

# GENERAL MEETING

The MINUTES of a GENERAL MEETING held in the Boardroom, Town Hall, Derby Road, Peel on Tuesday 5<sup>th</sup> March 2013 at 7.00p.m.

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

Apologies        Mrs. J O'Halloran

In attendance    Mr. P G Leadley (Town Clerk)

			Action
CHAIRMAN'S WELCOME	12/573	The Chairman welcomed members of the public to the first meeting of March 2013.	
MINUTES	12/574	The Minutes of the meeting held on 19 <sup>th</sup> February 2013 were taken as read and <i>CONFIRMED</i> .	
WI-FI	12/575	Mr. Harmer referred back to Minute 12/536 and indicated that the draft agreement with Sure appeared to be in order and recommended that it be forwarded to the Commissioners advocates to check the draft document. <i>AGREED</i>	
LEECE MUSEUM	12/576	Mrs. Moughtin referred back to Minute C12/538 and indicated that Mr. David Moughtin would be speaking to Mr. Baker the Curator that night with regard to proposals for a possible mezzanine floor at the Leece Museum.	
SEWAGE	12/577	Members noted a letter of response from the Water and Sewerage Authority which indicated that the feasibility study would be completed and available for discussion by June 2013. <i>NOTED</i>	
CORRINS WAY	12/578	Miss Felton referred back to Minute 12/552 and referred to contact she had	

received from a tenant at Corrins Way concerning the planned improvement scheme on these properties. The erection of scaffolding would prevent residents parking on their driveway and create an additional problem for vehicular access into the estate. Mr. Jones indicated that he had met a number of residents regarding the parking issue which was of a long standing nature. The Technical Officer would liaise closely with the contractor to ensure works vehicles were parked off site.

NORTH VIEW	12/579	Miss Felton referred back to Minute 12/553 regarding tenants concerns over the state of gardens that had been left in a poor condition following works. Mr. Jones indicated that the Commissioners as client had issues over certain finishes with regard to the large property improvement schemes and the snagging of the properties needed close monitoring. Mrs. Moughtin referred to the role of the consultant with regard to these schemes and indicated that more should be done by the consultants to ensure the works were completed satisfactorily by the contractor. In conclusion Mr. Jones was of the view that the Commissioners could exercise better management with regard to major schemes and their supervision and monitoring thereof if they had full responsibility and control.
OAK ROAD – TRAFFIC ORDER	12/580	The Town Clerk referred back to Minute 12/567 and indicated that the departments advert for the proposed weight limit on Oak Road through to McLeods Fields to the Ramsey Road would be re-advertised due to the reference of the whole of the road being called Oak Road which was incorrect. <i>NOTED</i>
ROAD TRAFFIC REGULATION ACT 1985	12/581	Members noted two draft Orders received from the Department of Infrastructure regarding the removal of disc parking on a portion of Derby Road. The second Order related to the

removal of the no waiting section on Derby Road in the vicinity of the designated bus stop.

The Town Clerk also referred to a notice issued by the Director of Highways to suspend parking on both sides of that section of North View from its junction with Ballaterson Road to its junction with Links Close between 11<sup>th</sup> March and 15<sup>th</sup> March 2013 to enable carriageway repair work to be completed. *NOTED*

BUILDING CONTROL ACT 1991 12/582

The Town Clerk referred to a copy Order received from the Department of Infrastructure which approved the demolition of 29 Albany Road, Peel. It was noted that the demolition had already taken place.

PLANNING APPLICATIONS FOR COMMENT 12/583

The following planning application was considered as follows:- Letter sent

PA 13/00236 Refurbishment of section of road including; resurfacing of road, realignment and repaving of footpaths, creation of bus stop, creation of marked street parking, widening of entrance to Town Hall and installation of new street furniture by the Highways Division of the Department of Infrastructure. *RECOMMENDED FOR APPROVAL*

PLANNING DECISIONS NOTIFIED 12/584

The following decisions has been notified by the Planning Committee:-

PA 13/00073/B Alteration to front porch at Rosecorft, 20 Albany Road, Peel, for Mr. Cliver Anthony & Jane Marilyn Williamson. *APPROVED*.

PA 13/00066/B Alterations and erection of a two storey extension to rear of dwelling at 48 Douglas Street, Peel for Mr. Sam George Ingham. *APPROVED*

PA 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 schemes approved under PA 10/00544/B) at approved plot C49 to C60 residential development under construction field 311825, parts of fields 315097, 311826, 311827 and 314444 between Derby Road/Poortown Road and QE2 High School and east of Reayrt Ny Keylley, Peel for Heritage Homes Limited. *APPROVED*

PA 13/00058/B Installation of replacement windows and change of use of ground floor from residential to retail showroom at 6 Patrick Street, Peel for Mr. Stephen Leamey. *APPROVED*

PA 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 PA 10/00544/B) at plots C27 – C39 residential development under construction field 311825 and parts of fields 315097, 311826, 311827 and 314444 between Derby Road/Poortown Road and QE2 High School and east of Reayrt ny Keylley, Peel for Heritage Homes Limited. *APPROVED*

PA 13/00059/B Installation of top floor replacement windows to front elevation at 356A Market Street, Peel for Mrs. Ruth Walker. *APPROVED*

PA 13/00055/B Erection of a fence and sandstone wall at 10 Church Lane, Peel for Mr. Matthew Corcoran. *APPROVED*

PA 13/00050/B Installation of door and surround to replace existing window on St. Peter's Lane elevation at former Sunset Bistro, Mariner's Wharf, East Quay, Peel for The Tartan Group Limited. *APPROVED*

PA 12/01632/B Erection of a four storey extension to dwelling at 36 Stanley Road, Peel for Mr. Paul Clifford Leivers. *REFUSED*

PARISH WALK	12/585	Members considered a letter from the Parish Walk organisers which sought approval for use of the Town Hall as in previous years for the Parish Walk which would take place on Saturday 22 <sup>nd</sup> June 2013. <i>AGREED</i>	Completed
MANX SCOUTS	12/586	<p>Consideration was given to a letter from the Island Commissioner for Scouting regarding a request for the Scout Movement to hold an activity day utilising part of Peel beach and Fenella Beach. It was intended to undertake kayaking, climbing and coasteering. The request entailed the cordoning off part of the Peel beach and the total closure of Fenella beach whilst the activities took place on 11<sup>th</sup> May 2013.</p> <p>Mr. Jones and Mr. Harmer supported the event with particular regard to the closure of Fenella beach as some 400 visitors were anticipated and provision of a suitable risk assessment. Mr. Lace and Mrs. Moughtin had reservations over the closure of Fenella beach to the general public and the Chairman had similar reservations. After a vote it was <i>AGREED</i> by a majority to permit the event.</p>	Completed
FESTIVAL OF SILK	12/587	Members noted receipt of a letter from the Guild of Silk Painters Isle of Man Branch which thanked the Commissioners for their support in providing a grant of £75 to provide a Peel banner at the Silk Festival to take place between 19 <sup>th</sup> and 22 <sup>nd</sup> September 2013. It was noted that the banner would hang in the Villa Marina arcade during the festival period and then handed to the Commissioners thereafter.	
CUSHAG DRIVE	12/588	Consideration was given to a letter from Mr. Yellop of 1 Cushag Drive, Ballawattleworth Estate, Peel in which he referred to structural damage to his property due to vibration caused by heavy vehicles. It was noted that this matter was the responsibility of the Highways Division of the Department	Letter sent

of Infrastructure and it was *AGREED* that the matter be referred to the Department for resolution. Mr. Lace also suggested that he would refer to the matter at the next meeting of the Western Traffic Management Group.

MANX ELECTRICITY 12/589  
AUTHORITY  
WAYLEAVE

The Town Clerk referred to a wayleave which related to the provision of an underground electric cable across the Commissioners land at the lorry park into the Food Park.

Wayleave  
executed

The Town Clerk updated Members on the capital improvement scheme for the Food Park which would be undertaken on a phased basis over the next two years. Mr. Davison indicated that a lack of communication had been shown with regard to tenants of the Food Park by Government. Mrs. Moughtin also referred to the proposal agreed by the Commissioners to negotiate the use of the lorry park site with the Viking Longboat Association. At this stage it was *AGREED* to invite Mr. Alistair Hamilton the scheme Manger to a future meeting to discuss the phased programme and plans for the development of the Food Park.

STREET TRADERS 12/590  
LICENCE

Consideration was given to a request from Mr. Martin Birchenough who wished to operate his mobile catering trailer during the TT period on Peel Promenade in the vicinity of the Sailing Club. Mrs. Moughtin was of the view that the full fortnight period was to long and felt it would impact upon permanent food retailers. She suggested that permission for Sunday, 2<sup>nd</sup> June 2013 when Peel Day would take place and other traders would be in the town would be preferable. Members *AGREED* to such a proposal and it was *AGREED* to offer Mr. Birchenough permission for a street trading licence on the 2<sup>nd</sup> June 2013 at a location to be agreed.

Letter sent

FLAG DAY 12/591

Consideration was given to a request

Permission

		from the RNLI Fund Raising Peel Guild to hold a street collection for the Lifeboat Institution on Thursday 6 <sup>th</sup> June 2013. Mrs. Moughtin suggested that if the Guild sought approval for 6 <sup>th</sup> June then it should not be permitted to hold a street collection on Sunday 2 <sup>nd</sup> June also. <i>AGREED</i>	granted
ADULT SERVICES	12/592	Members noted a public consultation issued by the Department of Social Care with regard to Adult Services – Fair Access and Charging. Members had no comment on the document.	
SUPPLEMENTAL VALUATION LIST	12/593	Members noted receipt of the 1 <sup>st</sup> supplemental valuation list for 2013 in respect of the Peel district. Arising therefrom the Town Clerk referred to two rating objections submitted by Mr. Crompton of 1 Imman Stronnag, Reayrt ny Cronk, Peel and Mrs. Wright of 17 Imman Stronnag, Reayrt ny Cronk, Peel. Both had requested a temporary reduction in rates as they were affected by the building works taking place on the adjacent site. It was noted that the Government Valuer had proposed a temporary 15% reduction in both cases. Members had no objection to the proposal.	Letter sent
PEEL BEACH MISSION	12/594	The Town Clerk referred to an email received from Mr. Clarkson regarding this years Peel Beach Mission. The team would be holding its usual meetings on the beach from 27 <sup>th</sup> July to 10 <sup>th</sup> August 2013. <i>AGREED</i> It was further noted that Mr. Clarkson would be pleased to attend the small celebration to mark his 50 <sup>th</sup> Anniversary of visiting Peel with the Peel Beach Mission.	PGL
CYCLE EVENT	12/595	The Town Clerk referred to the proposed route for the Peel Town Centre cycle event. The route involved East Quay, Station Road and Castle Street together with a section of the promenade. <i>AGREED</i>	Email sent
RENT INCREASE	12/596	Mr. Lace referred to the imposition by	

the Department of Social Care of a significant increase in tenant's rents as a result of the re-pointing exercise. In his opinion the increases which ranged from 4.22% to 29% depending on amenities enjoyed by each property would cause significant hardship to those on low income and pensions.

Mr. Jones indicated that a meeting had been arranged for 6<sup>th</sup> March 2013 at the Strathallan Suite, Douglas which would look at the matter together with the proposed two year fixed term tenancy advocated by the Department. Mr. Jones expressed his concern at the lack of communication by the Department and the way it had moved this matter forward. It was noted that Mr. Jones as Lead Member of Housing with Mr. Lace and the Town Clerk would attend the meeting. Mr. Harmer indicated that the significant rent increase would seriously impact those who were just above the income support level. Mr. Jones also indicated that the tenancy issues across the Island had been raised at the recent meeting of the Municipal Association. Mr. Jones indicated that as the Department had communicated with staff as opposed to the elected representatives an opportunity had been lost to utilise and harness the skills of a wide range of Commissioners with regard to this matter. It was *AGREED* to await the outcome of the meeting scheduled for 6<sup>th</sup> March.

Arising therefrom Mr. Lace referred to the Government scheme for first time buyers. He felt properties were still too expensive and that Central Government should build new homes and sell at cost to first time buyers. Mr. Jones indicated that the first time buyers scheme was significantly subsidised by Government and that the issue would form part of the Tolson review into social housing on the island.



enquired as to the programme for ensuring the beach was cleaned. It was *AGREED* that additional manpower effort be targeted at the beach in the lead up to Easter.

Mr. Cushing joined the meeting at 8.05p.m.

MUNICIPAL  
ASSOCIATION

12/598

Mr. Jones reported that he had attended the latest meeting of the Municipal Association the previous week and indicated that the Association had written to the Chief Minister seeking a reform of the current makeup of the Whitley Council. It was suggested that the Whitley Council was not fit for modern day purposes and would benefit from reform.

The Association had also considered the major issue of waste disposal charges which would be imposed over a six year period until all local authorities paid the full charge at the Energy from Waste Plant. Some Commissioners had advocated increased recycling to reduce costs and it was noted that Government would still need to cover the £9.5 million incinerator costs. The Town Clerk indicated that a meeting would be called for the Commissioners to discuss these issues of refuse and recycling in due course.

PEEL HERITAGE  
TRUST

12/599

Mr. Harmer referred to a Treasure Hunt to be organised by Peel Heritage Trust which would take place on 28<sup>th</sup> June 2013. It was *AGREED* to permit the event and provide the mobile W.C. on this occasion.

WARD LIBRARY

12/600

Mr. Harmer enquired as to the position regarding a quotation for repairs to the top floor of the library building. This was awaited from the Technical Officer.

TQ

This part of the meeting ended at 8.10p.m.



