

GENERAL MEETING

The MINUTES of a GENERAL MEETING held in the Boardroom, Town Hall, Derby Road, Peel on Tuesday 4th December 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 Completed
CHAIRMAN'S WELCOME	12/416	The Chairman welcomed Members to the December meeting and wished to express his condolences to the family of Lawrence Gell who had tragically lost his life in an accident in Peel whilst working for the Water and Sewerage Authority on Monday 3 rd December. It was <i>AGREED</i> to send a sympathy card to the family.	
MINUTES	12/417	The Minutes of the meeting held on 20 th November 2012 were taken as read and <i>CONFIRMED</i> .	
WESTERN TRAFFIC MANAGEMENT GROUP	12/418	The Town Clerk reported on the recent meeting of the Western Traffic Management Group. It was noted that the Police had <i>AGREED</i> with staff from the Department of Infrastructure to meet Mr. Faulkner at the site of the new roundabout to consider his concern regarding access into his premises. It was also noted that the Commissioners resident consultation with regard to the Glenfaba Road/Patrick Street one-way proposal had been copied to the Department. The Town Clerk advised that Mr. Barnes had indicated that the Department would review the responses received and re-consider the Department decision to retract from its	

original proposal to provide a one-way system. Arising therefrom Mrs. Moughtin indicated that she had responded by email to one particular resident who was strongly opposed to the views of the Commissioners that a one-way system be implemented. It was noted that the final decision rested with the Department of Infrastructure. Reference was made to the speed count on Oak Road and it was noted that the Department would forward the result to Mr. Foster by email. Arising therefrom Mr. Cushing referred to the removal of the second build out in indicated that they should operate in pairs and stated that it had not been referred to at the last Western Traffic Management Meeting. Mr. Lace confirmed that he would raise it at the next meeting.

BMX TRACK	12/419	<p>The Town Clerk referred back to Minute 12/388 and reported that Mr. Cain had not made further contact with the Technical Officer. It was noted that efforts would be made to progress the work on the BMX track as previously envisaged.</p> <p>Mr. Davison referred to the email regarding the offer of labour assistance from community service offenders. It was <i>AGREED</i> that consideration be given to the placement of community service offenders to assist in the improvements to the BMX track.</p>	Ongoing
HOUSING REVIEW	12/420	<p>The Town Clerk referred to the letter from Minister Robertshaw requesting a meeting with the Commissioners to discuss the Housing Review findings. It was <i>AGREED</i> to invite Mr. Robertshaw to a meeting with the Commissioners on Tuesday 18th December 2012 at 7.30p.m.</p>	
SOCIAL POLICY DEBATE	12/421	<p>The Chairman referred back to Minute 12/404 and indicated that it had been <i>AGREED</i> to defer consideration of the Social Policy Consultation document to tonight's meeting. Mr. Jones</p>	

indicated that in his opinion the general principals outlined by the Department were sound but the devil would be in the detail. Provided the most needy were supported Members had no other comments to make on the document.

UNISON	12/422	The Town Clerk referred back to Minute 12/405 which had been deferred and discussion ensued over the request from Unison for the Commissioners to sign up to a service legal. Mr. Jones suggested that the staff negotiating body should deal with this and it should not fall on individual local authorities. Mr. Cushing reaffirmed his view that it was not relevant or beneficial to the rate payers of the Town and after discussion it was <i>AGREED</i> to advise Unison that the Commissioners were not prepared to enter into a service level agreement with them.	Letter sent
REAYRT NY KEYLLEY	12/423	Reference was made back to Minute 12/414 and further discussion ensued over the small section of gravel path leading to the QE11 school that became muddy in wet weather. Mr. Lace suggested that the section involved be concreted over and after discussion the Town Clerk indicated that he would refer the matter to the Technical Officer to investigate further.	TQ
REAYRT NY CRONK PLAY AREA	12/424	The Town Clerk referred to a draft transfer document received from Callin Wild regarding the adoption of the new playground area at Rearyt ny Cronk. The Town Clerk indicated that he understood the contractor had requested a certain quality of hard-core to be laid at the playground prior to laying of the AstroTurf surface. It appeared that the gravel hard-core supplied was of an inferior quality and may possibly cause future problems in terms of flooding. Discussion ensued over the speed with which Heritage Homes Limited wished to progress	Letter sent

this matter bearing in mind that the Commissioners were still awaiting final completion of the transfer of the public open spaces at the adjacent estates. It was *AGREED* that it be held over through the winter period and assess the possible impact on the playground AstroTurf surface following the winter period.

ROAD TRAFFIC REGULATION ACT 1985	12/425	Members noted receipt of two traffic orders relating to the temporary prohibition of through traffic on the A20 Poortown Road and the speed limit amendment order applicable to various sections of the Peel to Douglas A1 road. <i>NOTED</i>	
DERBY DRIVE	12/426	Members noted receipt of a copy letter from the Department of Infrastructure to Mrs. Biglands of 19 Close Cubbon indicating that it did not favour her petition request for Derby Drive to be made one-way. To aid egress from Close Cubbon the Department would move the existing give-way line forward by 1m and look to install two traffic mirrors opposite the junction to increase visibility in both directions. In addition double yellow lines would be placed for a length of 7m either side of the junction to prevent vehicles parking at this location and blocking the view. <i>NOTED</i>	
PLANNING APPLICATIONS FOR COMMENT	12/427	The following planning applications were considered as follows:- 12/01519/B Erection of three detached dwellings and six apartments on site of twelve previously approved apartments, with associated access, parking and drainage arrangements (amendments to scheme approved under PA 10/00544/B), approved plots C49 to C60 residential development under construction field 311825, parts of fields 315097, 311826, 311827 and 314444 between Derby Road / Poortown Road and QE11 High School and east of Rearyt ny Keylley,	Letter sent

Peel. *RECOMMENDED FOR APPROVAL.*

12/01521/B

Erection of a sunroom extension to rear elevation, plot B11, Rearyt Ny Cronk residential development under construction fields 315097, 311826, 311827 and 314444 between Derby Road / Poortown Road and QE11 High School and east of Rearyt Ny Keylley, Peel. *RECOMMENDED FOR APPROVAL.*

12/01539/B

Installation of flue pipe, Cair Vie, Belle Vue, Peel. *RECOMMENDED FOR APPROVAL.*

12/01440/B

Erection of a single detached dwelling with garage in lieu of a pair of semi-detached dwellings approved under PA 02/02106/B plots 13 and 14 McLeods Field (re-advertised due to amended plans received), Peel. *RECOMMENDED FOR APPROVAL.*

12/01540/B

Demolition of existing rear elevation conservatory and erection of single storey extension, 62 Patrick Street, Peel. *RECOMMENDED FOR APPROVAL.*

PLANNING DECISIONS 12/428
NOTIFIED

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

PA 12/01422/D Erection of signage at Agy Beiy Veterinary Practice, 19 Douglas Street, Peel for Mr. Brett Clarke. *APPROVED*

PA 12/01439/B Alterations to two existing windows at 1 Patrick Street, Peel for Mr. Ian Stuart Allen. *APPROVED*

PA 12/01417/B Erection of a first floor extension over garage and ground floor extension to rear

elevation at 12 Campion Crescent, Rearyt ny Keylley, Peel for Mr. & Mrs. John Corlett. *APPROVED*

PA 12/01061/b Installation of dormer windows and erection to dwelling at 19 Bridge Street, Peel for Mr. & Mrs. A Haddouche. *APPROVED*

PA 12/01391/D Repositioning of existing vehicular access and creation of new driveway at J D Faulkner Limited Brickfield, Poortown Road, Peel for J D Faulkner. *APPROVED*

PA 12/01384/B Construction of storm porch beneath existing canopy at 6 Birch Drive, Ballawattleworth Estate, Peel for Mr. & Mrs. Steve Sloane. *APPROVED*

PA 12/01364/B Installation of flat roof canopy over part of car park, raise wall height on either side of entrance gates and installation of replacement balconies to front elevation at Viking Longhouse Mariners Wharf, East Quay, Peel for Street Heritage Developments. *APPROVED*

PA 12/01424/B Alterations, erection of an extension to dwelling and erection of a detached shed at 16 Aspen Drive, Ballawattleworth Estate, Peel for Mr. & Mrs. Iain Fenna. *APPROVED*

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| PA 12/01044/B | 12/429 | Members noted receipt of a copy letter sent by the Planning Committee to Mrs. Tatchell of 60 Patrick Street, Peel regarding her concerns over the proposed lighting scheme for the Food Park development scheme phases two and three at Mill Road, Peel. <i>NOTED</i> |
| PA 12/00570/B | 12/430 | Members noted the approval letter issued by the Chief Secretary's Office in respect of the Commissioners Environmental Improvement Scheme for a number of Commissioners properties at Kerroo Coar, Glenfaba Road, Roxwell Terrace, North View, |

St. Germans Place, Heathfield Drive, West View and Boilley Spittal. Comment was made over the expenditure of consultancy fees in respect of these large schemes and it was *AGREED* that the matter be raised with Minister Robertshaw at the meeting on 18th December 2012.

PA 12/01138/B ON APPEAL	12/431	Members noted receipt of the documentation following the lodging of an Appeal against the approval for the erection of a terrace of three dwellings with parking and new vehicular access onto Ramsey Road, land adjacent to Carnaween, Battery Road, Peel. Mr. Harmer indicated that the proposal was out of character for the area including the wrong elevations for the properties proposed. Issues of concern related to access onto the main road. It was noted that the Chief Secretary's Office would indicate a date for the Appeal Hearing in due course.
PA 12/01032/B ON APPEAL	12/432	Members noted that an Appeal had been lodged against the approval for the conversion of an existing retail unit to provide residential accommodation at the Longhouse Shop, Viking Longhouse, East Quay, Peel. Mrs. Moughtin indicated that the current owner had applied to convert the retail unit for a residential unit for her own use. It was <i>AGREED</i> to make no comment on the Appeal application.
PEEL HERITAGE TRUST	12/433	Consideration was given to a proposal that Mr. Harmer replace Mrs. O'Halloran as the Commissioners representative on the Peel Heritage Trust. <i>AGREED</i>
LOCAL AUTHORITY INDUCTION TRAINING	12/434	Members noted receipt of a letter dated 16 th November 2012 from the Department of Infrastructure regarding its decision to cease local authority induction training on cost grounds. Mr. Harmer expressed his disappointment at the Department's

decision and discussion ensued over the possibility of some limited in-house training for new members.

LOCAL GOVERNMENT SUPERANNUATION SCHEME	12/435	The Town Clerk referred to a letter dated 29 th November 2012 from Capita regarding the internal dispute resolution procedure under the Superannuation Scheme regulations. Under the process it was <i>AGREED</i> that the Town Clerk be nominated as the nominated person under Stage 1 of the dispute procedure. <i>AGREED</i>	Completed
PEEL IN MOTION DAY	12/436	Reference was made to an email request from Mrs. Atcheson as to the arrangements and organisation of the Peel in Motion Day for 2013. After discussion it was <i>AGREED</i> that a lower key event be organised for 2013 and in that respect the Chairman and Mr. Davison, Lead Member for Recreation, would explore avenues for the day's events. A meeting would then be arranged with the Town Clerk and Technical Officer in early 2013 to progress the arrangements for the day scheduled for 2 nd June 2013. It was further <i>AGREED</i> that the Town Clerk reply to Mrs. Atcheson and thank her for her hard work over the past two years in organising the event.	Meeting Held
WI-FI	12/437	The Town Clerk referred to a letter of confirmation from Manx National Heritage dated 28 th November 2012 which indicated its consent for the Commissioners to place a Wi-Fi box on the House of Manannan building to facilitate free Wi-Fi access on the harbourside. Manx National Heritage was prepared to enter into a ten year lease to cover the siting of the equipment at a nominal consideration subject to the Commissioners being responsible for installation, maintenance and insurance liabilities relating to the equipment. It was <i>AGREED</i> to proceed on this basis.	Letter sent
		Mr. Cushing indicated that Sure had recently announced the sale of its	

Channel Island and Isle of Man operations and would check that there was no change in strategy by Sure. It was *AGREED* that the Manx National Heritage letter be copied to Mr. Cushing accordingly.

PROMENADE RAILINGS	12/438	The Town Clerk referred to a letter from the Department of Infrastructure dated 29 th November 2012 regarding concerns over the rusting of the new promenade railings. It was noted that the area maintenance engineer had been tasked with investigating the issue and arranging for the removal of rust accordingly.
PEEL BEACH	12/439	Members noted that the Beach Buddies would be organising a beach litter pick on 2 nd December 2012. Mr. Davison <i>AGREED</i> to offer the volunteers tea and coffee after completion of the litter pick.
CAMPSITE	12/440	Reference was made to a number of potholes appearing at the campsite entrance. This was likely to have occurred with the heavy vehicles entering the area when utilised by Shoprite and Manx Gas. Arising reference was made to an electric hook-up point which had been knocked over. The Town Clerk undertook to ensure the hook-up was repaired. Mr. Lace suggested that any surplus tarmac available from the Derby Road improvements could be used for the potholes.
HOUSING REVIEW	12/441	Mr. Cushing referred to a discussion on Manx Radio by an MHK in relation to the points criteria review and the comment made that tenants should contact the local authority for an explanation. Mr. Cushing was of the view that this was another example of Central Government passing responsibility to local authorities in respect of decisions made by them. The matter was discussed and it was <i>AGREED</i> that some form of explanatory letter in advance of rent

rises in April 2013 was required.

REQUISITION
MEETING

12/442

Mr. Cushing referred to the cancellation of the Requisition Meeting from the 3rd December and suggested that now that matters were transparent and out in the open it should be reaffirmed that the Commissioners had only agreed to the Water and Sewerage Authority undertaking a feasibility report. It was noted that the Requisition Meeting could be re-scheduled by Mr. Kennaugh, Captain of the Parish.

Mr. Davison referred to the distribution of a leaflet opposed to any sewer works. Members noted that the tone of the leaflet was inflammatory and not actually correct. The leaflet had been issued anonymously although Mr. Davison intimated that the fish processors and Mr. David Jones had been involved in production of the leaflet. It was noted that Mr. Winstanley, Director of the Water and Sewerage Authority was prepared to discuss the sewage issues directly with the fishermen and fish producers.

DERBY ROAD

12/443

Mrs. O'Halloran referred to a number of complaints she had received from shop owners over the impact of the closure of Derby Road for road and infrastructure repairs which had seriously impacted upon the level of business in various shops in Michael Street.

CHRISTMAS LIGHTS

12/444

Mr. Jones wished to extend his thanks to all the staff for the work involved in preparing for the Christmas lights switch-on on 1st December 2012. In addition he wished to thank Mr. Davison for supplying sweets for the children and the Freemasons for the Santa's grotto.

WEST QUAY

12/445

Mr. Lace referred to a motorhome PGL siting on two blocks of wood at the car park area on West Quay. It was *AGREED* to request the Town Warden

to investigate the siting of this vehicle and its possible removal.

SHOPRITE STORE

12/446

Mr. Lace wished to comment on the loss of trade to Michael Street and other food providers as a result in the opening of the Subway Café in the expanded Shoprite Store.

This part of the meeting ended at 8.30p.m.