

GENERAL MEETING

The MINUTES of a GENERAL MEETING held in the Boardroom, Town Hall, Derby Road, Peel on Tuesday 20th March 2012 at 7.00p.m.

Present Mr. N A Cushing (Chairman)

Mr. E C Beale

Mr. R M Gimbert

Mr. R K Harmer

Mr. A G Jones

Mr. D J Lace

Mrs. C A Moughtin

Apologies Mrs. T M Birkett

Mrs. J O'Halloran

In attendance Mr. P G Leadley (Town Clerk)

Action

MINUTES	11/706	The Minutes of the meeting held on 6 th March 2012 were taken as read and <i>CONFIRMED</i> subject to an amendment to Minute 11/704 where it was agreed to add the following penultimate sentence. <i>"The Board AGREED to assist the mural costs to the sum of £100"</i> .
WESTERN CIVIC AMENITY SITE	11/707	Mr. Beale referred back to Minute 11/676 and indicated that there appeared little desire for a joint meeting of the other Western Local Authority Chairmen and Clerks. The Chairman referred to this matter and suggested that it would be appropriate to consider a meeting perhaps in May after the local authority elections.
MOBILE LIBRARY	11/708	The Town Clerk referred to a response from Mr. Karran, MHK Minister for Education and Children dated 14 th March 2012. Mr. Karran indicated that the Department was faced with stark choices and it was paramount to protect the schooling at primary and secondary level. The Department was discussing the future of the Family Library and the Mobile Library Service and hoped to secure part of these services by possibly passing the administration of these facilities to local authorities. <i>NOTED</i>

NURSERY SCHOOL PROVISION	11/709	The Town Clerk referred back to Minute 11/681 and referred to a response from Mr. Peter Karran, MHK Minister for Education and Children dated 14 th March 2012 in which the Council of Ministers Working Party had <i>AGREED</i> to look into nursery school provision and he was currently unable to meet with the Commissioners due to other commitments. Mr. Gimbert indicated that he was disappointed in the response as there would be little point in meeting with the Commissioners once the Council of Ministers Working Party had decided on the way forward. It was more relevant to meet with local authorities and other interested parties under the consultation process prior to the Council of Ministers coming to a decision.	
KEEP PEEL TIDY SURVEY	11/710	Reference was made back to Minute 11/689 and Members noted the information gathered under the online Keep Peel Tidy Survey arranged via the Commissioners website. Members <i>AGREED</i> that a copy of the survey be passed to the Department of Infrastructure.	Survey sent
SUPPLEMENTAL VALUATION LIST	11/711	The Town Clerk referred back to Minute 11/690 and referred to an email response from the Valuation Office at The Treasury regarding the query over valuations where by certain properties with garages had been converted into additional rooms which had resulted in lower rateable values. It appeared that properties with additional facilities such as garages included an increase in the gross rateable value figure. This was in addition to the total internal area of the dwelling on which the rateable value was based. In conclusion whilst the internal areas had increased the loss of the additional factor of a garage had resulted in a slightly lower valuation. <i>NOTED</i>	
ESTATE AGENTS AND LANDLORDS BILL 2012	11/712	Mr. Gimbert declared an interest in this item and took no part in the discussion. Reference was made back to Minute 11/694 regarding the consultation paper	

relating to a proposed Estate Agents and Landlords Bill 2012. After due consideration Members had no comment to make on the Bill.

LANDLORD
REGISTRATION
SCHEME

11/713

Mr. Gimbert declared an interest in this item and took no part in the discussion.

Reference was made back to Minute 11/695 regarding a consultation exercise in relation to a landlord registration scheme. It was noted that this related to private landlords and did not affect local authorities. However, Mrs. Moughtin indicated that any legislation to improve private rented accommodation would lessen the impact on receipt of letters in support. Members were supportive of the scheme but had no comment to make.

HOUSING CAPITAL
SCHEME

11/714

The Town Clerk referred back to Minute 11/698 and Members considered the Stage 6 report prepared by the Design Team for proposed external refurbishment of Commissioners housing stock at West View, Heathfield Drive, Roxwell Terrace, North View, St. Germans Place and Corrins Way. TQ

Mr. Lace referred to his concerns over local authority capital schemes that appeared costly due to the employment of various consultants. His concern related to the government move to increase rentals for local authority housing tenants to part fund such schemes. It was suggested that the Commissioners own work force could better maintain and improve the housing stock if the Commissioners retained full control of such schemes. In particular concern was raised over checks undertaken on sub-contractors employed by the main contractors and it was *AGREED* that this matter be investigated.

After discussion it was *AGREED* that the Stage 6 report be approved.

In conclusion it was suggested that if they Commissioners were able to have greater influence on schemes undertaken under the Capital Programme then savings may

be achievable and better value for money provided. It was *AGREED* that an appropriate letter be sent to Mr. Robertshaw the Minister for the Department of Social Care on this issue.

REAYRT NY CRONK
PLAYAREA 11/715

The Town Clerk referred back to Minute 11/669 and indicated that the proposed play area for the Rearyt ny Cronk Estate would only accommodate four items of play equipment as opposed to the possibility of five items at the Rearyt ny Keylley location. *NOTED*

RAMSEY ROAD
DEVELOPMENT 11/716

Reference was made back to Minute 11/670 and the Town Clerk advised that the Planning Enforcement Officer was currently on leave and unable to progress any investigation into breaches of planning conditions with regard to the McLeod's field development. It was *AGREED* that the Town Clerk contact Miss Chance the Development Officer with regard to the Commissioners concerns over possible breaches of planning conditions.

DOG FOULING 11/717

Mr. Jones referred back to Minute 11/674 and confirmed that the issue of dog fouling would be discussed at the next meeting of the Municipal Association. *NOTED*

BALLAQUANE
ROUNABOUT 11/718

The Town Clerk referred back to Minute 11/677 and reported that the traffic safety mirror had now been installed at the Ballaquane roundabout.

EASTER ATHLETICS
FESTIVAL 11/719

Mr. Lace referred back to Minute 11/679 and reported that he was unable to find the Commissioners plaque. It was *AGREED* that a suitable alternative be obtained to enable the Chairman to make a presentation to Mr. Hill at the Peel Hill Race on Easter Saturday. completed

DOCTORS SURGERY 11/720

Reference was made back to Minute 11/682 and the Town Clerk reported that a letter had been sent to the Peel Medical Practice regarding a suggestion that

waiting list be maintained.

Arising therefrom Mr. Lace referred to a mothers request for an appointment for her child which had been set for ten days hence. It was noted that the practice would provide an appointment if deemed urgent. Mr. Harmer indicated that in his opinion the system was not right and there was a need for the proper allocation in the event of emergencies.

PUBLIC OPEN SPACES	11/721	The Town Clerk referred back to Minute 11/684 and indicated that following a lengthy meeting with representative from Heritage Homes Limited the previous day a set of proposed deed plans for the public open spaces at Ballawattleworth Estate, Close Corlett, Rearyt ny Cronk, Rearyt ny Keylley and Ballatessan Meadow had been received that day from the company. It was <i>AGREED</i> that the plans needed reviewing prior to progressing the Deeds of Conveyance with Heritage Homes Limited.	PGL/TQ
BOARDROOM FACILITIES	11/722	The Town Clerk referred back to Minute 11/701 and tabled some price lists of various microphone/sound systems that could be utilised in the boardroom during Commissioners meetings. It was <i>AGREED</i> that the Town Clerk liaise with Mr. Beale the Vice Chairman over this matter.	
PARKING SURVEY	11/723	The Town Clerk referred back to Minute 11/702 and reported that the Department of Infrastructure's traffic survey for Peel had still not been received despite original promises that it would be available in January 2012. <i>NOTED</i>	
PLAYGROUND SAFETY	11/724	The Town Clerk referred back to Minute 11/705 and advised that the Technical Officer had placed the repair of the playground equipment deemed medium and high priority under a works schedule. Arising therefrom the Technical Officer was requested to provide a works schedule for the coming financial year including planned works.	TQ

ROAD TRAFFIC ACT 11/725
1985

Members considered three draft Traffic Orders.

- i) (Peel Parking Places Road Street and Carriageway) (Amendment) Order 2012 – this Order amended and created parking on sections of Marine Parade, Peel
- ii) (Various Road) Peel (Prohibition of Waiting) (Amendment) Order 2012 – this Order amended the distance of the existing no waiting restrictions on sections of Marine Parade, Peel.
- iii) (Peel Various Roads) (Reserved Parking Places) (Amendment) (No 2) Order 2012 – this Order created a reserved parking space at 20 Westlands, Peel.

Members had no objection to the draft Orders.

DOG SIGNS 11/726

Members considered an email from Mr. Trevor Cowin regarding the type of dog control signs on display in the USA. TQ
NOTED

Arising therefrom the Town Clerk referred to a proposal that the current dog control sign for the beach be combined on to one composite sign for both the winter and summer periods when different restrictions applied. Members felt that this could cause confusion and it was *AGREED* that individual signs for the period between 1st October and 31st March and the 1st April and 30th September be obtained and displayed as appropriate.

Arising therefrom it was *AGREED* that the contract for the hire of a digger to move the sand down the beach together with setting out the volley ball net be arranged prior to the Easter holiday period.

PLANNING 11/727
APPLICATIONS FOR
COMMENT

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

12/00284/B

Extend above existing garage to provide a new bedroom and en-suite, 6 Aspen Drive, Ballawattleworth Estate, Peel. *RECOMMENDED FOR APPROVAL.*

12/00340/B

Alterations to existing bungalow and erection of 2 storey extension, Lleany Vore, Ballaquane Road, Peel. *RECOMMENDED FOR APPROVAL.*

12/00300/B

Reinstatement of perimeter walls on western seaward elevation of Old Marine Hall site to create edge/fall protection as part of the regeneration efforts in the area, Old Marine Hall Site, Peel Promenade, Peel. *RECOMMENDED FOR APPROVAL.*

12/00325/B

Erection of new portal building on existing vacant site adjacent to existing football changing rooms/clubhouse, Peel Football Club, Douglas Road, Peel. *RECOMMENDED FOR APPROVAL.*

12/00333/B

Erection of dwelling with sun room added to rear, front gable extended out to create internal porch and internal layout alterations (amendment to dwelling approved under PA 10/00554/B, Plot B22 Rearyt ny Cronk, South of Poortown Road, Peel. *RECOMMENDED FOR APPROVAL.*

12/000339/B

Proposed single storey extension to side and rear of property to provide garage, utility and sun lounge. Increase width of existing vehicular access. Myrneen, 31 Albany Road, Peel. *RECOMMENDED FOR APPROVAL.*

PLANNING
DECISIONS NOTIFIED

11/728

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

PA 12/00104/B Conversion of attic space into an apartment, Gales Fayre, Christian Street, Peel for Mr. Eric Wright. *APPROVED*

PA 12/00158/B Erection of a single storey extension to rear elevation, 32 Ballellis. Ballawattleworth, Peel for Mr. & Mrs. Richard Moore. *APPROVED*

CRUSE
BEREAVEMENT
CARE

11/729

Consideration was given to a request from Cruse Bereavement Care to organise a “footprints-memory walk” between Peel and St. Johns (along the former railway track). The date for the walk was 1st July 2012 and it was estimated that a minimum of 100 walkers would take place. Members had no objection to the walk taking place.

Letter sent

REGENERATION
SCHEME

11/730

The Town Clerk referred to the plans under the Regeneration Scheme which in part included improvements to the area of Derby Road outside the Town Hall. Part of the proposal involved the suggested realignment of the steps to the Philip Christian Centre. It was noted that the Regeneration Committee was prepared to fund the preparation of the necessary architects design. After discussion on the basis the architects fees would be covered under the Regeneration Scheme it was *AGREED* to approve the request.

Arising therefrom preliminary discussion ensued over the creation of the additional car parking area adjacent to the Town Hall and it was suggested that the spaces be either available to the public generally or perhaps under a disc zone arrangement. It was *AGREED* that detailed consideration be given to the type of car park to be made available at the next meeting.

RATES STATEMENT

11/731

The Town Clerk tabled a draft rates statement for inclusion with the 2012/13 rate demand. Subject to a minor amendment to include reference to include the provision of additional play equipment it was *AGREED* that the draft be approved.

PEEL TRAFFIC
MANAGEMENT PLAN 11/732

The Town Clerk referred to a letter received from Mr. Pearson, Director of Highways dated 15th March 2012 regarding the Departments plans for implementation of the Peel Traffic Management Plan. The measures under Phase 2 included Patrick Street and Glenfaba Road. Following a letter drop to nearby residents the new measures would involve making Glenfaba Road and Patrick Street one way from its junction with North View to Heathfield Drive. Parking would be created on both sides of the roads where it was wide enough and edge of carriageway markings would be placed outside properties where there was no footway. In addition double yellow lines would be placed on the corners of North View and speed cushions placed outside the play area on West View. PGL

Mr. Gimbert voiced his concerns at the significant delays in implementing the Peel Traffic Management Plan following lengthy public consultation a number of years previous. Mr. Harmer suggested that there was no need for a letter drop as extensive consultation had already taken place. Arising therefrom it was *AGREED* that the next meeting of the Western Traffic Management Group include an item for a speed survey on Ballaterson Road as it was felt traffic may increase following implementation of the Phase 2 alterations.

PUBLIC ART 11/733

The Town Clerk referred to a recent meeting of a Regeneration Sub-Committee looking into public art for Peel. It was noted that a Western Open Studios and art trail would be promoted for the weekend of 12th to 13th May 2012. Under this new scheme a number of local artists would make their studios available to public viewing and in addition a number of local shops would display various art works under an art trail around Peel. RH

Mr. Harmer indicated that under a cultural strategy new attractive signage would be promoted and encouraged. In addition Peel Heritage Trust was arranging in

conjunction with the Commissioners new heritage trails with signage.

CITY STATUS	11/734	Mr. Lace referred to the status of Peel as a Town and enquired whether it could be considered for City status. Mrs. Moughtin indicated that this had been previously discussed by the Commissioners a number of years ago and after further consideration it was <i>AGREED</i> that a letter be sent to the Chief Minister with a request that consideration be given to Peel being designated as a City.	Letter sent
WI-FI PROVISION	11/735	<p>Mr. Gimbert updated the Members on the current application for wi-fi provision in certain parts of lower Peel. He indicated that the previous discussions with Wi Manx had not progressed since approval had been given by the Regeneration Steering Committee for a wi-fi pilot scheme in Peel and as a result he had approached Sure. Sure were interested in a partnership arrangement to provide free wi-fi in certain areas of the Town in conjunction with the Commissioners. The Commissioners would provide the electrical supply from the street lights and Sure would charge for use of the portal together with a management function in respect of the wi-fi scheme. Mr. Gimbert suggested that this was a better proposal and a business case could be prepared by Sure. At this stage it was <i>AGREED</i> that a letter be sent to the Regeneration Manager to enquire whether the Sure proposal could be progressed on the basis that it was no more costly than the Wi Manx proposal.</p> <p>Mr. Jones indicated that Douglas Corporation had also discussed wi-fi provision and suggested that contact be made with Mr. Daniel Looney who was responsible for ICT at the Corporation. It was suggested that a link could be provided via CCTV and connected to the Corporation's Douglas Control Centre at Shaws Brow. Mr. Gimbert was of the view that this revised proposal would result in savings. <i>NOTED</i></p>	RMG

JET-SKI SIGN	11/736	Mr. Gimbert asked that a further reminder be sent to Captain Best of the Harbours Division regarding the new sign relating to jet ski use in Peel Bay. The Town Clerk undertook to contact Captain Best accordingly.	Reminder issued
DERBY ROAD POST BOX	11/737	Reference was made to the removal of the post box outside the Town Hall following the rebuilding of a lower wall for the new car park area. The Town Clerk updated Members and indicated that the Post Master had advised that the Postal Authority would look to provide a new post box in the vicinity although it may not be sited at the previous location.	
BEACH CLEAN	11/738	Mr. Harmer confirmed that a volunteer beach clean would take place on 31 st March 2012. <i>NOTED</i>	
PEEL ACHIEVERS	11/739	Reference was made to the 2012 Peel Achievers event. Discussion ensued as to how the event might be arranged possibly linking into the Civic Sunday Service. It was suggested that it could form a composite event with the Harrison Quirk Award and the Malcolm Kelly Award. Arising therefrom it was noted that the Freemasons would be celebrating their 125 th Anniversary and that a link could involve that organisation.	
		A general discussion ensued over the Civic Sunday celebration and it was possible that it could take a slightly different format being less of a formal church ceremony and more of a celebration of the Town. Mrs. Moughtin indicated that a Town celebration would be less traditional than previous Civic Sunday Church Services. She suggested that the Church Service could stand on its own with an alternative date and venue for a wider Town celebration.	
		This part of the meeting ended at 8.50p.m.	