

# GENERAL MEETING

The MINUTES of a GENERAL MEETING held in the Boardroom, Town Hall, Derby Road, Peel on Tuesday 16<sup>th</sup> April 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  
                                  Mrs. J O'Halloran  
                                  Mr N Cushing

In attendance         Mr. P G Leadley (Town Clerk)

			Action
CHAIRMAN'S WELCOME	12/644	The Chairman welcomed the Press to the second meeting of April 2013 and indicated that he had attended the dedication of the Merchant Navy Standard on Sunday 14 <sup>th</sup> April 2013.	
MINUTES	12/645	The Minutes of the meeting held on 2 <sup>nd</sup> April 2013 was taken as read and <i>CONFIRMED</i> .	
TOWN CENTRE PARKING STUDY	12/646	The Town Clerk referred back to Minute 12/627 and reported that a letter of response had been received from Mr. R Christopher of the Properties Division of the Department of Infrastructure dated 12 <sup>th</sup> April 2013. It was <i>AGREED</i> that Mr. Christopher's letter be discussed at the next meeting.	
REAYRT NY CRONK	12/647	The Town Clerk referred back to Minute 12/629 and indicated that the three new street names were Green Close, Christian Avenue and Teare Close. Members asked that the Town Clerk let the relatives know of the Commissioners decision.	PGL
ATHOLL STREET	12/648	The Town Clerk referred back to Minute 12/631 and referred to the letter received from the Highways Division of the Department of Infrastructure dated 9 <sup>th</sup> April 2013. It was noted that the suggestion of a one way system for Atholl	PGL

Street would be subject to a traffic regulation order and require prior formal consultation with the Western Traffic Management Group and the general public. It was noted that following public consultation the Department on considering a “sustainable” objection by a single third party to any proposed traffic regulation order, would not implement the order. Mr. Cushing queried whether the Department meant a single person and it was *AGREED* that this matter be clarified.

THE BOATYARD RESTAURANT 12/649

The Town Clerk reported upon his attendance at the Licensing Court hearing of the application by The Boatyard Restaurant for an on-licence with restaurant conditions in respect of the new Boatyard Restaurant, East Quay, Peel. The Town Clerk indicated that the restaurant proprietors intended to provide light background music for patrons of the restaurant and that such music would likely cease around 11.00p.m. It would be uncommon for music to be provided up to 12.30a.m. as sought under the licence. The Commissioners comments were considered by the Licensing Court and it was anticipated that an on-licence with restaurant conditions would be granted.

DOG BAGS 12/650

The Chairman referred to the issue relating to the provision of dog bags for members of the public. The current supply had run out and discussion ensued as to whether a further supply at a cost in the region of £600 for 22,000 bags be obtained from a UK supplier. After discussion it was *AGREED* to order a new batch of dog bags with the proviso that they be available for sale to dog owners from the Town Hall.

PLANNING APPLICATIONS FOR COMMENT 12/651

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

PA 13/00364/D Erection of illuminated signage, 7/11 Douglas Street, Peel. Mr. Cushing referred to this application and indicated that in his opinion the proposed Lloyds Bank logo sign that glowed green was not in keeping with the Conservation Area. After discussion it was *AGREED* to

*RECOMMEND REFUSAL.*

PA 13/00374/B Replacement of a garage door with a window (retrospective), Woodlands, 4 Tynwald Road, Peel. Mr. Cushing indicated that this retrospective application involved the conversion of a garage to provide additional accommodation and would result in the loss of parking provision. Mr. Harmer and Mrs. Moughtin suggested that the reduction of the double garage to a single larger garage still provided off-street parking. The Chairman requested the matter be voted on and with five in favour it was agreed to *RECOMMEND APPROVAL.*

PA 13/00388/B Erection of a sunroom extension to rear elevation, plot B18 residential development under construction, Rearyt ny Cronk, Peel. *RECOMMENDED FOR APPROVAL.*

PA 13/00236/B Road refurbishment including road resurfacing, realignment and repaving of footpaths, creation of bus stop, creation of marked street parking, widening of Town Hall entrance and installation of street furniture, from the junction with Mona Street to approximately halfway between the junction with Mona Street and Atholl Place, Derby Road (re-advertised due to amended plans received). Mr. Cushing referred to this particular application and other associated matters and suggested that the three planning applications should have been co-ordinated. It was his opinion that if the first application was approved then the second and third would follow. Mr. Cushing referred to the speed bump which in his view breached environmental policy 22 for highways. Due to its proximity to dwellings at the end of Mona Street hardship would occur with the noise of vehicles passing over the speed bump. The Department of Infrastructure had demonstrated an inconsistent approach over this matter. Mr. Cushing also referred to the road being realigned where it would taper in and then widen out and felt this

would create a safety issue with traffic. Reference had also been to the widening of the Town Hall entrance and with the upper section being squared off it would create more difficulty for cars entering the Town Hall car park. Reference was also made to the entrance pillars.

The Chairman reported that this particular planning application had been discussed at the recent Commissioners surgery with a resident from Mona Street who was strongly opposed to the creation of a second layby for buses. Mrs. O'Halloran indicated that the creation of one of the bus laybys lower down beyond the bus shelter would create more problems with the narrowing of the street. With regard to the entrance pillars the design had not yet been approved and could not be commented upon. The Chairman enquired as to whether the upper proposed layby for the buses could be dedicated as a coach drop off point only. Mr. Harmer indicated that the Commissioners had previously supported the earlier planning application when it had been considered by the Board in detail. For the Board to change its mind could jeopardise the scheme and he sought support to ensure a positive lead was given. Mr. Jones suggested that to move one of the bus stops below the shelter could interfere with the lychgate design and layout. However, Mr. Davison supported Mr. Cushing's objection to the planning application. In conclusion it was suggested that the plan did not indicate a speed bump but a different surface to mark the entrance into the lower part of the Town. Mrs. Moughtin suggested that the regeneration of the Town had taken a significant period and it would be a missed opportunity if the Commissioners did not support the regeneration scheme and its funding thereof. The Chairman requested a vote over the matter and with five in favour it was agreed to *RECOMMEND APPROVAL*.

13/00397/B

Window alterations and installation of replacement windows to front elevation, 15 Michael Street, Peel. *RECOMMENDED FOR APPROVAL*

13/00398/B

Installation of replacement windows to front elevation, 4 Church Street, Peel. *RECOMMENDED FOR APPROVAL.*

13/00414/B

Replacement windows and front door, Millers Cottage, Charles Street Close, Peel. *RECOMMENDED FOR APPROVAL*

13/00425/B

Replace conservatory roof, 10 Albany Road, Peel. *RECOMMENDED FOR APPROVAL.*

PLANNING  
DECISIONS  
NOTIFIED

12/652

The following planning decision was notified by the Planning Committee:-

PA 10/13/00272/B Erection of a dwelling (amendment to dwelling type approved under PA 10/00544/B) at plot B6 Rearyt ny Cronk, Peel for Heritage Homes Limited. *APPROVED*

FIXED TERM  
TENANCIES

12/653

Mr. Jones referred to the Department of Social Care's decision to implement fixed term two year tenancies for all new applicants in social housing. Mr. Jones outlined his objection to this decision and urged Members to reject the two year tenancy for Peel. Mr. Lace supported this aim. However, the Chairman indicated his support for a two year tenancy in respect of new applicants. Mr. Jones stated this divisive measure would cause disruption to communities and Mr. Harmer was of the view that government should provide additional social housing to address the shortage. Mr. Lace favoured government building one bedroom units to ease the long waiting list for single applicants. However, Mr. Cushing felt that a review of housing was long overdue and was broadly supportive of the Department's aims. He did however query whether a fixed term of two years was sufficient and felt that three

Letter sent

to five years would be more appropriate. He also suggested that private rentals should be taxed at a higher rate to bring rents down. Mr. Jones urged the Department to push for more detailed consultation at a political level and was of the view that the Commissioners should not support this flawed proposal. The Town Clerk advised that the Department of Social Care was seeking responses from local authorities by the end of May with the intention of bringing in two year fixed term tenancies for new applicants only from 1<sup>st</sup> July 2013. Mr. Jones suggested that the issue be deferred until after receipt of the Tolson report and after discussion Members *AGREED* that this stance be conveyed to the Department that the implementation of two year fixed term tenancies for new applicants be held over until after the Tolson report had been received and considered.

EASTER ATHLETICS FESTIVAL	12/654	Members noted receipt of a letter of thanks from the Manx Harriers Organising Committee for the assistance offered for the staging of the Peel Hill Race on 30 <sup>th</sup> March 2013.	
CRUISE BEREAVEMENT CARE	12/655	Consideration was given to a letter from Cruise Bereavement Care, a registered charity, in which a memory walk would be held from Peel to St. Johns along the former railway line on 7 <sup>th</sup> July 2013. Members had no objection to the event starting from Peel and wished the organisers every success.	Completed
CRUISE SCHEDULE 2013	12/656	Members noted receipt of a schedule of cruise ships visiting the Isle of Man during the 2013 summer season. It was noted that the Hebridean Princess would berth in Peel on 11 <sup>th</sup> August 2013.	
SKATEBOARD PARK	12/657	Consideration was given to a letter from Bevan's regarding a suggestion that it could provide LED floodlighting at the skateboard park. The matter was discussed and it was <i>AGREED</i> that such a proposal could properly be considered during the budget estimates. In the meantime Mrs. O'Halloran would liaise with Mr. Corcoran	PGL

of Bevan's who operated from the adjacent unit on Mill Road. Arising therefrom Mr. Lace suggested that consideration could also be given to lighting the main lower headland path with LED lights.

POST OFFICE  
AMENDMENT BILL 12/658

Members noted receipt of a letter from the Department of Economic Development in which the consultation review of comments had been withdrawn. The Department was reconsidering its response in light of matters raised under the consultation. *NOTED*

STANDING  
ORDERS 12/659

Consideration was given to a letter from Mr. Richard Ronan, MHK in which he queried the accuracy of the Minute from the meeting held on 19<sup>th</sup> March 2013 concerning the rates of attendance and travelling allowances. Mr. Ronan was of the view that only one option to increase the attendance allowance from £30 to £78 was considered. This was not the case as the initial letter from the Local Government Unit of the Department of Infrastructure had specified the three options and this had been forwarded to all Members for consideration. The fact that Members only discussed one option did not make the Minute factually incorrect. It was *AGREED* to advise Mr. Ronan accordingly.

Reply sent

Arising therefrom Mr. Harmer suggested that it was wrong for the Commissioners to decide upon their own allowance rates and this function should be undertaken by an independent third party. Mr. Cushing agreed with this sentiment.

In conclusion it was *AGREED* that Minute 12/616 was a true record of the discussion held and that it should not be amended.

PROPOSED NON  
RESIDENT  
TRADERS  
(LICENCE FEES)  
REGULATIONS  
2013 12/660

Consideration was given to a consultation paper issued by the Isle of Man Office of Fair Trading regarding a proposed increase in fees payable to the Office of Fair Trading for the issue of non-resident trader's licences. Mr. Cushing referred to the matter and suggested that the fees for the Island's major event namely the TT

Letter sent

was minimal and that it should be significantly higher. He also suggested that provision for exemptions was wrong and should be removed. Mr. Davison indicated that off-island traders circumnavigated the regulations by setting up a Manx company. It was *AGREED* to suggest that the Office of Fair Trading may wish to look closely at this perceived loop hole.

PROPOSED MONEY LENDERS (REGISTRATION FEES) ORDER 2013	12/661	Consideration was given to a consultation paper issued by the Isle of Man Office of Fair Trading regarding a proposed amendment to the fees payable to the Office of Fair Trading for the registration of a money lender under the Money Lenders Act 1991. Mrs. O'Halloran was strongly opposed to this issue and felt that such companies which offered "pay day loans" should not be allowed on the Isle of Man. Mr. Harmer was of the view that a maximum interest rate should apply and it was generally felt that an increase in the fees from £410 to £500 was derisory. It was <i>AGREED</i> to forward a suitable response to the Isle of Man Office of Fair Trading.	Letter sent
SUPPLEMENTAL VALUATION LIST	12/662	A supplemental valuation list dated 2 <sup>nd</sup> April 2013 was tabled and <i>NOTED</i> .	
CHARITY ACCOUNTS	12/663	Members considered the charitable accounts for the Corrin Town Park Trust and the Ward Library Harry Hill Memorial Fund. Subject to two minor amendments it was <i>AGREED</i> that the accounts for the year ending 31 <sup>st</sup> March 2013 be signed by the Chairman and Town Clerk.	PGL
PRE-SCHOOL EDUCATION INVESTIGATION	12/664	Consideration was given to a letter received from Brenda Cannell, MHK Chairman of the Social Affairs Policy Review Committee regarding the Committee's investigation into pre-school education. The investigation provided an online questionnaire and it was <i>AGREED</i> that Members respond individually.	
10 CLOSE CAAIG – REAYRT NY CRONK	12/665	The Town Clerk referred to a rating objection in respect of 10 Close Caaig, Rearyt ny Cronk. The Government Valuer	



had offered a temporary 15% reduction whilst building works took place in the area. *NOTED*

PUBLIC LIGHTING 12/666  
– REAYRT NY  
CRONK

The Town Clerk referred to submission of a plan for the public lighting installation under phase C of the housing development at Rearyt ny Cronk. It was *AGREED* to defer this matter to the next meeting and also enquire if provision of LED street lighting was feasible.

ART TRAIL 12/667

Mr. Harmer referred to the Western Art Trail scheduled for 9<sup>th</sup> to 13<sup>th</sup> May and had requested whether advertising banners could be placed either in Peel or at St. Johns or other prominent places. The Town Clerk advised that the organisation would need to obtain the individual property owners permission to place such banners to advertise the event.

CIVIC SUNDAY 12/668

The Town Clerk referred to the Civic Sunday Service scheduled for 26<sup>th</sup> May 2013 and indicated that invitations would have to be issued before the appointment of the Chairman on 1<sup>st</sup> May. *AGREED*

Completed

FUNDRAISING FOR 12/669  
FARMERS

Miss Felton referred to the recent fundraising event at the Highwayman which had raised £7,000 and reported that it was intended to hold a further similar event at the Highwayman Public House on 19<sup>th</sup> April 2013. Mr. Davison indicated that his company had contributed to the fundraising but then expressed deep concern that the money raised was being passed to the Farmers Benevolent Trust. According to Mr. Davison farmers would have to write to the Trust for financial help and it would be up to the five trustees to decide whether there was entitlement to any help. Mr. Davison was concerned that contributors to the fundraising were under the impression that all money raised would go directly to the farmers. It was further stated that the trustees could offer an interest free loan subject to repayment by farmers. Comment was made as to whether the general public had been misled and that the matter should be published on Manx Radio. Miss Felton indicated that

she would raise the issue with Chris Williams at Manx Radio and also speak to Suzette Marshall the fundraising organiser. Mrs. O'Halloran understood the sums raised would be transferred to the Farmers Benevolent Fund but then distributed to all the affected farmers.

BMX TRACK – HEADLANDS	12/670	Mr. Davison enquired as to progress on the refurbishment of the BMX track on the headlands. The matter had been held over from November due to the adverse ground conditions and the Town Clerk undertook to refer the matter to the Technical Officer to progress the work.	TQ
SEAGULLS	12/671	Mr. Cushing referred to the problem of seagulls in urban areas and suggested that a letter be sent to all local authorities seeking agreement for a possible change to the legislation which would enable the removal of any seagull nest within ten metres of an individual's property. Mrs. O'Halloran indicated that Castletown Commissioners had received a government dispensation to enable a cull of seagulls and it was <i>AGREED</i> that the Town Clerk contact the Clerk at Castletown regarding this matter.	PGL
STANDING ORDERS	12/672	Mr. Cushing referred back to Minute 12/628 and sought ratification of the Board decision to amend Standing Orders with particular regard to the appointment of the Chairman. <i>AGREED</i>	
JUBILEE GARDEN – HEADLANDS	12/673	Mr. Harmer referred to the Diamond Jubilee Garden on the headlands and enquired as to progress on the work. It was noted that the wild seeds had now been planted by staff. However, the assistance offered on a voluntary basis had not materialised due to disruption with the recent snow storm.	

This part of the meeting ended at 8.40p.m.