

GENERAL MEETING

The MINUTES of a GENERAL MEETING held in the Boardroom, Town Hall, Derby Road, Peel on Tuesday 6th September 2011 at 7.00p.m.

Present Mr. N A Cushing (Chairman)
 Mr. E C Beale
 Mr. A G Jones
 Mr. D J Lace
 Mrs. J O'Halloran
 Mr. R M Gimbert
 Mr. R Harmer
 Mrs. C A Moughtin

Apologies Mrs. T M Birkett

In attendance Miss P L Bampton (Finance Officer)
 Mr. J T Quayle (Technical Officer)

			Action
CHAIRMAN'S WELCOME	11/312	The Chairman welcomed members of the Board and Peel's Member of the House of Keys to the first meeting of September 2011.	
MINUTES	11/313	The Minutes of the meeting held on 16 th August 2011 were taken as read and <i>CONFIRMED</i> .	
SEAGULLS	11/314	The Chairman referred back to Minute 11/279 and asked the Board to note the letter that had been received from Richard Selman, Senior Biodiversity Officer from the Department of Environment Food and Agriculture which clarified the information the Commissioners had received by email on the 19 th August 2011. NOTED	

Mr. Harmer informed the Board that they needed to come up with an action plan on the best way to deal with the seagull problem in Peel. Mr Gimbert reported that the Board needed to investigate the costs of erecting seagull and pigeon spikes on their buildings. The cost implications could then be considered at a future budget meeting. Mr. Lace suggested that the best time to look at the problem would be in February and March next year when the birds started to

rebuild their nests.

Mrs O'Halloran informed Members that in her opinion it was not up to the Commissioners to pay for seagull control on private property it should be up to the individual property owners and a byelaw needed to be put in place to force them to take action. Mr. Gimbert reported that as the seagulls were attacking members of the public it was up to the Board to take action this cost could then be charged back to the owner of the property. Mrs. Moughtin informed Members that she *AGREED* with Mr. Gimbert that the Commissioners needed to start putting in seagull control measures at their own properties first and then recharge property owners for any work that the Commissioners carried out on their behalf.

The Chairman reported that the Board also need to look at other measures to remove seagulls for example removing their food source by placing tighter control on house holders leaving bin bags outside their properties and lids being placed on litter bins.

Mrs O'Halloran informed Members that a byelaw was needed to be brought in to prevent people feeding the gulls.

It was *AGREED* that the Board come up with an action plan, and examine what the cost implications were for introducing methods to controlling seagulls.

MOBILE FISH UNIT

11/315

The Chairman referred back to Minute 11/281 and reported that a letter had been received from Captain Brew, Director of Harbours refusing permission for Mr. Knighton to establish a mobile fish retail unit on the quay. Mr. Harmer expressed his disappointment that Mr. Knighton had not been given permission to trade especially as there was already one mobile fish unit already trading in the area. The Board *AGREED* to Mr. Harmer's request that a letter be sent to the Minister requesting that he review Mr

PLB – letter sent

Knighton request.

Mr Jones enquired if the Commissioners had any suitable land where Mr. Knighton would be able to operate his unit from. The Chairman reported that the Board did not have anywhere suitable to offer him. *NOTED*

TRADITIONAL BOAT
FESTIVAL

11/316

The Chairman referred back to Minute 11/284 and reported that a letter had been received from Captain Brew refusing the Commissioners request to waive the fees for boats visiting Peel Harbour to take part in the Traditional Boat Festival. Mrs. O'Halloran informed Members that she thought that it was a very short sited approach for the Department to take. Mrs. O'Halloran reported that she did however support their view to a certain extent that it was up to the Department of Economic Development to consider supporting the event and that she could also see the Harbour Divisions point of view that the £4,000 income they received during Traditional Boat Weekend did provide a significant boost to their income. The Board *AGREED* to write to the Department of Economic Development, Tourism Division and ask them to provide financial assistance for visiting boat owners to cover the cost of their mooring fees.

PLB – letter
sent

Mr Gimbert requested that the Board investigate at a future budget meeting if they were able to provide some financial assistance for visiting boat owners. *AGREED*

PLAY AREAS

11/317

The Chairman referred back to Minute 11/285 and reported that a meeting had been held the previous Wednesday with the Better Children's Facilities in Peel Please Facebook group. Five representatives from the group came to talk to the Commissioners about the outdoor and indoor play facilities in Peel.

The Chairman informed Members that the Town Clerk had prepared some draft notes of the meeting for the Boards

perusal.

The Chairman reported that he had found the meeting very useful and the group had raised a number of important issues. The group had made a number of comments, the first of which was regarding the quality and quantity of equipment in the Commissioners play areas and suggested that the Board needed to review these facilities. The second issue the group commented on was the CCTV coverage especially in West View Playground and stated that they believed that it would be beneficial to expand the coverage in the playground. Thirdly the group identified an additional area they would like to see constructed as a play area which was on the sea front by the cliff face.

The Chairman reported that the group had been asked to go and consider what type of equipment they would like to see in the Commissioners play areas. The group was also asked if they would be willing to contact a number of companies to see if they would be willing to sponsor or contribute towards the cost of purchasing and the installation of new play equipment. The Chairman informed the Board that he looked forward to hearing in the future the ideas that the group had come up with. *NOTED*

MARKET STREET
FLATS

11/318

The Chairman referred back to Minute 11/288 and enquired as to what the current position was regarding the replacement of the metal railings outside the upper level of Market Street Flats. The Technical Officer reported that the rails had been sent away to be dipped and it was hoped that they would be installed in the next few weeks. *NOTED*

TQ

WEST VIEW

11/319

The Chairman referred back to Minute 11/304 and asked the Board to note the letter that had been received from Aalin Mulla, Customer Services Assistant from the Isle of Man Water and Sewerage Authority informing the Commissioners that the Water and Sewerage Authority

would be carrying out resurfacing works to West View on 5th, 6th and 7th September 2011 as a result of the work there would be road closures and diversions in place. *NOTED*

PEEL HILL

11/320

The Chairman referred back to Minute 11/305 and enquired if the Technical Officer had a maintenance schedule for work that was carried out to Peel Hill. Mr. Quayle reported that there was no official schedule, the outdoor staff however went up once a month and cut the paths. The Technical Officer informed the Board that it was not part of the staff duties to cut the briars down to the roadside abutting the Quayside pavement. Mr Quayle suggested that he contact Bill Corlett, from the Department of Infrastructure and arrange a meeting with him to discuss the removal of weeds, cutting hedges and various other items of work that needed to be carried out. The Technical Officer reported that he had been informed by Bill Corlett previously that the Commissioners only cut the weeds and briars if they were a danger to the public. Mr Quayle informed Members that if they started to trim the area back then they would ultimately have to take responsibility for it. The work would be time consuming as it would have to be carried out by hand.

PLB – letter sent

Mr Gimbert reported that twelve months ago the Board was asked if they were going to accept legislation from the Department of Agriculture to enforce property owners to cut back their hedges. Mr. Gimbert suggested that Members rethink their decision to refuse to take on the responsibility to enforce this legislation. If the Commissioners were to enforce this legislation they would be in a position to recharge the Department for not carrying out the work if the Commissioners staff had to clear the area of weeds on their behalf.

Mr Harmer informed Members that he had raised the issue of weed control at the

Western Traffic meeting and the Department informed him that they would address the problem. Mr. Harmer commented that it was important to tackle the issue as weeds caused damage to the road and would cost more in the long term to tackle the problem if it was not addressed immediately.

Mr Jones reported that there were regulations about the control of weeds and the Commissioners needed to write to the Department and remind them of their responsibility to control these weeds. *AGREED*

PEEL GROUYNE

11/321

The Chairman referred back to Minute 11/306 regarding the maintenance works undertaken by the Harbours Division on Peel groyne. The groyne had been treated with various chemicals which had resulted in members of the public receiving chemical burns. The Chairman reported that a letter had been received from Captain Brew informing the Commissioners that the children concerned had received very minor injuries which had been reported to the Health and Safety Inspectorate, who were not taking any further action with regards to the incident. The Department had since tightened up their procedures on the use of this chemical. Mr. Lace reported that previously the work was always carried out on the oncoming tide so the chemical was washed away. The Chairman commented that he would like to know what had been contained in their risk assessment for that activity and whether it included provision for waiting for the tide to come in before undertaking the work. The Board *NOTED* the letter as there was no further action that they were able to take on the matter.

ROAD TRAFFIC
REGULATIONS ACT
1985

11/322

The following road traffic orders were received as follows:-

Peel Parking Place (Road, Streets and Carriageway) (Amendment) (No 1) Order 2011. The effect of this Order is to amend the existing parking on

Ballaquane Road in the Town of Peel.

Ballaquane Road (Peel) (Prohibition of Waiting) (Amendment) (No 1) Order 2011. The effect of this Order is to amend the existing no waiting restrictions on a section of Ballaquane Road in the Town of Peel.

Tynwald Road (Peel) (Temporary Imposition of One-Way Traffic) Order 2011. The effect of this Order is to temporarily impose a one-way traffic system on a section of Tynwald Road, Peel from its junction with Lyndale Avenue to its junction with Queen's Drive and Albany Road, whilst carriageway reinstatement work takes place in West View. An alternative route will be via Albany Road, Derby Road, Atholl Street and Tynwald Road.

Various Roads (Peel) (Prohibition of Waiting) (Amendment) (No 4) Order 2011. The effect of this Order is to amend the no waiting restrictions on a section of Atholl Street in the Town of Peel.

Peel (Parking Place Designation) (Amendment) (No3) Order 2011. The effect of this Order is to amend the disc parking on a section of Atholl Street, Peel.

Tynwald Road (Peel) (Temporary Reversal of One-Way Traffic) Order 2011. The effect of this Order is to temporarily reverse the one-way traffic system on a section of Tynwald road, Peel, which will require vehicular traffic to travel in a south-easterly direction only, from its junction with Atholl Street to its junction with Lyndale Avenue, whilst carriageway reinstatement work takes place in West View.

Douglas Street (Peel) (Temporary Imposition of One-Way Traffic) Order 2011. The effect of this Order is to temporarily impose a one-way traffic system on a section of Douglas Street,

Peel, which will require vehicles to travel in a south-easterly direction only, from its junction with West View to its junction with Atholl Street, whilst carriageway reinstatement work takes place in West View.

West View (Peel) (Temporary Prohibition of Through Traffic) Order 2011. The effect of this Order is to temporarily prohibit through vehicular traffic from proceeding on that section of West View, Peel, from its junction with Douglas Street and Tynwald Road to its junction with Heathfield Drive, and Queen's Drive, whilst carriageway reinstatement work takes place. An alternative route for access will be via Boilley Spittal.

Boilley Spittal (Peel) (Temporary Suspension of One-Way Traffic) Order 2011. The effect of this Order is to temporarily suspend the one-way traffic system on a section of Boilley Spittal, Peel, from its junction with West View to a point adjacent to the entrance to the car park, whilst carriageway reinstatement work takes place in West View.

Boilley Spittal (Peel) (Temporary prohibition of Waiting) Order 2011. The effect of this Order is to temporarily prohibit vehicles from waiting on that section of Boilley Spittal, Peel, from its junction with West View to a point adjacent to the rear of No's 6 and 8 West View, whilst carriageway reinstatement works takes place in West View.

CHURCH STREET

11/323

Members considered the results of the recent traffic survey that had been carried out in Church Street. Mr. Gimbert commented that he was surprised by the sheer quantity of buses and other heavy vehicles using Church Street. Mr. Gimbert informed Members that the Board has mentioned many times that they wanted the Department of Infrastructure to enforce a weight limit so that heavy goods vehicles and wagons from the Lhergydhoo Sandpit were

PLB – letter sent

unable to use the route through the Town as a short cut. Mr. Gimbert requested that the Board write to the Minister and ask if a weight limit could be enforced to stop heavy goods vehicles using the Town as a short cut and enquire as to whether the sandpit still had a licence to trade. AGREED

PLANNING
APPLICATIONS FOR
COMMENT

11/324

The following planning applications were considered for comment as follows:-

11/01142/B

Alterations and erection of a two storey extension to rear of dwelling, 34 St Germans Place, Peel. *RECOMMENDED FOR APPROVAL.*

11/01189/C

Additional use of dwelling as holiday accommodation, 4 Strand Street, Peel. *RECOMMENDED FOR APPROVAL.*

11/01206/B

Alterations and extension to dwelling including replacement windows, 4 Strand Street, Peel. *RECOMMENDED FOR APPROVAL.*

PLANNING DECISIONS
NOTIFIED

C11/325

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

PA 11/00950/B Kitchen and shed extension to rear elevation, 7 West View, Peel for Mr. & Mrs. David Quayle. *APPROVED*

PA 11/00924/B Extension to side and rear elevations of dwelling, 34 Ballatessan Meadow, Peel for Mr. Mike Kelly. *APPROVED*

PA 11/01046/B Installation of replacement window and door to front elevation, 36 Market Street, Peel for Mrs. S E Nash. *APPROVED.*

PA 11/01002/B Alterations to existing dormer to create Juliet Balcony and installation of two new gable windows, 5 St. Patrick's View, Peel for Mr. Stuart

Tindall. *APPROVED*

PA 11/00515/B ON
APPEAL

11/326

Members Noted receipt of the planning appeal which had been lodged in respect of Mr & Mrs Ian Andrew McLean appeal against refusal for erection of a conservatory (retrospective) 10 Ballagyr Park, Peel.

PEEL CAMPSITE

11/327

The Board *NOTED* the Department of Economic Development Campsite Quality Grading Report awarding Peel Campsite a two key commended rating. Mr. Lace commented that this was the maximum grade that the campsite was able to achieve as the Commissioners did not employ a full time campsite attendant.

Mr Harmer enquired if the issues identified in the report were going to be addressed. The Technical Officer undertook to address the problems that had been identified.

Mr Harmer informed the Board that he would like to thank Mr. Quane, the campsite attendant for all his hard work running the campsite. This was echoed by the rest of the Board.

Arising therefrom Members considered a letter from Mrs Susan Wagstaffe complaining about the having to pay £28 per night to stay with her motorhome and two grandchildren at Peel Campsite. Mrs. Wagstaffe requested that the Board consider dropping the price for pensioners such as her. The Board *AGREED* that they had set their price at an acceptable level and were unable at the present time to look into providing concessions for old age pensioners.

PLB – letter sent

CIVIC SUNDAY
SERVICES

11/328

The Chairman reported that he was off the Island the weekend of the 25th September so the Vice Chairman would be attending Maughold Parish Commissioners Civic Sunday on 25th September 2011. Mr. Beale was also attending Ballaugh Parish Commissioners Civic Sunday on 11th September 2011 as

Letters sent

the Chairman was attending the Awareness Sunday at St. Germans Cathedral in Peel on the same date. The Finance Officer informed Members that two further invites to Civic Sundays had been received from Jurby Parish Commissioners whose service was taking place on 25th September 2011 and Ramsey Town Commissioners whose Service was taking place on 16th October 2011. The Finance Officer undertook to email details of these events to the Board. The Chairman reported that he would attend Laxey Civic Sunday on 18th September 2011.

CATHEDRAL
HANDBELL RINGERS

11/329

The Board *NOTED* a letter that had been sent on their behalf by the Town Clerk to the Isle of Man Arts Council offering the Commissioners support to the St. German's Handbell Ringers who were applying to the Arts Council for funding in order to purchase additional handbells to complete their set.

ISLE OF MAN
STRATEGIC PLAN

11/330

Members considered a letter from Mr. P Gawne, MHK, Minister for Infrastructure regarding the Isle of Man Strategic Plan (2007). Mr. Gimbert reported that Mr. Gawne's letter did not answer the Commissioners question as to whether a maximum of 1000 properties would be built in the West of the Island between 2001-2016. Mr. Gawne stated that it was the Department's view that 6,000 additional properties would be created throughout the Island. Mr. Gimbert reported that the new development of 101 homes would take the number of properties being built in the West to over 1,000 and the Department should have bared this in mind before granting planning permission. Mr. Gimbert questioned as to what stage were the planners going to say no to further development in Peel. Mr. Jones informed Members that they needed to judge each planning application on its own merit as there was a need for more housing in the West.

The Chairman reported that the concern he had was that the figures in the strategic plan were used to create government policy and if there were going to be over a 1000 new properties in the West then have Government Departments for example Health and Education been informed that these numbers have been exceeded and change their policies accordingly. The Chairman informed Members that they needed to make sure that by encouraging future development they were not over burdening resources in the West of the Island. Mr. Gimbert reported that developers were not building to a sustainable level and were not investing enough money into improving the infrastructure. Mr Gimbert commented that building needing to be carried out sustainably around the Island and not just in one location but in other areas that have been designate for this purpose. The Board *AGREED* that while they had concerns regarding the information contained in Mr. Gawne's letter there was no further action that they could take at this stage with regards to the information contained in it. They would however consider future planning applications carefully to ascertain as to whether they were detrimental to the existing infrastructure.

PEEL GOLF CLUB	11/331	The Finance Officer reported that a letter had been received from Martin Ellis enquiring if one of the Commissioners would be available to present the Peel Junior Town Cup to the winner of the competition on Sunday 11 th September 2011. The Chairman informed Members that he would present the prize. NOTED	Letter sent
RENT ALLOWANCES 2012/13	11/332	Members considered an email that had been received from Julie McNicholl, Housing Policy Manager from the Department of Social Care asking the Board to recommend what they thought the percentage increase needed to be for public sector rents for the forthcoming financial year 2012/13. The Chairman suggested that the increase needed to be	Letter sent

in line with the minimum wage increase that had been proposed. This increase equated to just over 1%. Mr. Jones proposed an increase of 2% to 3%.

The Finance Officer reported that Mrs. McNicholl had also asked the Board if they would give some consideration to how the housing deficiency liability could be reduced. Mr. Lace commented that the Government could cut down on the number of capital housing schemes it currently carried out. Mr Jones proposed that the Commissioners took control of their own housing stock, this would cut down enormously on the housing administration costs, and the Commissioners would also be able to set their own rent levels. The Board *AGREED* that a letter be sent to Mrs. McNicholl informing her that Members felt that the best way to reduce the housing deficit would be for the Commissioners to consider having the responsibility for housing transferred to them so they were in a position to run and administer their own housing stock.

CHRISTMAS LIGHTS

11/333

The Finance Officer informed Members that she had been asked by Mrs. Birkett to ascertain the date that the Christmas lights were to be switched on. The Chairman reported that the switch on was scheduled for the first Saturday in December. The Commissioners however needed to co-ordinate with the Isle of Man Childrens Centre and Peel Chamber of Trade to check that they had not organised any events which would clashed. *NOTED*

PLB –
letters sent

Arising therefrom the Chairman informed Members that they needed to give consideration before the next meeting as to who would turn on the lights this year. *NOTED*

NEWSLETTER

11/334

The Finance Officer reported that Mr. Littler had been in touch with Mrs. Birkett with regards to ascertaining a date as to when the next newsletter was going to be issued. Mrs. Birkett had informed

the Finance Officer that if the Board wished her to produce a newsletter then she would need news items from the Commissioners. The Chairman requested that each Member draft at least one article for the newsletter. Mr. Gimbert requested that the newsletter be used to advise people of the work that the Childrens Centre carried out. *AGREED*

CRAB SHELLS	11/335	Mr. Lace informed that Board that crab shells were being stored in the fish yards over night which was causing an unpleasant smell to circulate around the Town. The Board <i>AGREED</i> to write to all the fish yard owners and ask them to dispose of their crab shells on a daily basis.	Letter sent
RAGWORT	11/336	Mrs. O'Halloran enquired as to when the ragwort was going to be disposed of. The Technical Officer reported that the outdoor staff had removed large quantities of the weed. Mrs. O'Halloran reported that there were two large ragwort plants by the slide on the headlands. The Technical Officer undertook to have them removed. <i>NOTED</i>	TQ
MARKET PLACE CAR PARK	11/337	Mr. Gimbert informed Members that he had obtained a cost of £575.00 to get the level in the Market Place/Douglas Street car park. It was <i>AGREED</i> that the Board seek support from the Department of Infrastructure to progress the scheme further.	RG
BEACH CLEAN	11/338	Mr. Harmer informed the Board that he would like to thank everyone who took part in the Peel Beach clean and the next clean up meeting would take place on 17th September 2011 at 10.00a.m. and meet at the Headlands telescope and would concentrate on the old swimming pool site. <i>NOTED</i>	
STREET LIGHTING	11/339	Mr. Harmer reported that the clocks to turn the street lighting off were still set on 2.00am when the Board had asked for them to be turned off at 1.30a.m. The	TQ

Technical Officer undertook to instruct the Manx Electricity Authority to reset the clocks so the street lights went off at 1.30.a.m

MICHAEL STREET
PAVEMENTS

11/340

Mr. Harmer enquired as to when the pavements were being cleaned in Michael Street. The Technical Officer reported that Douglas Corporation's machine that they were borrowing had broken but it was hoped that as soon as it had been fixed the Corporation would lend it to the Commissioners so the work could be undertaken. TQ

This part of the meeting end at 7.50p.m.