkeep of the Commissioners various properties.

The Town Clerk indicated that there were also a number of houses that required work prior to letting. These would also be undertaken within the schedule. *NOTED*

PLANNING APPLICATIONS FOR COMMENT 10/270

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

PA 10/01267/B Restoration works to dwelling, 24 Castle Street, Peel. *RECOMMENDED FOR APPROVAL.*

PA 10/01265/C Variation of condition 3 of approval PA 07/01464 to allow a commuted sum to be paid instead of the provision of affordable dwellings on the site, field 311788 adjacent to Brickworks entrance, Glenfaba Road, Peel. The matter was discussed at some length by Members and concern was voiced over the proposal that a commuted sum be paid to Government rather than affordable housing being provided on the site. It was agreed to *RECOMMEND REFUSAL.*

PA 10/01251/B Erection of an extension to rear elevation of dwelling housing, 21 Close Cubbon, Peel. *RECOMMENDED FOR APPROVAL.*

PA 10/01329/B Alterations and extension to dwelling, Thie Ain, Douglas Road, Peel. *RECOMMENDED FOR APPROVAL.*

PA 10/01309/B Replacement of existing asbestos roof tiles with slate, 59 Douglas Street, Peel. Mr. Gimbert expressed a degree of concern over the removal of asbestos and the need for proper surveys to be undertaken as a significant number of old properties in Peel would have asbestos roof tiles *NOTED. RECOMMENDED FOR APPROVAL.*

PA 10/01309/B Installation of replacement windows to front elevation, 17 Peveril Road, Peel. *RECOMMENDED FOR APPROVAL*

PA 10/01079/B Receipt of amended plans for

installation of replacement windows, 38 Glenfaba Road, Peel. *RECOMMENDED FOR APPROVAL*.

PA 10/00188/B ON 10/271
APPEAL

Members noted receipt of an appeal by Mrs. Julie Marshall against approval for erection of an extension and widening existing driveway and vehicular access, 40 Mountain View, Peel. It was noted that written representations were required by 28th September 2010. Members *AGREED* not to submit any comment on this appeal hearing.

PLANNING DECISIONS NOTIFIED 10/272

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

PA 10/01101/B Installation of replacement windows to rear elevation, 20 Derby Road, Peel for Irene Quayle. *APPROVED*

PA 10/01026/B Installation of a replacement front door, 17 Stanley Road, Peel for Mrs. Jane O'Connor. *REFUSED*

HOUSING (FLATS) REGULATIONS 1982 10/273

The Town Clerk referred to a recommendation from the Environmental Health Officer to register the Garden Flat, Ground Floor Flat, 1, 2, 3 and 4 Kimberley House, 8 Marine Parade, Peel. *AGREED*

Registration completed

CIVIC SERVICES SUNDAY 10/274

The Town Clerk referred to invitations to Castletown Civic Sunday Service and Marown Parish Civic Sunday Service which were both scheduled for Sunday 10th October 2010 at 3.00p.m. The Chairman indicated that he would attend the Castletown Service and the Vice-Chairman undertook to attend the Marown Parish Civic Sunday Service.

Letters sent

REAYRT KEYLLEY ESTATE NY 10/275

The Town Clerk referred to a letter from Mr. Joe McLoughlin of Heritage Homes Limited dated 16th September 2010. Mr. McLoughlin enquired as to when the Commissioners would undertake formal adoption of the public open spaces at Rearyt ny Keylley. The matter was discussed and it was *AGREED* that the adoption of the public open spaces would be undertaken from the date of completion of the deed of conveyance conveying the land to the Commissioners.

PGL

CHRISTIAN STREET CAR PARK	10/276	The Town Clerk referred to a letter received from Damien Losh of Port Erin who was considering purchasing the property at 9 Christian Street, Peel with the intension of opening it as a nursery. In investigating the matter the issue of provision of parking for the dropping of and collecting of children had been raised by the Department of Infrastructure. As a result Mr. Losh had enquired as to whether the Commissioners were prepared to rent or make available four to six car parking spaces on the Christian Street car park between the hours of 7.30a.m. until 9.00a.m. and from 4.00p.m. to 6.00p.m. Members discussed the request and having regard to the relatively small size of the car park and need to provide parking facilities throughout the day it was agreed to <i>REFUSE</i> the request.	Letter sent
CHRISTIAN STREET SUB STATION	10/277	The Town Clerk referred to a lease prepared by the Manx Electricity Authority in respect of its upgrading of the sub-station at the rear of the Christian Street car park. Access would result in the loss of a car parking space and whilst Members were not opposed to the granting of a ninety nine year lease (subject to Government approval) there was concern at the suggested rental of £200 per annum. On the basis of losing a car parking space it was <i>AGREED</i> that the Town Clerk negotiate a higher rental with the Manx Electricity Authority.	ongoing
CHRISTMAS LIGHTS	TREE 10/278	Reference was made to the annual switching on ceremony for the Christmas tree lights and it was <i>AGREED</i> that the lights be switched on at 4.30p.m. on Saturday 4 th December 2010. Members were requested to give some consideration to a possible VIP who may be available to turn on the lights.	
BIG TIDY CAMPAIGN	UP 10/279	The Town Clerk referred to the previous decision of the Board to become involved with Douglas Corporation's proposal for a big tidy up campaign which was scheduled for Saturday 9 th October 2010. In respect of the event it was noted that the Corporation was able to provide a kerb-side collection vehicle that would be available to cover the Island on the day to collect and recycle as much of the collected waste as possible. Possible hot spots where litter was a problem were discussed and Mr. Gimbert suggested that any volunteers that were prepared	PGL

to help on the day could target the Clothworkers School field in the vicinity of the top hedge together with the field Peel side of the QE11 School which tended to attract litter.

MICHAEL STREET	10/280	Mr. Gimbert referred to the revised closure times in respect of vehicle access to Michael Street. It appeared that the situation was being abused by certain vehicle drivers and it was <i>AGREED</i> that the Police be contacted with a request that stricter enforcement be undertaken to address the issue. It was noted if any vehicles were photographed in the street during the prohibited times then these could be forwarded to the Police for necessary action.	Request Made
PEEL CASTLE	10/281	Mr. Lace indicated that he had recently attended a meeting of Manx National Heritage and it was noted that work would be undertaken to improve access through the sally port to the rear of the Castle for disabled persons. It was further noted that Manx National Heritage was not in favour of providing additional benches or seats at the rear of the castle.	
PEEL HILL RACES	10/282	<p>Consideration was given to a request from the Manx Fell Runners Club to stage two races on Peel Hill on 2nd October and 13th November 2010, starting at the Fenella Beach car park.</p> <p>After discussion it was agreed to permit both races subject to the Club carrying out a risk assessment and holding adequate public liability insurance.</p>	Letter sent
PEEL TO DOULGAS A1 ROAD	10/283	<p>The Chairman welcomed Mr. Kevin Almond, Network Traffic and Transportation Manager at the Highways Division, Department of Infrastructure to discuss the Department's proposals for the main Peel to Douglas A1 road. Mr. Almond tabled a plan which had been prepared following the speed review report submitted to Tynwald in 2007. The proposals were based on the use of the 85% percentile formula in respect of the setting of speed limits along the Peel to Douglas road.</p> <p>Mr. Almond indicated that it was policy to provide 30mph speed limits where dense housing was evident. In addition buffer zones were proposed which could limit speeds to 40 or 50mph. In addition the Department intended to</p>	

provide some additional electronic signage to aid road safety. Discussion ensued over the proposed speed limits and buffer zones and concern was voiced over the Police recommendation to reduce the speed in the vicinity of Greeba Bridge. This would reduce the opportunity for vehicle overtaking.

With regard to the road into Peel Mr. Almond indicated that the present 30mph speed limit sign was not located at the same position as the 20mph school warning sign. The Department intended to rationalise this issue with a single location. With regard to the current speed limit the proposal entailed the provision of a 50mph buffer zone from the Peel side of the cemetery into the current 30mph speed limit. Mr. Almond indicated that these proposals were subject to comment and input from local authorities and would then be advertised for public comment.

This part of the meeting ended at 9.00p.m.