

# GENERAL MEETING

The MINUTES of a GENERAL MEETING held in the Boardroom, Town Hall, Derby Road, Peel on Tuesday 3<sup>rd</sup> April 2012 at 7.00p.m.

Present                    Mr. N A Cushing (Chairman)  
                                 Mrs. T M Birkett  
                                 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. J O'Halloran

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

Action

CHAIRMAN'S WELCOME	11/740	The Chairman welcomed the press to the first meeting of April 2012. The Chairman welcomed Mrs. Birkett back after her recent illness and informed her that she had been sadly missed by the Board. The Chairman made reference to the recent election and informed Members that nine candidates had come forward and were elected unopposed. The Chairman informed the Board that he wished to express his thanks and appreciation to both Mrs. Birkett and Mr. Gimbert who were standing down as Commissioners for all their hard work over the years. The Chairman stated that he wished to welcome the two new Commissioners, Mr. Davison and Mr. Kaighan to the Board.
MINUTES	11/741	The Minutes of the meeting held on 20 <sup>th</sup> March 2012 were taken as read and <i>CONFIRMED</i> .
HOUSING CAPITAL SCHEME	11/742	The Chairman referred back to Minute 11/714 and reported that at the last meeting the Board had asked if the Commissioners were able to have greater influence on schemes undertaken under the Capital Programme. It had been

suggested at the last meeting that the Commissioners own work force could better maintain and improve the housing stock if the Commissioners were to retain full control of such schemes. The Technical Officer reported that the Department of Social Care would not permit Local Authorities to run their own capital schemes and use their own employees to undertake the work. Mr. Jones informed Members that he had raised the issue at the Housing Conference and had been told by the Department that they were not prepared to let Local Authorities manage their own capital schemes. Mr. Jones reported that he had drafted a letter to the Department which addressed this issue. The Board *AGREED* to consider Mr. Jones correspondence later on in the meeting.

DOG FOULING

11/743

Mr. Jones referred back to Minute 11/717 and reported that tackling the problem of dog fouling needed a co-ordinated response from Local Authorities round the Island. Mr. Jones informed Members that Mr. Gimbert had presented a paper to the Municipal Association that Mr. Jones had prepared. Mr. Jones reported that the Association had accepted his proposal in principle. The Board *AGREED* that an appropriate letter be sent to the Minister of the Department of Infrastructure asking them to co-ordinate a unilateral approach to enable Local Authorities to tackle the issue of dog fouling. Mrs. Birkett informed Members that the Board needed to re-educate the general public so that they perceived dog fouling to be as anti-social as smoking. This would discourage people to allow their dogs to foul.

DOCTORS SURGERY 11/744

The Chairman referred back to Minute 11/720 and informed Members that he wished to thank Doctor Guild, Senior Partner at Peel Group Practice for his comprehensive response to the Board correspondence. Mr. Lace expressed his disgust that 1347 appointments had been missed during the eleven months to the end of December which amounted to 45

doctor days lost. Mr. Lace informed Members that the Practice needed to charge people in the same way as dentists did, if their patients missed appointments.

Mr. Gimbert expressed his concern that although the size of the practice list had risen from 7300 to over 8100, a rise of some 12% there had not been an increase in the number of doctors and nurses employed by the practice. Mr. Gimbert reported that the practice wished to provide certain services for example minor operations, antenatal midwife clinics etc. Mr. Gimbert informed Members that the practice would be better concentrating their resources to enable them to be able to provide more routine appointments which would prevent patients having to wait 8-10 days before they obtained an appointment.

Mr. Jones reported that he thought that the triage scheme whereby patients who phoned in the morning with a problem which they wished to be dealt with that day, were contacted by a doctor before being given appointment. Mr. Jones commented that this system meant that appointments were not wasted by people who did not need them. Mrs. Birkett expressed her concern at the small number of people who were prepared to exaggerate their symptoms in order to queue jump.

Mr. Harmer informed the Board that it was beneficial to the Board that they had now been provided with facts and figures that they were able to benchmark. The Board *AGREED* that they would obtain updated figures from the practice at a later date to compare with the original figures to see if the services provided by the practice had improved.

PUBLIC OPEN  
SPACES

11/745

Mr. Gimbert referred back to Minute 11/721 and informed Members that he had reviewed the set of proposed deed plans for the public open spaces at Ballawattleworth Estate, Close Corlett, Reayrt ny Cronk, Reayrt ny Keylley and

Ballatessan Meadow. Heritage Homes were not prepared to convey certain areas to Peel Town Commissioners even though they had been cutting the grass and maintaining them for the last four years. Mr. Gimbert informed the Board that they needed to recharge Heritage Homes for the work that had been carried out on their behalf. Mr. Gimbert commented that the Commissioners needed to ascertain from Heritage Homes as to what their plans were for the land. Mr. Gimbert reported that the Commissioners should not be cutting private landlords grass. The Board *AGREED* that this issue would be discussed In Committee. It was further *AGREED* that Mr. Lace, Mr. Beale and Mr. Gimbert would review the plans along with the Technical Officer to ascertain the areas that were not being conveyed to the Commissioners so that an approach could be made to Heritage Homes to ascertain as to what they intended to do with the land.

PARKING SURVEY 11/746

The Chairman enquired whether the Department of Infrastructure's traffic survey for Peel had been received. The Finance Officer reported that Mr. Christopher from the Department was in the process of proof reading the survey before it was forwarded to the Board.

PLAYGROUND SAFETY 11/747

The Technical Officer referred back to Minute 11/724 and reported that to make the playground equipment safe that had been deemed high priority work under the works schedule would cost £6,500. Included in this cost was a cost of £3,000 for repairing the Waltzer. Mr. Quayle reported that to replace this item would cost £5,000 plus the men's time it would take to dig out the old equipment and install the new item. The Board *AGREED* under the grounds of Health and Safety to replace the dangerous pieces of equipment.

Arising therefrom the Chairman enquired if it was possible to fix the headlands gate as it was not closing properly. The

Technical Officer undertook to have the gate repaired. Mr. Gimbert enquired if some matting could be placed in the entrance when the gate was repaired. Mr. Quayle reported that additional matting would be purchased to repair the area around where the playground equipment was being repaired. A piece of the matting would then be used for the headlands gate area.

REGENERATION  
SCHEME

11/748

The Technical Officer referred back to Minute 11/730 and reported that the plans for the proposed realignment of the steps to the Philip Christian Centre were still awaited from the Regeneration Committee. Mr. Quayle reported that although the Regeneration Committee were funding the preparation of the necessary architects design, the Commissioners would have pay for the building control application and reclaim the money back. The Technical Officer commented that if the steps were moved then another parking space would be gained. It was *AGREED* that the Technical Officer obtain detailed plans of the realignment of the steps for the Board to consider at their next meeting.

PUBLIC ART

11/749

Mr. Harmer referred back to Minute 11/733 and informed the Board that a large number of people were interested in the cultural strategy that was being promoted by the Public Art Festival for Peel which was being held on 12<sup>th</sup> to 13<sup>th</sup> May 2012. Mr. Harmer reported that the Regeneration Sub Committee looking into art for Peel had tried to come up with ideas that did not cost a lot of money to implement. These ideas then had to be signed off by the Regeneration Committee. Mr. Harmer informed Members that Peel Heritage Trust was proceeding with the heritage trail signage. *NOTED*

WI-FI PROVISION

11/750

Mr. Gimbert referred back to Minute 11/735 and reported that Wi Manx had changed their working model, so Mr. Gimbert had attended a meeting with

Andy Bridson from Sure. Sure were interested in a partnership arrangement with the Commissioners. Under this arrangement Sure were able to provide free wi-fi in certain area of the town to visitors, for a limited period of time, after this people would be charged for the additional usage. Mr. Gimbert explained that Peel Town Commissioners would benefit from this arrangement as they would have access to the wi-fi connection to run their CCTV system in the area from.

Mr. Gimbert stated that the original cost from Wi Manx to install the system was £7000 with the new proposal from Sure it would cost the Commissioners £150 per post for the box. Sure would however keep any accrued revenue that they earned from the additional fees for extra usage. These fees were set at a certain rate to deter local household from using the service.

Mr. Jones indicated that Mr. David Looney who was responsible for ICT at the Corporation. Mr. Looney had offered to provide free professional advice on the wi-fi system offered by Sure. Mr. Gimbert reported that Sure would like to meet with the Commissioners during the next 4-6 weeks to discuss their proposal. The Board *AGREED* to invite Mr. Looney to the meeting so he could give his expert opinion on the scheme.

BOARDROOM  
FACILITIES

11/751

The Chairman referred back to Minute 11/722 and enquired as to what the latest situation was with regards to the purchase of a microphone/sound system that could be utilised in the boardroom during the Commissioners meeting. Mr. Beale reported that he was still discussing the matter with the Town Clerk as to whether one was needed. *NOTED*

CITY STATUS

11/752

The Chairman referred back to Minute 11/734 and enquired if a letter had been sent to the Chief Minister with a request that consideration be given to Peel being designated as a City. The Finance Office

reported that the Town Clerk had written to the Chief Minister and a response was awaited from him. *NOTED*

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|-------------------------|--------|--|
| JET SKI SIGNS           | 11/753 | The Chairman referred back to Minute 11/736 and enquired if the new sign relating to jet ski use in Peel Bay had been erected. The Technical Officer undertook to ascertain as to whether the sign had been erected.   |
| DERBY ROAD POST BOX     | 11/754 | <p>The Chairman referred back to Minute 11/737 and reported that he had received a letter from Janet Bailey from the Children's Centre enquiring if the Post Office were going to re-site the post box. The Technical Officer reported that the Post Office wanted to relocate the post box further down the road on the opposite site of the road. The Commissioners however wanted the post box to be located outside the Town Hall. Mr. Lace undertook to liaise with the Post Office with regards to them reinstating the post box forthwith as a number of people were complaining that they now had to travel some distance in order to post a letter.</p> <p>Arising therefrom Mrs. Bailey had requested the possibility of the Children's Centre and their service providers being able to park in the extended car park or at least be able to load and unload their vehicles safely there. The Board <i>AGREED</i> to refuse their request to grant them any parking spaces.</p> |
| MOBILE LIBRARY          | 11/755 | Mr. Lace referred back to Minute 11/708 and informed the Board that he was pleased that a sponsor had come forward to support the mobile library. Mr. Lace expressed his disappointment that the Isle of Man Government were no longer prepared to fund the service. <i>NOTED</i>  |
| RAMSEY ROAD DEVELOPMENT | 11/756 | Reference was made back to Minute 11/716. The Chairman declared an interest and left the room. The Technical Officer informed the Board that the Town Clerk had written to Mr. Jason Singleton, Planning Enforcement Officer from the Department of Infrastructure   |

However nothing had been heard back from Mr. Singleton or Miss Chance who was also involved with planning enforcement for the development. Mr. Gimbert informed Members that there was no planning application submitted for the sewer. Mr. Gimbert expressed his concerns that the work that had been carried out so far was close to a lamppost which may cause it to become unstable and would cause some damage if the lamppost was to fall over in high winds.

Mr. Gimbert expressed his view that the Board needed to write to the Lieutenant Governor or the Chief Minister as the Minister was not doing his job correctly as he was not making sure that the Planning Committee were enforcing planning regulations. Mr. Jones reported that he thought writing to the Lieutenant Governor was a very extreme action for the Board to take and the Commissioners should write to the Minister once they had established all the facts.

The Technical Officer reported that the developers had consulted with the Water and Sewerage Authority over every stage of the work that they had carried out and he had been asked to carry out the drainage testing by the Department. Mr. Beale enquired as to how the Water and Sewerage Authority were able to allow the work to be carried out when no planning permission had been given. Mr. Beale expressed his opinion that the Department should stop the work. The Technical Officer reported that the company did have planning permission in 2003 to carry out the work and they started the work in 2007 before the planning permission lapsed. The developer entered into an agreement with Heritage Homes when Ballawattleworth was started to connect into the drainage system. The Technical Officer informed Members that this was why Heritage Homes would not convey the land to the Commissioners. Mr. Gimbert reported that the developers still did not have



Section 8 planning approval which meant that the sewer would not be adopted by the Water and Sewerage Authority. The Technical Officer informed Members that as long as the developers followed correct procedures the Water and Sewerage Authority would adopt the sewer.

Mr. Gimbert reported that the developers needed to apply for retrospective planning and may have to dig up the road and install an attenuation tank. Mr. Gimbert stated that what he was objecting to was that the developer was putting over capacity on to the sewage infrastructure.

Mr. Jones informed Members that the Water and Sewerage Authority were the regulatory body and they would have been in contact with the developers and it is they that have the authority to say yes or no to what work the developers undertake. The Commissioners can only give their opinions and concerns on what work the developers are allowed to carry out.

Mr. Beale reported that he was extremely worried that the longer the Board left the situation to continue the harder it would be to rectify the problem. The Board *AGREED* to write to the Minister and request that he attend a meeting with the Commissioners as a matter of urgency to discuss the situation and request that a stop notice is put on the work in the meantime.

MANX  
ELECTRICITY  
AUTHORITY

11/757

Members considered a contract that had been received from the Manx Electricity Authority to maintain and repair the street lights for the 2012/2013 financial year. The Manx Electricity Authority informed the Board that they had been forced to introduce a small 2% increase on this year's maintenance costs. Mr. Harmer suggested that the Board needed to look at whether there was an alternative provider who could maintain the street lights at a more cost effective

price. The Technical Officer informed Members that if they were to look at an alternative contractor then all the underground cables to the lights would have to be replaced as they belonged to the Manx Electricity Authority. Mr. Gimbert reported that if the Commissioners continued to use the Manx Electricity Authority as their service provider they should be asking them to do a lighting survey and also identify where LED lights could be installed.

Mr. Harmer expressed his concern that the Manx Electricity Authority left the lights on during the day for 6 hours while they were testing them. The Technical Officer informed the Board that the Commissioners did not get charged for the electricity while the lights were being tested.

The Board *AGREED* to sign the contract for the Manx Electricity Authority to maintain their street lighting for a further year. Members further agreed that a letter be sent to the Manx Electricity Authority and ask them why the two new estates had not been included in the Manx Electricity Authority's test areas of LED lights.

HOUSING  
CONFERENCE

11/758

Mr. Jones informed the Board that he had attended the Housing Conference organised by the Department of Social Care along with the Town Clerk and the Housing Officer. Mr. Jones reported that delegates were provided with a copy of the review of affordable housing provision report that had been produced by David Tolson Partnership.

Mr. Jones reported that in his opinion the report was not very comprehensive. The Department of Social Care were keen to have one central housing authority which was run by Central Government. Mr. Jones commented that he had spoken to other local authorities who were keen on having four regional authorities. Mr. Jones reported that the report did not state

as to how one regional authority would be achieved. Mr. Jones informed Members that Peel needed to retain their housing stock otherwise communities would be broken up if an all island housing waiting list was introduced and people where housed in other parts of the Island.

Mr. Jones explained that the main reason why the Department wanted to have one housing authority was that the Department were of the opinion that it would be more cost effective as they would be able to make savings by buying materials in bulk.

Mr. Jones reported that he had raised his concerns regarding the cavity wall installation which was originally initiated by the Department even though the Commissioners were opposed to the scheme. Mr. Jones informed the Board that he was told by Mrs. Reeves, Director of Social Housing that the problem was caused by faulty rendering and not by the cavity beads themselves. Mr. Jones stated that the houses had not been surveyed by the Department before the work was undertaken.

Mr. Jones informed Members that he had drafted a letter to the Director of Housing at the Department of Social Care expressing the Commissioners concerns regarding the cavity wall insulation scheme and the high level of fees paid to consultants to implement these large schemes. Mr. Jones stated that he had also mentioned in his letter that some of these smaller schemes would be able to be done in house utilising the Commissioners own staff. Mr. Jones reported that the quality of the work and materials were not always of the standard that could be achieved for example the kitchen framework agreement.

Mr. Jones reported that if the Department followed the Commissioners views then it would not be necessary to have large rent increases each year. The Department

wanted to increase the level of rent by 10% each year to meet the ever increasing maintenance and administration costs of public sector housing.

Mr. Gimbert informed the Board that he had an issue that if there was going to be one central authority were they going to take on the local authority staff who were currently employed in housing. Mr. Jones reported that the Department did not go into detail as to whether this would be the case.

Mr. Harmer informed Members that he agreed with the contents of Mr. Jones's letter as the current level of consultant fees were very high. Mr. Lace informed the Board that the Department was comparing social housing on the Isle of Man with that in England. However on the Island tenants were not allowed to buy their properties as they were in the United Kingdom. Mr. Gimbert stated that he was not in favour of selling off properties as there was only limited land available to build new ones. Mr. Gimbert informed Members that Central Governments administration costs were 20% whereby Peel Town Commissioners were 7.5% so the Commissioners were able to administer their housing stock more cost effectively.

The Board *AGREED* that Mr. Jones would liaise with the Technical Officer over the contents of his draft letter. This would then be forwarded on to the Department. The Commissioners further *AGREED* that a letter be sent to Mr. Robertshaw, Minister for the Department of Social Care informing him that Peel Town Commissioners wished to carry on running their own housing stock as they were of the opinion that housing needed to be administered locally rather than having a central authority. Mr. Jones stated that the Commissioners should take over the administration of the Department of Social Care's houses that were situated in Peel and the West and

these could then be administered as one Western Authority. Mr. Lacey reported that the Commissioners had been asking for the last 10-15 years if the Department would hand over their houses to the Commissioners, this request had however been continually refused. *NOTED*

PLANNING  
APPLICATIONS FOR  
COMMENT

11/759

The following planning applications were considered as follows:-

12/00400/B

Installation of temporary signage, The Food Park, Fish Yard, Mill Road, Peel. *RECOMMENDED FOR APPROVAL*

12/00403/B

Erection of an extension to rear elevation of dwelling, 7 Queens Drive, Peel. *RECOMMENDED FOR APPROVAL*

12/00419/B

Erection of conservatory, 10 Ballagry Park, Peel. *RECOMMENDED FOR APPROVAL*

12/00427/CON

Registered Building consent for the removal of pews (Registered Building Nos. 204, St German's Cathedral, Derby Road, Peel. Reference was made to planning application 12/00427/CON which was registered building consent for the removal of pews (Registered building nos 204), St. German's Cathedral, Derby Road, Peel. Mr. Gimbert stated that he had printed off some plans of modern Cathedrals these did not have pews, they had chairs instead. Mr. Gimbert commented that it was a shame because removing the pews was destroying the heritage of the building. Mrs. Moughtin reported that the Cathedral was originally built as the parish church and removing more of the pews was further desecration of the parish church. The Board *AGREED TO RECOMMEND REFUSAL* of the planning application. Mr. Jones declared an interest and did not take part in the vote.

PLANNING  
DECISIONS  
NOTIFIED

11/759 The following planning decisions had been notified by the Planning Committee:-

PA 12/00122/B Installation of replacement windows to front elevation, Marina Cottage, 17-18 Shore Road, Peel for Mr. Tony Faragher. *APPROVED*

PA12/00114/B Installation of car park lighting, QEII High School, Douglas Road, Peel for the Department of Education Works Division. *APPROVED*

PA 12/00200/C Additional use of residential flat as self catering tourist accommodation, 2 Bridge Street, Peel for Mr. J D & Mrs. C S Atcheson. *APPROVED*

PA 12/00230/B Installation of replacement garage door, 7 Station Road, Peel for Mr. V E Bates. *APPROVED*

REGISTERED  
BUILDINGS

11/760 The Board considered proposals from the Department of Infrastructure to register the Old Police Station, Crown Street, Peel, the Harbour Office, East Quay, Peel and Peel Police Station, Derby Road, Peel on the Department's protected property list. Mr. Gimbert reported that the Board needed to ask what historical merits there were to register the buildings. Mr. Jones informed the Board that the buildings should be registered as it was vital to retain their character. The Technical Officer advised the Board that they needed to take into account as to what the future cost implications were going to be as higher quality materials would be needed to repair the buildings. Mr. Jones reported that it was necessary to register these buildings so that they were protected. The Board *AGREED* that the buildings should be registered on the Department's protected property register.

PLANNING POLICY  
STATEMENTS

11/761 The Chairman reported that the Board had received a letter from Michael Gallagher, Director of Planning and Building Control, from the Department of Infrastructure reminding them that the

consultation period on the above draft planning policy statement consultation ended the 3<sup>rd</sup> April 2012 which was today. As the Board had not received the original correspondence informing them of the consultation they were not able to comment as the deadline date had expired.

TT & MGP ROAD  
SAFETY CAMPAIGN

11/762

Members *AGREED* to a request from Gordon Edwards, Road Safety manager for the Road Safety Unit to erect billboards around Peel where motorcyclists were staying and where they gather. The Technical Officer undertook to liaise with the Department as to where the best place would be to position the sign.

PEEL BAY

11/763

The Board considered a letter from Andy North, Secretary of the Isle of Man Surfers. Mr. North had contacted the Commissioners about the on-going incidence of gastric illness and ear infections as a result of pathogens contracted during water based activities in the sea off Peel's main beach.

Mr. North reported that he had contacted Mr. Styles from the Department of the Environment who was aware of the health issues surrounding contact with untreated sewage outfalls and he agreed water quality on Peel main beach was a lottery dependent on tide and wind.

Mrs. Birkett enquired as to where Mr. North was getting his information from with regards to members of the public received gastric and ear infections after taking part in water based activities off Peel's main beach, Mr. Jones reported that Mr. North needed to provide the Commissioners with proper evidence to substantiate his claims. Mr. Gimbert reported that the Government Laboratory regularly tested the water quality and it had only received one unsatisfactory reading all year, this was in August 2011. The Board *AGREED* to write back to Mr. North and thank him for his letter and ask him to provide the Commissioners with

evidence to substantiate his claims.

CIVIC SUNDAY            11/764            The Finance Officer reported that she had been informed by the Town Clerk that Castletown band were available to perform at Peel Town Commissioners Civic Sunday on either the 15<sup>th</sup> or 22<sup>nd</sup> July 2012. Mr. Beale undertook to check his diary and liaise with the Town Clerk as to the most suitable day to hold the service.

PETROL DUTY            11/765            Mr. Lace informed Members that the price of petrol had increased once again. The Board *AGREED* that under the 1979 Customs and Excise Act a letter should be sent to the Minister asking him to remove some of the duty that was being charged on fuel.

PEEL CHAMBER OF    11/766            Mr. Gimbert reported that Mira Gilbert TRADE            from Peel Chamber of Trade was arranging to have some art trail flags made. These would then be hung up with the bunting in Michael Street. Members *AGREED* that the Commissioners outdoor staff would erect the flags.

Arising therefrom Mr. Gimbert reported that Peel Chamber of Trade were holding a raft of events. The Chairman undertook to present the prizes at the Easter Spot the Bunny Competition. Mr. Gimbert reported that he wished to thank Shoprite, Davisons and Celtic Gold for donating prizes and Peel Town Commissioners outdoor staff for erecting the bunting. *NOTED*

HEADLANDS PATH    11/767            Mr. Beale reported that he had received a complaint from Mrs. Knot regarding the dangerous state of the headlands path which contained loose gravel and dust and was in a desperate need of repair. The Technical Officer reported that to repair the path completely would cost a great deal of money. Mr. Quayle undertook to look at the path and see what action could be taken to make the path safer for walkers.

Arising therefrom Mr. Beale reported that



he had received a complaint from a lady at Close Corlett that the grass had not been cut. The Technical Officer informed him that the grass had been cut that day. *NOTED*

BUSINESS LISTING DATA 11/768

Mr. Harmer informed Members that Alison Faulkner had now finished compiling the business listing and it was now ready to be put online. It was *AGREED* that the Town Clerk contact Mr. Littler administrator of the Commissioners website and ask him to add the data to the website.

CAR PARK 11/769

The Technical Officer provided Members with a plan of the new car park at the side of the Town Hall. After studying the plan it was *AGREED* with the Technical Officer's proposal to have 10 spaces.

Mr. Jones reported that the Board needed to bring in regulations so members of the public were not able to abandon their cars in there. Members *AGREED* to discuss this issue with the Town Warden later on in the In Committee part of the meeting.

This part of the meeting ended at 8.55p.m.