

GENERAL MEETING

The MINUTES of a GENERAL MEETING held in the Boardroom, Town Hall, Derby Road, Peel on Tuesday 2nd October 2012 at 7.00p.m.

Present Mr. E C Beale (Chairman)
 Mr. N A Cushing
 Mr. I G Davison
 Mr. A G Jones
 Mrs. J O'Halloran
 Mr. R K Harmer
 Mr. D J Lace
 Mrs. C A Moughtin
 Miss K Felton

In attendance Mr. P G Leadley (Town Clerk)

			Action
CHAIRMAN'S WELCOME	12/292	The Chairman welcomed Mr. Crookall, MHK to the first meeting of October 2012.	
MINUTES	12/293	The Minutes of the meeting held on 18th September 2012 were taken as read and <i>CONFIRMED</i> .	
WAR MEMORIAL	12/294	Reference was made back to Minute 12/254 and it was noted that a response to the Commissioners letter from The Right Reverend Robert Paterson, Bishop of Sodor and Man was still awaited. It was <i>AGREED</i> to await his reply prior to seeking a meeting with the Bishop. It was further noted that no mention of the memorial wall being removed had been made in the Cathedral planning applications.	
WESTERN TRAFFIC MANAGEMENT PLAN	12/295	Mr. Lace referred back to Minute 12/255 and indicated that three residents of Glenfaba Road/Patrick Street had indicated to him that their views had not been sought by the Department of Infrastructure. It was noted that clarification regarding the Traffic Management Plan for Peel was awaited from the Department.	
FORMER MEDICAL CENTRE	12/296	The Town Clerk referred back to Minute 12/270 and indicated that it may be of	

benefit for the Chairman and Town Clerk to meet with Mr. Thomas of Isle of Man Enterprises plc to discuss their purchase of the former medical centre and their future intentions regarding this land.
AGREED

HOUSING REVIEW
CONSULTATION
RESPONSE REPORT

12/297

Mr. Jones referred back to Minute 12/272 and indicated that after reading the Response Report from the Department of Social Care he held the opinion that public sector housing rentals should not be linked to private rental properties. If local authorities had been able to set their own rents in the past Mr. Jones was of the opinion that significant rent increases would not now be required. The downside of larger rentals would be the cost factor to tenants receiving Social Service benefits. It was Mr. Jones opinion that if local authorities were left to manage the housing stocks themselves more could be achieved without recourse to expensive consultants.

In conclusion Mr. Jones feared the possibility that one all-island housing authority would be established.

SURFACE WATER
SCHEME

12/298

The Town Clerk referred back to Minute 12/276 and confirmed that the Board were scheduled to meet with Mr. David Jones on 3rd October 2012 to discuss his proposals for the surface water removal from his housing development site on Glenfaba Road.

MARINE PLAN

12/299

Reference was made back to Minute 12/277 and Mr. Lace indicated that any Government proposal to establish a Conservation Area would require strict policing.

The Town Clerk referred to a further letter from the Manx Marine Environmental Assessment Project Officer which indicated that the Manx Marine Environmental Assessment was open for public consultation and that a series of “drop-in sessions” had been arranged where staff would be present to answer questions about the report. The

sessions were scheduled for the Sea Terminal, Douglas on 17th October, Ramsey Town Hall on 23rd October, DEFA Office, St Johns on 25th October and Port St Mary Town Hall on 29th October. *NOTED*

FISHERMENS
SHELTER

12/300

The Town Clerk referred back to Minute 12/282 and indicated that a letter of response had been received from Mr. Christopher, Director of Properties at the Department of Infrastructure. Mr. Christopher had indicated that a notice to determine the previous agreement dating from March 1888 had been served on the tenants of the Sailors Shelter. The Department had subsequently offered the Committee a new annual tenancy which to date had not been accepted. The Department viewed the Weatherglass Corner site as a potential re-development site and indicated that it would not be appropriate to enter into a long term agreement in respect of the Sailors Shelter which might preclude future development. Both Mr. Lace and Mr. Harmer indicated their support for the retention of the shelter and were of the view that any potential development could include the shelter in its present format along with the Harbour Masters Office.

Letter
sent

On such a basis the Commissioners still supported the suggestion that a longer term lease of twenty five years be offered to the Fishermen's Shelter Committee. Mr. Cushing indicated that the Government pink book had made no reference to possible development of this site so that a lease of at least five years could be considered by the Department. It was *AGREED* that such a request be made to Mr. Christopher.

PLANNING
APPLICATIONS FOR
COMMENT

12/301

The following planning applications were considered as follows:-

Letter
sent

12/01277/D
Erection of advertising signage, The Hub, Isle of Man Food Park, Mill Road, Peel.
RECOMMENDED FOR APPROVAL

12/01284/B

Erection of single storey extension to rear elevation, 5 Church Street, Peel.
RECOMMENDED FOR APPROVAL.

12/01274/GB

Installation of telecommunication equipment within the bell tower (in association with 12/01275/CON), St. Germans Cathedral, Derby Road, Peel and 12/01275/CON Registered Building Consent for the installation of telecommunication equipment within the bell tower (RB no 204 in association with 12/01274/GB, St Germans Cathedral, Derby Road, Peel

A lengthy discussion ensued over the planning application for installation of telecommunication equipment within the bell tower of St. Germans Cathedral.

Miss Felton indicated her concerns on health grounds with regard to radio frequency radiation and indicated that a number of countries had banned mobile phone masts within a mile radius of schools, nurseries and residences. Mr. Cushing expressed his concern at the application and suggested that the applicant had displayed an arrogant attitude in reference to the economic need should not be questioned. Mr Cushing queried why of the alternative ten sites which had been looked at in Peel they had not included St. Peters Church on the Market Place. He referred to the application seeking to provide in-house 3G coverage and questioned why Manx Telecom were seeking approval for this scheme when people likely to benefit from in-house 3g probably have wifi. Mr Cushing also had concerns that any telecommunication equipment within the bell tower could affect the bell ringers and he further suggested that proper need had not been shown by the applicant.

Mrs O'Halloran also queried why Manx Telecom were only to install 3G equipment when 4G equipment was

shortly to be rolled out.

Mr. Jones stated that health issues had not been proven one way or the other in terms of radiation problems and suggested that the Commissioners should not object unless there were strong reasons to the contrary. The Chairman likened the position to asbestos fifty years ago and indicated caution.

The Town Clerk referred to an information flyer issued to residents opposing the application on health grounds. Upon enquiry from Mrs. Moughtin it was indicated that the application had been supported by the Cathedral as it would receive a suitable rental payment. In conclusion it was noted that the 3G proposal for in-house use by Manx Telecom was part of the application and it was noted that most mobile phones now connected to Wi-Fi and that there was only a limited 3G customer base.

The Chairman called for a vote on the application and with seven Members opposed to two in favour it was *AGREED TO RECOMMEND REFUSAL*.

PLANNING
DECISIONS
NOTIFIED

12/302

The following planning decisions were notified by the Planning Committee:-

PA 12/01060/B Erection of three detached dwellings on site of previously approved two dwelling (amendment to PA 10/00544/B) Plots B 16 and B17 field 311825 and parts of fields 315097, 311827 and 314444 between Derby Road/Poortown Road and QE11 High Scholl and east of Rearyt ny Keylley, Peel for Heritage Homes Limited.
APPROVED

PA 12/01063/B Erection of three detached dwellings on site of previously approved four semi-detached dwellings, revision of plot boundaries and extension of access road (amendment to PA 10/00544/B) Plots C18, C19, C20, C21

and C22 field 311825 and parts of fields 315097, 311827 and 314444 between Derby Road/Poortown Road and QE11 High Scholl and east of Rearyt ny Keylley, Peel for Heritage Homes Limited. *APPROVED*

PA 12/01183/B Installation of replacement windows to front elevation of dwelling, 21 Mona Street, Peel for Mr. Robert Benjamin Cain. *APPROVED*

PA 12/00979/A AND 12/303
PA 12/00914/C

Members noted receipt of copy letters from Mr. Leslie Hanson of 18 Stanley Road, Peel addressed to the Planning Committee and Members of Tynwald regarding his objection to the proposed demolition of the Central Hotel in St. Johns. Mr. Hanson's concerns related to the proposed development area cutting across the heritage footpath which was the former railway rail. Members noted Mr. Hanson's objection.

PA 12/01011/B ON 12/304
APPEAL

The Town Clerk referred to an Appeal Letter lodged against the planning application sent for the installation of wrought iron gates to replace existing gates at 15A Factory Lane, Peel. Mrs. Moughtin indicated her support for the applicant which if successful would improve the appearance of the entrance to 15A Factory Lane. Mrs. Moughtin referred to the objection by Mr. O'Hanlon and suggested that the proposed wrought iron gates would open his somewhat untidy property to public view. In conclusion the Board supported Mrs. Vondy in her application for the replacement of the existing gates with wrought iron gates.

CIVIC SUNDAYS 12/305

Members noted invitations to the following Civic Sunday Services:-
Lonan at All Saints Parish Church, Lonan Church Road, Lonan on Sunday 21st October 2012 at 11.00a.m.

Castletown at Methodist Church, Arbory Street, Castletown on Sunday 21st October 2012 at 3.00p.m.

Ramsey at Trinity United Reform Church

on Sunday 28th October 2012 at 10.30a.m.

The Chairman indicated that he would attend the Ramsey, Lonan and Castletown Services with Miss Felton attending the Ramsey and Lonan services. Mrs. Moughtin stated that she would attend the Castletown Service.

CHRISTMAS ARRANGEMENTS 12/306

Consideration was given to a letter from the Crosby and District Silver Band seeking approval to play Christmas carols in Michael Street in the lead up to Christmas. *AGREED*

After discussion the Board *AGREED* to turn on the Christmas street lights on Saturday 1st December 2012 at 4.30p.m. It was *AGREED* that Members give consideration to a possible VIP that might be requested to turn on the lights this year. It was further *AGREED* that arrangements be made to link in with the House of Manannan to arrange the childrens Christmas lantern competition.

PUBLIC LIGHTING – POORTOWN ROAD/REAYRT NY CRONK ROUNDABOUT 12/307

Members noted the public lighting plan for the new roundabout being constructed on the Poortown Road and the junction with Oak Road and Rearyt ny Cronk. Members had no objection to the proposed lighting columns at this location.

Letter sent

LOCAL AUTHORITY GENERAL ELECTION REVIEW 12/308

Consideration was given to a letter addressed to the Town Clerk from the Local Government Unit regarding a review of the recent local authority General Elections. Other than a comment that the deadline date for various stages of the Election was somewhat tight Members had no specific comments other than Mr. Harmer who indicated that it would be of benefit to synchronise the Election to link in with the General Election for Members of Tynwald. It was felt that a combined Election for Tynwald and local authorities could increase turnout. Mr. Harmer also suggested that the previous rotation system of a proportion of Board

Members being elected each year was of benefit. *NOTED*

FIRE PRECAUTIONS (FLATS) REGULATIONS	12/309	The Town Clerk referred to a consultation paper on the Fire Precautions (Flats) Regulations 2012. It was <i>AGREED</i> to obtain the views of the Technical Officer for consideration at the next meeting prior to submitting a response to the consultation document.
RIVER NEB	12/310	Mr. Lace referred to the cage installed by the Harbours Division on the River Neb just below Close Chairn. The trap had been installed as part of the Harbour Marina Scheme and Mr. Lace was critical of the recent high rain which had resulted in significant debris and broken branches being caught in the trap. Mr. Lace was concerned that without ongoing regular clearance a problem of flooding in the area could occur. <i>NOTED</i>
ROAD CLOSURES	12/311	Mr. Lace expressed his concern at the lack of adequate road closure signage at Injebreck and Ballacraigne with recent sporting events. It was <i>AGREED</i> that the matter be raised at the next meeting of the Western Traffic Group.
CIGARETTE BINS – PROMENADE	12/312	Mr. Davison enquired as to the lack of specific cigarette bins on the promenade. It was noted that no such bins were available and it was <i>AGREED</i> that the Town Clerk price up the cost of three such bins for the promenade.
DOG CONTROL BYELAWS	12/313	Mr. Cushing requested that the Commissioners website be updated to show that dogs were now allowed on the beach during the winter months. completed
LOCAL ELECTION TRIAL	12/314	Mr. Cushing referred to a recent report on Manx Radio regarding comments made under oath by Mr. Seamus Nugent of Dandara Limited at the local authority election trial currently taking place in Douglas. In particular, reference was made to Mr. Nugent's comments that Mr. Charles Lewin was behind the election campaigns of both Mr. Crookall and Mr. Watterson, MHK's. It was <i>AGREED</i> that

when the trial was completed to ascertain from Mr. Crookall whether there was any truth or not in these comments by Mr. Nugent.

This part of the meeting ended at 8.00p.m.