

GENERAL MEETING

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

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

In attendance Mr. P G Leadley (Town Clerk)

			Action
CHAIRMAN'S WELCOME	12/384	The Chairman welcomed the Press to the second meeting of November.	
MINUTES	12/385	<p>The Minutes of the meeting held on 6th November 2012 were taken as read and <i>CONFIRMED</i> subject to amendments as follows:</p> <p>Minute 12/357 Oak Road Traffic Calming</p> <p>In the second paragraph the word "up" was deleted and the word "out" substituted.</p> <p>Minute 12/360 Planning Applications for Comment – the Minute relating to planning application 12/01391/B – the words "no one" was deleted and the word "network planning" substituted.</p>	
WESTERN TRAFFIC PLAN	12/386	<p>The Town Clerk referred back to Minute 12/354 and Members noted the response from Mr. Sewell of the Department of Infrastructure regarding the Departments' decision to reverse its previous decision and not implement a one-way system on part of Glenfaba Road and Patrick Street.</p> <p>Members noted the outcome of its own consultation with residents in which it was noted that fourteen had responded in favour of a one-way system with seven opposed.</p>	Letter sent

Members were of the view that Mr. Sewell's earlier comments that there were no residents in favour of the system were deemed to be a serious breach of trust. Mr. Cushing commented that the Department's consultation process in respect of Oak Road was not delivered to all residents as maintained and indicated that the Glenfaba/Patrick Street consultation document should have been posted to residents as opposed to delivered by Department staff.

It was *AGREED* that the Town Clerk write to Mr. Sewell with the outcome of the Commissioners consultation. It was further *AGREED* that the matter be referred to the next meeting of the Western Traffic Management Group meeting.

PEEL SEWAGE SCHEME	12/387	Members gave consideration to the draft press release prepared by the Town Clerk and agreed that it be forwarded to the local press.	Completed
BMX TRACK	12/388	The Town Clerk referred back to Minute 12/358 and indicated that as the Technical Officer had been off island he had been unable to meet with Mr. Cain as arranged. It was noted that Mr. Cain was scheduled to meet the digger driver on 16 th November and update the Technical Officer on the outcome of that meeting. The Town Clerk undertook to ascertain the current position regarding the scheduled improvements to the BMX track before the next meeting.	PGL
WARD LIBRARY	12/389	The Town Clerk referred back to Minute 12/365 and reported that the Technical Officer had investigated the feasibility of providing disabled access to the Ward Library. Due to lack of available space it was not possible to provide a ramped access at the front entrance. However, it would be possible to provide a disabled access at the side door. Improvements would	

have to be carried out to the inner hallway with alternations to block off the stairs and cellar and provide a new door. This was estimated at a cost of around £1,500. It was *AGREED* that this matter be discussed at the next budget meeting scheduled for 29th November 2012.

MEMBERS
INTERESTS

12/390

Reference was made back to Minute 12/369 and Mr. Harmer indicated his support for the Board to adopt the government code on this matter. Mr. Cushing was also supportive of the code subject to clarification of paragraph 14 (2) item 4 in which there was some doubt as to the interpretation of Commissioners acting in respect of their public duties with their personal interests. Mr. Cushing suggested a number of local issues could give rise to possible conflict. The Chairman indicated that it was a matter of reasonable judgment being applied on an individual case basis. Mr. Harmer confirmed that openness and transparency was required in the public interest.

ROAD TRAFFIC
REGULATION ACT
1985

12/391

Members noted a draft one-way Order in respect of Victoria Terrace.

It was also noted that a temporary prohibition of through vehicular traffic had been applied to East Quay whilst slipway renovation works were undertaken.

The Town Clerk also tabled further Orders in respect of an amendment to the 20mph speed limit Order in respect of various roads in Peel. *NOTED*

PLANNING
APPLICATIONS FOR
COMMENT

12/392

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

Letter sent

12/01480/B

Installation of replacement windows to front elevation, 5 Lyndale Avenue, Peel.
RECOMMENDED FOR APPROVAL

12/01462/C

Change of use of garage to a therapy facility, 36 Ballatessan Meadow, Peel. The Commissioners expressed concern at the loss of a domestic garage for a therapy facility. Reference was made to additional parking requirements as a result of this planning application which would result in more customer parking on the estate road. *RECOMMENDED FOR REFUSAL*

12/01275/CON and 12/01274/B

Removal of louvres from four window openings and the installation of replacement GRP louvres (in association with 12/01275/CON) St Germans Cathedral Derby Road, (re advertised due to amended plans and amended proposal description) and 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 (re advertised due to amended plans received). The Commissioners were of the view that the applicant had not shown economic need and that the technology proposed had been superseded by newer 4G technology. *RECOMMENDED FOR REFUSAL.*

12/01509/B

Erection of two semi-detached dwellings (“handing” of dwellings approved under PA 10/00544/B), Plots C17 and C18 Residential Development under Construction Field 311825 and parts of fields 315097, 311826, 311827 and 314444 between Derby Road / Poortown Road and QE11 High School and east of Rearyt ny Keylley. *RECOMMENDED FOR APPROVAL*

PLANNING
DECISIONS NOTIFIED

12/393

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

PA 12/01138/B Erection of a terrace of three dwelling with parking and new vehicular access onto Ramsey Road,

land adjacent to Carnaween, Battery Road, Peel for Andy Fisher. *APPROVED*. Mr. Harmer referred to this approval which in his opinion was not in keeping with the coastal aspect of the site. Mr. Cushing indicated that there were also difficulties with regard to access and further raised the issue of adding to the combined sewage system lower down in town. After discussion it was *AGREED* to appeal this decision.

PA 12/01344/B Demolition of stone wall and erection of fencing and ground works (retrospective) at 10 Church Lane, Peel for Matthew Corcoran. *REFUSED*

PA 12/01050/B Extension to existing garage block to create store at Garages, Fish Yard, Mill Road, Peel for the Department of Environment Food and Agriculture. *APPROVED*

PA 12/01044/B Renewal of road layout, new street lighting and infrastructure improvement works (Phase 2 and 3) The Fish Yard, Mill Road, Peel for the Department of Environment Food and Agriculture. *APPROVED*

PA 12/01032/B Conversion of existing retail unit to provide residential accommodation at The Longhouse Shop, Viking Longhouse, East Quay, Peel for Mrs. Isabel Marion Lawrence. *APPROVED*

PA 12/01347/B Installation of replacement windows and entrance door and replace existing rear extension pitched roof with a flat roof at 28 Shore Road, Peel for Miss Malane Cooper. *APPROVED*

PA 12/01361/B Alterations, erection of extension and division of existing shop with accommodation over to create a retail unit with separate flat above, 36 Michael Street, Peel for Celebrations Limited. *APPROVED*

PUBLIC SECTOR
RENT RISE

12/394

Members noted the Department of Social Cares' recent press release indicating its intention to apply a rent rise linked to an amendment to the pointing system for local authority properties.

Mr. Jones suggested that this would equate to a 10% increase in rent and would affect some tenants more than others. He did, however, suggest the change to the pointing system was more fair and would hopefully encourage tenants to downsize where appropriate. Mr. Harmer expressed concern at the bureaucratic method in which the Department looked to impose increases when many tenants would not be able to afford higher rents. He also suggested that it would dissuade tenants from seeking to improve their properties as an increase in the points total would result in higher rents. Mr. Lace indicated that local authority tenants were an easy target and expressed his opposition to the significant capital expenditure schemes undertaken to improve the properties which, in his opinion, needed to be better targeted. In this respect he referred to the removal of chimneys from some properties which could not then be replaced. Mr. Lace commented that the rents were too high and would result in tenants not being able to afford to buy their own properties. Mr. Jones commented that the large project should be replaced with smaller more flexible schemes undertaken at a local level.

LOCAL AUTHORITY
USER GROUP

12/395

Members noted the information issued by the Planning and Building Control Section of the Department of Infrastructure following the recent Local Authority User Group meeting at Peel Town Hall.

HOUSING REVIEW
FINDINGS

12/396

Members considered a letter from the Minister Mr. Chris Robertshaw, MHK addressed to Mr. Jones the Lead Member for Housing dated 9th November 2012. Arising therefrom

reference was made to the Department's request for a meeting at officer level with regard to the Tolson report. The Board confirmed that there would be no attendance at this meeting by staff without additional political representation.

Arising therefrom it was further noted that a meeting would be held on 29th November 2012 at Douglas Town Hall regarding the local authority joint response to the housing review. The Chairman, Mr. Jones and the Town Clerk would attend that meeting.

PORT ERIN CAROL SERVICE	12/397	The Town Clerk referred to an invitation to the Commissioners to attend the Port Erin Carol Service to be held in St. Catherine's Church, Port Erin on 20 th December 2012 at 7.00p.m. The Chairman indicated that he would attend this service.	Letter sent
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WESTLANDS CHRISTMAS PARTY	12/398	Consideration was given to a request from the Housing Office for the Commissioners to support the raffle prizes for the Westlands residents bingo Christmas party. It was <i>AGREED</i> that a donation be made on the same basis as the previous year.	Donation made
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REQUISITION MEETING	12/399	Members considered a letter from Mr. John Kennaugh, Captain of the Parish in which a request had been submitted for a requisition meeting in Peel with regard to the sewage issue. The meeting was scheduled for 3 rd December 2012 and invitation had been extended to the Commissioners, Town Clerk, political representatives of the Water and Sewerage Authority and Mr. Crookall, MHK.
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It was stated that no decisions could be made at this stage pending the completion of the feasibility study by the Water and Sewerage Authority. Mr. Lace indicated that he hoped the large number of people that used Peel beach would go to the meeting and support the provision of a sewage system for Peel.

PEEL CHAMBER OF
TRADE

12/400

Miss Felton, Chairman of the Peel Chamber of Trade and report on its recent meeting and indicated that the Chamber had expressed its satisfaction at the spectacular firework display provided by Pains on 5th November 2012. A request had also been made for consideration of provision of LED Christmas lights on the promenade. It was indicated that this would not be achievable. Arising therefrom it was noted that the Christmas lights would be placed up and down Michael Street and Mrs. O'Halloran indicated that when the lights were put up that the bunting be taken down. It was *AGREED* that the bunting be replaced in the spring of 2013 prior to the summer season. The Town Clerk reported that the Chamber had also requested the purchase of four light weight material panels reflecting the Christmas season which could be attached to the Department of Infrastructure's heras fencing at the lower end of Derby Road. The panels were priced at £65 each plus VAT and it was *AGREED* that they be purchased accordingly. Mr. Jones indicated that a Santa's grotto had been provided by the Freemason's in 2011 and that it would be provided at this year's switching on ceremony. In addition an advent competition for the children would be organised on 10th December 2012. It was noted that the Crosby District Silver Band would provide carol music and the Peel Pantaloons who were performing Jack and the Bean Stalk at the Centenary Centre would be switching on the Christmas lights on 1st December 2012.

PGL/TQ

CYCLE RACE

12/401

The Chairman welcomed Mr. Steve Shimmin to the meeting who intended to organise a new cycle race in Peel on 27th July 2013. The event would form part of a Town Centre Series of cycle races and would entail a different format in that it would involve the community. There would be a fancy dress race together with a community

race. It was proposed that BBQ'S would be arranged around the circuit route which had yet to be decided. Mr. Shimmin would arrange for the road closure and event management plan including the health and safety aspect of the event. It was noted that the date of the intended race linked into the Traditional Boat Festival which would take place over the same weekend. Mr. Shimmin suggested the event would run from 7.00p.m. to 10.00p.m. and that parking restrictions would apply in respect of the route chosen.

Mr. Harmer favoured the proposal and it was *AGREED* that the matter be supported with a suitable reference in the November newsletter.

WALKWAYS	12/402	Members noted receipt of a letter from the Director of Highways together with memorandum guidance on the creation of walkways. Mrs. Moughtin indicated that within the documentation there was no mention of wheelie bins blocking pavements and pedestrian routes. This issue needed attention and it was <i>AGREED</i> that this matter be referred to in a response to the Director of Highways.	Letter sent
INTOXICATING LIQUOR CONSULTATION	12/403	<p>Consideration was given to a consultation document issued by the Isle of Man Office of Fair Trading. The consultation related to the legal quantities for sales of intoxicating liquor.</p> <p>Mrs. Moughtin indicated that Manx standards were currently used and why there was need to align with UK standards was not made clear. In her opinion the matter should be left alone. Mr. Jones agreed with this comment and Mrs. Moughtin further commented that all the providers of alcohol would be required to remark all their glass wear. In conclusion the Board did not favour any change to the current system.</p>	Letter sent

SOCIAL POLICY DEBATE	12/404	It was <i>AGREED</i> to defer this matter to the next meeting for further discussion.	
UNISON	12/405	Discussion ensued over a service level agreement document forwarded by the union Unison. Mr. Cushing commented that there was no point in signing up to this service level agreement as it did not benefit the ratepayers of Peel. Mr. Jones suggested that it should be accepted and signed up to by the Commissioners subject to it being a standard agreement in place with other local authorities. In conclusion it was <i>AGREED</i> with Mr. Cushing objecting to hold over the matter to the next meeting.	PGL
BOARD MEETINGS	12/406	It was <i>AGREED</i> that the next meeting of the Board would be held on 4 th December with the January meetings being held on 8 th and 22 nd January 2013.	
BEACH CLEAN	12/407	The Town Clerk referred to an email he had received from Mr. Bill Dale who organised cleaning of beaches on a volunteer basis by a group called "Beach Buddies". It was <i>AGREED</i> to invite Mr. Dale and his volunteer team to clean Peel beach on 2 nd December 2012. It was further <i>AGREED</i> to provide bin bags for the removal of litter collected by the volunteer group.	Invitation made
ST PETERS CHURCH	12/408	Consideration was given to a letter from Mrs. Ellison who complained at the placement of a seat in St. Peters Church grounds immediately under the window of 1 to 3 Castle Street, Mrs. Ellison indicated that young people were using the bench and the noise was having an adverse effect on her hairdressing business and the person who occupied the flat above the saloon. Mrs. Ellison had recently had the exterior of the building painted and there were now dirty scuff marks on the wall. After discussion it was <i>AGREED</i> that the seat be moved to the previously agreed location on Patrick Street near to the entrance to Heathfield House.	Letter sent/TQ

NEWSLETTER	12/409	Mr. Harmer indicated that he had liaised with the Town Clerk and that arrangements had been made to publish the November newsletter the following week.	Completed
SCOPE OF GOVERNMENT	12/410	The Town Clerk referred to the Scope of Government report and the recent meeting of Western local authorities to discuss the proposals contained therein. It was noted that a further meeting was to be arranged by German Commissioners in December. Mr. Jones expressed concern at Central Government off-loading responsibilities and staff to local authorities. It was confirmed that the Board favoured an island-wide rate review pending any local authority reform. Mr. Cushing referred to the suggested proposal that there be four area authorities plus Douglas. He queried why the suggestion that Douglas as a major authority would be a good example to follow was beyond him as in his opinion it was not a community based organisation in the manner of other local authorities. Mr. Cushing was opposed to the proposal of four area authorities plus Douglas and suggested the need to retain more localised representation. Another area concerned the extensive rent arrears currently held by Douglas Corporation in the region of over £90,000. The arrears in Peel were, in proportion, much lower. Mrs. Moughtin suggested that the Commissioners should stand supportive of each other in the West. However, the smaller rural authorities must grasp the nettle and put up their rates to provide the necessary services if no longer provided by Central Government.	
COMMUNITY FACILITIES	12/411	Mr. Lace referred to the land owned by Mr. Simon Marshall at Ballawattleworth in respect of which a sports/gym facility was to be provided. It was <i>AGREED</i> that a letter be sent to Mr. Marshall enquiring as to the progress of his plans for the area. Mr. Harmer suggested that if this scheme	Letter sent

was not to proceed then the possibility of providing a gym adjacent to the swimming pool could be considered. Reference was made to the gym facility to be built at Peel Football ground in memory of Tommy Clucas and it was suggested that this may have affected Mr. Marshall's plans.

SHOPRITE CAR PARK	12/412	Reference was made to queries made by email from Mr. D Cannon, a resident of Derby Road, in which it had previously been stated that the land swop with Shoprite would entail an increase in car parking spaces. This had been achieved although the spaces were of a larger size than previously provided reducing the increased number of vehicles available to park in the car park. After discussion it was <i>AGREED</i> that the spaces on the land owned by the Commissioners be marked as such to differentiate them from the Shoprite spaces.	TQ
TOWN BYELAWS	12/413	Upon enquiry from Mr. Cushing he indicated that the current byelaws had not been put on the website although they had been scanned. The Town Clerk agreed to progress this matter with Mr. Littler.	PGL
REARYT NY KEYLLEY	12/414	Mr. Jones referred to the walkways at Rearyt ny Keylley and indicated that as a result of the recent bad weather a number of the gravel paths were extremely muddy. It was <i>AGREED</i> that the matter be checked out by the Technical Officer.	TQ
TOURS BUS	12/415	Mr. Jones enquired as to whether the Government Tourist bus could park on the Market Place on 15 th December. <i>AGREED</i> It was further <i>AGREED</i> that the Santa's Grotto could also be sited by the shelter on the Market Place.	

This part of the meeting ended at 9.10p.m.

