

# GENERAL MEETING

The MINUTES of a GENERAL MEETING held in the Boardroom, Town Hall, Derby Road, Peel on Tuesday 8<sup>th</sup> January 2013 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

Apologies                Miss K Felton

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

			Action
CHAIRMAN'S WELCOME	12/447	The Chairman welcomed Mr. Crookall and the Press to the first meeting of 2013.	
MINUTES	12/448	The Minutes of the meeting held on 4 <sup>th</sup> December 2012 were taken as read and <i>CONFIRMED</i> .	
GLENFABA ROAD/ PATRICK STREET	12/449	Members noted the contents of a response from Mr. Derek Sewell of the Department of Infrastructure regarding the Commissioners concerns over the Department's consultation process for the Glenfaba Road/Patrick Street one way proposal. Mr. Harmer indicated that the consultation process was flawed and whilst speed bumps were not favoured by residents other measures to reduce speed could be considered. The Chairman referred to his concerns over the visibility from the halt sign on North View leading onto Glenfaba Road.  In conclusion the Board remained disappointed at the Department's stance in not proceeding with a one-way system as originally proposed.	
HOUSING REVIEW	12/450	Reference was made back to Minute 12/420 and Mr. Jones indicated that a	

meeting would be arranged in due course with the consultant Tolson regarding the proposals for local authority housing on the Island.

PROMENADE RAILINGS	12/451	The Town Clerk referred to a letter from the Department of Infrastructure concerning the rusting of the new railings on the promenade. It was noted that galvanised steel could not be utilised and due to the marine conditions in the area rusting had occurred. It was noted that the railing would be chipped and repainted under the Department's repair programme in the next financial year.
DERBY ROAD / ATHOLL STREET	12/452	Members noted receipt of an update letter from the Department of Infrastructure regarding the road works in lower Derby Road and Atholl Street. As a result of the Department's failure to meet the original deadline date for completion further works were required and a road closure had been obtained until the 3 <sup>rd</sup> February 2013. The work would then commence on Atholl Street and was scheduled for completion by no later than 31 <sup>st</sup> March 2013.  Mr. Harmer commented upon the number of potholes on the Island's roads and it was agreed that the Commissioners concerns be relayed to Minister Cretney.
46A PATRICK STREET	12/453	The Town Clerk advised that a restriction of parking had been obtained in respect of Patrick Street to enable the contractor to undertake the demolition of 46A Patrick Street. This work was scheduled to commence in the week commencing 14 <sup>th</sup> January 2013. <i>NOTED</i>
ALBANY ROAD ZEBRA CROSSING	12/454	Members considered a copy letter from the Director of Highways dated 18 <sup>th</sup> December 2012 in response to a request from a Mr. Taggart to improve the street lighting at the zebra crossing on Albany Road. It was noted that a street light was situated quite close to the zebra crossing and with the belisha beacons at the zebra crossing it was deemed to be sufficiently lit.

WALKWAYS

12/455

Consideration was given to a letter from the Director of Highways regarding the Commissioners comments on the consultation process for new Walkway Regulations. The particular concern of the Commissioners related to obstructions caused by wheelie bins. The Director had indicated that such obstructions were offences under the Highways Act 1986. Mr. Jones indicated that there were legal issues regarding wheelie bins left on pavements by the bin contractor after emptying. It could result in the contractor being responsible as the last person to handle them. It was noted that new regulations were being considered to improve the current provisions of the Highways Act 1986 in this respect. It was Mr. Jones's opinion that issues under this matter were not easy to enforce.

PLANNING  
APPLICATIONS  
FOR COMMENT

12//456

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

12/01564/B Erection of a two storey extension to dwelling, Brottby, Peveril Road, Peel. *RECOMMENDED FOR APPROVAL*

12/01570/B Installation of a replacement roof to existing conservatory, Sunnybank, Derby Road, Peel. *RECOMMENDED FOR APPROVAL*

12/01580/B Alterations and erection of a two storey extension to dwelling, 3 Church Lane, Peel. *RECOMMENDED FOR APPROVAL*

12/01582/B Erection of a first floor extension above garage, 14 Ballatessan Meadow, Peel. *RECOMMENDED FOR APPROVAL*

12/01587/B Erection of 13 elderly persons dwellings on site of 13 previously approved terraced dwellings, with associated access, parking, open space and drainage arrangements (amendments to scheme approved under

PA 10/00544/B), approved plots C27 to C39 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, Peel. A discussion ensued over the reference within the planning application to thirteen elderly persons dwellings. Mrs. Moughtin was of the view that there should be no reference to elderly persons within the planning application. However, Mr. Cushing indicated that previous discussions prior to submission of the planning application centred on tenants being allocated these properties that were over the age of 50 with no children. It was *AGREED* that the letter recommending approval make reference to this particular issue in that the thirteen dwellings would be allocated to tenants over the age of 50 without reference to elderly persons.  
*RECOMMENDED FOR APPROVAL*

12/01612/B Erection of a wall (retrospective), Plot 1 Land adjacent to Dalemout, Peveril Road, Peel.  
*RECOMMENDED FOR APPROVAL*

12/01621/B Installation of replacement garage door, 36-38 Douglas Street, Peel.  
*RECOMMENDED FOR APPROVAL*

12/01632/B Erection of a four storey extension to dwelling, 36 Stanley Road, Peel. *RECOMMENDED FOR APPROVAL* subject to the drainage issues being addressed as the extension would impact upon existing drains of a number of adjacent properties.

12/01636/B Alterations and erection of an extension to dwelling, 19 Albany Road, Peel. *RECOMMENDED FOR APPROVAL*

PLANNING  
DECISIONS  
NOTIFIED

12/457

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

12/01480/B Installation of replacement window to front elevation at 5 Lyndale Avenue, Peel for Mr. Ian Simons. *APPROVED*

12/01447/B Erection of 10 terraced dwellings on site of 12 previously approved apartments, with associated access, parking and drainage arrangements (amendment to PA 10/0544/B at approved plots C1 to C12 field 311825 and part of fields 315097, 311826, 311827 and 314444 between Derby Road/Poortown Road and QE11 High School and East of Rearyt ny Keylley, Peel for Heritage Homes Limited. *APPROVED*.

12/01509/B Erection of two semi-detached dwellings (“handing” of dwellings approved under PA 10/00544/B) at plots C17 and C18 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 for Heritage Homes Limited. *APPROVED*.

12/01545/B Demolition of existing rear elevation conservatory and erection of single storey extension at 62 Patrick Street, Peel for Mr. George Harker & Miss Leanne Woodbridge. *APPROVED*

12/01521/B Erection of a sunroom extension to rear elevation at Plot B11, Rearyt ny Cronk residential development under construction field 311825, parts of fields 315097, 311826, 311827 and 314444 between Derby Road / Poortown Road and QE11 High School for Heritage Homes Limited. *APPROVED*

12/01275/CON Installation of telecommunication equipment within the bell tower (RB no 204 in association with 12/01274/GB) to St. Germans Cathedral Derby Road, Peel for Manx Telecom. *APPROVED*

12/01274/GB Removal of louvres from four window openings and the installation of replacement GRP louvres (in association with 12/01275/CON) at St. Germans Cathedral Derby Road, Peel for Manx Telecom. *APPROVED*

12/01462/C Change of use of garage to a therapy facility at 36 Ballatessan Meadow, Peel for Miss Jacqueline Michelle Sheen. *APPROVED*

12/01564/B Erection of a two storey extension to dwelling at Brottby, Peveril Road, Peel for Dr & Mrs. Malcolm Hannan. *APPROVED*.

12/01582/B Erection of a first floor extension above garage at 14 Ballatessan Meadow, Peel for Mr. Aaron Schade. *APPROVED*

12/01580/B Alterations and erection of a two storey extension to dwelling at 3 Church Lane, Peel for Mr. & Mrs. Simon Dale-Beeton. *APPROVED*

12/01539/B Installation of flue pipe at Cair Vie, Belle Vue, Peel for Mr. Donald and & Mrs. Audrey Higgins. *APPROVED*

12/01231/B Clearing and levelling of garden and erection of raised decking (retrospective) at 4 Strand Street, Peel for Mrs. Jenni Quiggin. *APPROVED*

12/01570/B Installation of replacement roof to existing conservatory at Sunnybank, Derby Road, Peel for Mr. Stephen Leadley. *APPROVED*

PA 12/01032/B IN  
APPEAL

12/458

Members noted receipt of an Appeal hearing date in respect of the Appeal against approval for conversion of existing retail unit to provide residential accommodation, The Longhouse Shop, Viking Longhouse, East Quay, Peel. It was noted that no attendance would be made at this Appeal hearing.

PA 12/01061/B ON APPEAL	12/459	It was noted that an Appeal hearing had been arranged in respect of the Appeal against approval for installation of dormer windows and erection of extension to dwelling, 19 Bridge Street, Peel. It was agreed that no attendance would be made at this Appeal hearing.	
PA 12/01011/B ON APPEAL	12/460	The Town Clerk referred to the Appeal decision in respect of the Appeal against the installation of wrought iron gates to replace existing gates at 15A Factory Lane, Peel. It was noted that the Appeal had been dismissed and that the approval for the replacement gates had been approved and confirmed.	
PA 12/01138/B ON APPEAL	12/461	The Town Clerk referred to an Appeal hearing against the approval of erection of a terrace of three dwellings with parking and new vehicular access onto Ramsey Road, land adjacent to Carnaween, Battery Road, Peel. The Appeal hearing was scheduled for 5 <sup>th</sup> February 2013 at 2.00p.m. and it was <i>AGREED</i> that Mr. Jones, Lead Member for Housing and the Town Clerk attend the hearing to support the Board recommendation to refuse the planning application.	PGL/AGJ
PEEL DAY	12/462	Mr. Davison referred to a recent meeting with the Chairman and Mr. Steve Colley regarding provisional arrangements for Peel Day on 2 <sup>nd</sup> June 2013. Reference was made to initial discussions for the required road closure and in that respect Mrs. Moughtin suggested that the closure extend to the Creek Inn to enable the area to be utilised for performing bands and a “meet the riders” event. It was noted that some discussion had centred on the day’s events running from 12 noon to 4.00pm. with the road closure ceasing at 5.00p.m. Mr. Davison indicated that he would make enquiries as to possible assistance in marshalling the event with particular regard to the road closure element. It was noted that a further meeting had been arranged for 30 <sup>th</sup> January 2013 with Mr. Colley who would be in a position to recommend possible displays and	IGD

activities suitable for the day.

CLOTHWORKERS  
SCHOOL 12/463

The Town Clerk indicated that a thank you card had been received from Peel Clothworkers School following the donation of a food hamper for the School Christmas Fayre. Over £2,000 had been raised towards the provision of new playground equipment at the school.

*NOTED*

HOLOCAUST  
MEMORIAL DAY 12/464

Members noted arrangements for the Holocaust Memorial Service to take place at St. Germans Cathedral on Sunday 27<sup>th</sup> January 2013 at 3.00p.m. It was noted that the Chairman, Mrs. O'Halloran and Mr. Cushing would attend the Service.

THIRD  
SUPPLEMENTAL  
VALUATION LIST 12/465

The Board noted the submission of the third supplemental valuation list in respect of rateable values for Peel.

VEHICLE  
ROADWORTHINESS 12/466

Members considered a paper prepared by the Department of Infrastructure regarding a consultation process for possible changes to the regulations relating to vehicle roadworthiness. PGL

Arising therefrom Mr. Jones suggested that the proposed amendments were not too onerous and that older vehicles should properly be tested for roadworthiness. Mr. Davison concurred with this viewpoint. However both Mr. Cushing and Mr. Lace were of the view that existing legislation was adequate on the Island to cover defective vehicles. Mr. Cushing suggested that if owners did not carry out adequate servicing and maintenance of older vehicles then under the new provisions there would be no certification and as a result no insurance. This could lead to additional problems in his opinion where vehicles were driven without insurance. Mr. Harmer suggested that if change led to a reduction in the number of accidents then the regulations should be supported.

In conclusion it was *AGREED* that individual Members complete the on-line



questionnaire regarding this consultation and that the Town Clerk forward a letter reflecting the diverse views.

BUS TIMETABLES	12/467	Members noted receipt of a letter dated 2 <sup>nd</sup> January 2013 from the Road Transport Licensing Committee. A number of individuals and two local authorities had requested the Licensing Committee to defer their decision on various variations of the bus timetable. <i>NOTED</i>	
WI-FI	12/468	Consideration was given to a draft lease prepared by Manx National Heritage regarding the Commissioners request to install Wi-Fi equipment at the House of Manannan. Members considered the draft and found it acceptable and it was <i>AGREED</i> that the Town Clerk advise Manx National Heritage accordingly.  Arising therefrom Mr. Cushing indicated that the draft agreement with Sure would shortly be available and he would ensure it was passed to the Town Clerk for consideration at a future meeting.	PGL/NAC
ST GERMAN'S CATHEDRAL	12/469	The Town Clerk referred to a request from the Reverend Nigel Godfrey for a meeting to discuss with the Cathedral its conceptual design and proposals for the new lychgate and combined bus stop shelter. It was <i>AGREED</i> to meet on 7 <sup>th</sup> February 2013 at 8.00p.m.	Date confirmed
POLICE MATTERS	12/470	The Town Clerk referred to a letter received from the new Chief Constable Gary Roberts following his appointment on 1 <sup>st</sup> January 2013. It was <i>AGREED</i> to meet with Chief Constable Roberts and the new Inspector for the West and Mr. Crookall, MHK on Thursday 7 <sup>th</sup> February 2013 at 7.00p.m.	Date confirmed
MR. & MRS. BIRKETT	12/471	Mr. Davison referred to a letter he had received from Mr. & Mrs. Birkett regarding their Peel charity stall which for a number of years had offered hot chestnuts and toffee apples at various functions in Peel. In 2012 Bonfire Night, switching on of the Christmas lights and	Letter sent

the New Year's Day Peel Dip had resulted in the sum of £550 being raised for charity. It was noted that £50 would be given to the Peel Dip organisers and £500 donated to the Manx Heart Support Group.

It was *AGREED* that the Town Clerk write a suitable letter of thanks to Mr. & Mrs. Birkett for all their hard work and effort over the years in fundraising for charities.

WESTERN TRAFFIC  
MANAGEMENT  
GROUP

12/472

Mr. Cushing referred back to Minute 12/418 with particular regard to the Department of Infrastructure's traffic counts on Oak Road. It had been proved that the recent counts had shown average speeds on the 85 percentile above the present speed limit and suggested that the removal of the traffic calming measures had had a detrimental effect. It was *AGREED* to request the Department to review its current position with a suggestion that steps be taken to further reduce speeds on this road.

PGL

McLEODS FIELD

12/473

Mr. Cushing referred to the new housing development at McLeods Field and indicated that no top dressing had been applied to the new roundabout. It was *AGREED* to make suitable enquiries along with the question as to when the developer intended to construct the play area which formed part of the planning approval for this development.

PGL

ENERGY FROM  
WASTE PLANT

12/474

Mr. Harmer referred to the Department's decision to remove the current local authority subsidy for the waste delivered to the Energy from Waste Plant. In his opinion the savings made by the Department would only result in an additional burden on the Island's rate payers and did not solve any problems. It was his view that Central Government needed to do better than purely pass costs onto local authorities.

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

