

GENERAL MEETING

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

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

In attendance Mr. P G Leadley (Town Clerk)

Action

CHAIRMANS WELCOME	11/499	The Chairman welcomed Mr. Tim Crookall, MHK to the only meeting of December and wished to extend his thanks to the outdoor staff for all their work in preparing for the Christmas lights switch on ceremony. In addition he wished to thank the Freemasons Western Lodge who had provided the grotto and Christmas presents together with thanks to Mr. Crookall, the Carnival Princess and Santa who had switched on the Christmas lights. Finally the Chairman thanked Mrs. Birkett and her husband Geoff for operating the hot chestnut stall, the proceeds of which would be presented to the Anti-Cancer charity.	
MINUTES	11/500	The Minutes of the meeting held on 15 th November 2011 were taken as read and <i>CONFIRMED</i> .	
ISLE OF MAN MODEL ENGINEERING SOCIETY	11/501	Members noted receipt of a letter from the Secretary to the Society which indicated that it would no longer be able to meet with the Commissioners as the Society was no longer a viable concern and had disbanded. <i>NOTED</i>	
DISABLED TOILETS	11/502	Reference was made back to Minute 11/477 and the Town Clerk indicated that six radar keys were on order for use from the Manx Wildlife Trust shop premises. After discussion it was <i>AGREED</i> that two keys be offered to other shop premises in the vicinity. <i>AGREED</i>	TQ

WESTERN TRAFFIC MANAGEMENT MEETING	11/503	The Town Clerk referred back to Minute 11/475 and indicated that the request made by Commissioners at the previous meeting had been referred to the Highways Division for action. <i>NOTED</i>
SPAR OFF-LICENCE APPLICATION	11/504	<p>The Chairman referred back to Minute 11/484 and reported that the Vice-Chairman, Town Clerk and himself had attended a meeting with representatives of C.I. Newsagents (IOM) Limited to discuss their application for an off-licence at the Spar Store, Atholl Street, Peel. The Chairman indicated that the area proposed for the sale of alcohol which would be limited to beers, wines and spirits was only a small proportion of the store area and that the applicant demonstrated a high degree of responsibility in that the store would not sell alcohol-pops, there would be suitable signage including a request that those under the age of 25 may be requested to provide proof of age and adequate CCTV coverage. for the premises</p> <p>Members considered the matter and after a vote it was <i>AGREED</i> with six in favour with two objecting and Mrs. Moughtin declaring an interest that the previous letter of objection to the Licensing Court be withdrawn.</p>
RATES	11/505	Members noted the email sent to Mr. Crookall, MHK seeking his support to raise in Tynwald the issue of a possible review of current Isle of Man debt collection procedures.
SEAGULLS	11/506	<p>Members noted receipt of two further letters from persons unknown regarding the debate over seagulls.</p> <p>Having noted that the issue had been raised in the recent Commissioners newsletter seeking residents views over seagulls Mrs. O'Halloran was concerned at the vilification aimed at the Commissioners which in her opinion was a disgrace. Mr. Jones indicated that the Commissioners were only responding to complaints made by residents and after discussion it was <i>AGREED</i> that the matter be outlined in the next Commissioners newsletter.</p>
VEHICLE WEIGHT LIMITS	11/507	Mr. Gimbert referred back to Minute 11/469 and the Town Clerk confirmed that the percentage

figures provided by the Director of Highways were in accord with the data collected during July 2011 when the traffic survey had been undertaken.

CLOTHWORKERS SCHOOL – CHRISTMAS FAYRE	11/508	Reference was made back to Minute 11/488 and the Board wished to thank Mrs. Birkett for providing the goods to be placed within a Christmas hamper for the Clothworkers School in addition to the £50 donation made by the Commissioners.	
ROAD TRAFFIC REGULATIONS ACT 1985	11/509	Members noted receipt of a draft Order proposing the designation of a reserved parking space outside 9 Westlands, Peel. Members had no objection to the draft Order.	
PLANNING APPLICATIONS FOR COMMENT	11/510	The following planning applications were considered as follows:	Letter sent
		11/01544/C Additional use of residential dwelling for the operation of a health and beauty therapy business, Thie Ny Corneil, Peveril Avenue, Peel. <i>RECOMMENDED FOR APPROVAL</i>	
		11/01547/B Alterations and erection of a story extension to side elevation to replace existing garage, 9 Fuchsia Close, Rearyt ny Keylley, Peel. <i>RECOMMENDED FOR APPROVAL</i>	
		11/01549/B Erection of a fence on top of existing boundary wall (retrospective), 8 Ballaquane Park, Peel. Concern was voiced at the height of the fence on top of the boundary wall and whether it complied with current regulations. Members accepted the height of the fence to the rear of the property but objected to the height at the front of the property. On this basis it was agreed to <i>RECOMMEND REFUSAL</i> .	
		11/01550/B Removal of sod hedge, 8 Close Avenue, Rearyt ny Keylley, Peel. <i>RECOMMENDED FOR APPROVAL</i>	

11/01566/B

Enclose existing balcony with fold aside window, The Haven, Tynwald Road, Peel. *RECOMMENDED FOR APPROVAL*

11/01582/B

Refurbishment works and erection of extension to shops and conversion of existing loft to create an additional apartment, 3, 3A and 5 Douglas Street, Peel. *RECOMMENDED FOR APPROVAL*

11/01591/B

Removal of chimney and side porch, replace existing window with a door and widen existing driveway, Sundown, 25 Mountain View, Peel. *RECOMMENDED FOR APPROVAL*

1/01621/B

Erection of a two storey extension to nursing home, and creation of temporary compound for use during construction (amendment to PA 10/01238/B), Castle View Nursing Homes (and part of adjoining field) Ballatessan Meadow, Glenfaba Road, Peel. *RECOMMENDED FOR APPROVAL*

11/01627/B

Erection of a conservatory and installation of replacement windows and doors to dwelling, 41 Douglas Street, Peel. *RECOMMENDED FOR APPROVAL*

11/01581

Removal of existing garage roof and replace with traditional pitched roof – extending existing garage to the rear, The Mount, Mount Morrison, Peel. *RECOMMENDED FOR APPROVAL.*

11/01616

Proposed alterations, two storey extension to rear elevation and raising of existing roof level, 18 Bridge Street, Peel. *RECOMMENDED FOR APPROVAL.*

Mr. Gimbert, Lead Member for Planning, indicated that he had collected four new planning application from the Planning Office in Douglas and wished to table them for consideration. Mr. Gimbert declared an interest in one of the applications relating to the former

Doctors Surgery on Derby Road.

At this stage Mrs. Moughtin indicated that these four additional planning applications should have been directed through the Town Hall. The Chairman referred to Mr. Gimbert's appointment as Lead Member for Planning and after noting that the deadline response date was prior to the next meeting of the Commissioners on 10th January 2012 it was *AGREED* that the applications be emailed to Members for consideration and comments to be made to the Town Clerk as a matter of urgency before the deadline date.

PLANNING DECISIONS 11/511
NOTIFIED

The following planning decisions were noted:-

PA 11/01398/B Installation of replacement windows, Creek Inn, Station Place, Peel for Creek Inn Limited. *APPROVED*

PA 11/01361/C Change of use from existing apartment to office accommodation, First Floor, Creg Malin, Marine Parade, Peel for Helmley Enterprises Limited. *APPROVED*

PA 11/01475/B Erection of a two storey extension to dwelling and widen driveway, 3 Cushag Drive, Ballawattleworth Estate, Peel for Mr. R Walter and Mrs. K S Mulholland. *APPROVED*

MANX WILDLIFE 11/512
TRUST

Consideration was given to a request from the Manx Wildlife Trust to use the grounds of St. Peters Church for a treasure hunt which would take place on foot on 13th May 2012 between 2.00p.m. and 4.00p.m. *AGREED* Email sent

ST. GERMANS 11/513
HANDBELL RINGERS

Consideration was given to a request from the Coordinator of the St. Germans Cathedral Handbell Ringers who wished to busk in Michael Street on 10th, 17th and 24th December 2011. On the basis there was no clash with the Crosby Silver Band it was *AGREED* that the application be granted. Email sent

GARFF CAROL SERVICE 11/514

The Town Clerk referred to an invitation to Members to attend the Garff Commissioners Carol Service scheduled to take place on 14th December 2011 at 7.00p.m. at All Saints Church, Lonan. *NOTED*

PEEL CITY GUARDIAN	11/515	The Chairman referred to an invitation from the Editor of the Peel City Guardian to submit items of news for the next edition of the Peel City Guardian due to be published in early January. The deadline date for articles was 15 th December 2011 and it was <i>AGREED</i> that the Chairman forward some suitable items for inclusion in the edition of the paper.	NAC
LOCAL AUTHORITIES – MEMBERS INTERESTS	11/516	Discussion ensued over a letter received from the Clerk to the Select Committee on Local Authorities Members Interests. The Select Committee had been established following the presentation of a petition for redress of grievance at this years Tynwald Day sitting. The Select Committee sought information from all local authorities on the maintenance of its register of interest and it was <i>AGREED</i> that the Town Clerk forward a response to the various questions outlined in the letter. With regard to the final question seeking any further comments it was <i>AGREED</i> that no additional information be forwarded.	Letter sent
COUNTRYSIDE CARE SCHEME	11/517	Consideration was given to a consultation document from the Department of Environment Food and Agriculture regarding amendments to the Countryside Care Scheme. Mrs. Birkett commented that the draft proposals enabled redistribution of funds to other agricultural funding priorities. Mr. Harmer indicated that it was imperative for the Island to continue food production and that farming subsidies should be linked to such production. It was <i>AGREED</i> to make no formal response to the consultation document.	
THIRD SUPPLEMENTAL VALUATION LIST	11/518	Members noted receipt of the Third Supplemental Valuation List issued by the Treasury by letter dated 1 st December 2011.	
ST GERMANS CATHEDRAL	11/519	The Town Clerk referred to a copy letter received from the Reverend Nigel Godfrey of St. Germans Cathedral which indicated that it was intended to erect a temporary Yurt on the Corrin Hall field from 19 th December 2011 to 25 th March 2012 as a temporary measure to enable chapel services to continue whilst the Cathedral was closed for rewiring. <i>NOTED</i>	
LOCAL AUTHORITY RENT INCREASE	11/520	Members discussed the recent news release from the Department of Social Care which	

indicated that the Islands local authority rents would increase by 10% from April 2012. Mrs. Birkett indicated that in previous years the Department had failed to increase rents sufficiently and that this was despite repeated requests from Peel Commissioners and other local authorities. Mr. Lace commented that a significant number of properties in Peel and throughout the Island had been subject to capital improvements schemes which in his opinion were not value for money. Reference was made to the substantial percentage increase for 2012 and it was noted that some 30% of the Commissioners tenants were on social income support. Mr. Gimbert was of the view that the increase was particularly extreme and referred to the loss of the Island triple A rating which would impact upon Government requiring additional finance. to service the housing deficiency. In his opinion the Government were not prepared to report the full story. Mr. Harmer commented that the significant increases would affect those just above income support and that some families would find the increase particularly difficult. The Chairman indicated his disappointment at the impact of the increase on vulnerable members of society.

WATER AND
SEWERAGE
AUTHORITY

11/521

The Town Clerk referred to the annual report and accounts of the Water and Sewerage Authority for 2010/2011. A hard copy of the report was available to Members for perusal.
NOTED

22 PATRICK STREET

11/522

Mrs. Moughtin referred to 22 Patrick Street in which substantial renovations had been carried out. She expressed concern that the property was still surrounded by a heras fence at the front which now appeared to be used for storage of building materials. As work had stopped on the property it was *AGREED* to request the Department of Infrastructure, Highways Division to have the fence removed from the highway.

Request
made

GRITTING BINS

11/523

Mrs. Birkett referred to the provision of new gritting bins on Oak Road and indicated that there were no similar bins in Belle Vue Park. It was *AGREED* to request the placement of a gritting bin at this location.

TQ

MARKET STREET FLATS	11/524	Mr. Harmer wished to extend his thanks to the Technical Officer and his outdoor staff on the replacement of the railings at the Market Street flats and their repainting. <i>NOTED</i>	
		In addition Mr. Harmer wished to commend the staff on the work undertaken at the Albany Road garden and the memorial site on Peel Hill.	
PEEL HERITAGE TRUST	11/525	Mr. Harmer indicated that Peel Heritage Trust wished to place two information signs on the bottom of Peel Hill indicating the route to Corrins Tower and a similar sign at the Millennium Stone on the headlands providing visitor information. The Board had no objection in principle to any approach from Peel Heritage Trust in this respect.	
LOAN APPLICATIONS	11/526	Reference was made to the two bank loan applications agreed during the current financial year for the demolition of 3 Derby Road and the repairs to the land slippage on the headlands embankment. The Town Clerk advised that he had spoken to the Local Government Unit Executive and that for schemes under £25,000 advertising of the petition approval request was not required. It was <i>AGREED</i> after discussion to proceed with the Derby Road demolition in two phases with the first phase being the demolition only in the sum of approximately £15,000 and the repairs to the embankment on the headlands in the sum of approximately £24,000.	PGL
RAMSEY ROAD DEVELOPMENT	11/527	The Chairman referred to the planning application submitted by Holbourn Limited for 32 dwellings on the field adjacent to the Ramsey Road it appeared that work had recently commenced and the Technical Officer had been advised that 29 dwellings were to be built together with a link road through the proposed estate which would include a chicane and bus stop prior to connecting to the end of Oak Road. The Chairman was of the view that this was not in accord with the approved planning application and it was noted that upon enquiry by the Town Clerk a response from the Planning Department was awaited. It was stated that the developer would have to conform with planning approval and in the Chairman's opinion the link	

between these radial routes was contrary to the current development plan.

CHRISTMAS

11/528

The Chairman and Members wished to express their thanks to all the Town Hall staff and wished them and the residents of Peel a Merry Christmas and Happy New Year.

This part of the meeting ended at 8.15p.m.