

# GENERAL MEETING

The MINUTES of the GENERAL MEETING held in the Boardroom, Town Hall, Derby Road, Peel on Tuesday 18<sup>th</sup> June 2013 at 7.00p.m.

Present                    Mr. R K Harmer (Chairman)  
                                  Mr. N Cushing (from Minute 13/098)  
                                  Mr. I G Davison  
                                  Miss K M Felton  
                                  Mr. A G Jones  
                                  Mr. D J Lace  
                                  Mrs. C A Moughtin

Apologies                Mrs. J O'Halloran  
                                  Mr. E C Beale

In attendance          Mr. P G Leadley (Town Clerk)

Action

CHAIRMAN'S WELCOME	13/091	The Chairman wished to convey his thanks to the Mayor of Douglas following the Douglas Borough Civic Service the previous Sunday. In addition the Chairman wished to record his support for the progress and positive work undertaken by the volunteers in building the Tommy Clucas Sport Hall at Peel Football Club which was nearing completion.	
MINUTES	13/092	The Minutes of the meeting held on 4 <sup>th</sup> June 2013 were taken as read and <i>CON FIRMED</i> .	
TOWN CENTRE PARKING STUDY	13/093	The Town Clerk referred back to Minute 13/065 and indicated that a meeting had been arranged with Mr. Derek Sewell of the Department of Infrastructure for 20 <sup>th</sup> June 2013 at 6.30p.m. to discuss additional parking provision in Peel with particular regard to increasing parking on the promenade.	
FIXED TERM TENANCIES	13/094	The Town Clerk referred back to Minute 13/066 and reported that a written response was still awaited from the Department of Social Care.	Email sent
		Arising therefrom Mr. Jones referred to the recent meeting with the consultants David Tolson and commented upon the previous lack of consultation shown with regard to	

the Housing Review. It was noted that the project brief, copies of which had been forwarded to local authorities, indicated that Tolson had been requested to consider a unified housing authority. It appeared that Tolson would specifically look at the possibility of one unified housing authority for the Isle of Man or four regional authorities together with Douglas on its own. The proposed central authority would include Peel with Onchan and Braddan and other outlying areas. At the recent meeting opposition from Peel, Braddan and Onchan Commissioners was made known. The Town Clerk indicated that David Tolson had suggested 1,000 dwellings as a minimum requirement for a feasible area authority. The proposal for a central authority would include a total of approximately 1,400 properties. Mr. Jones also referred to his concerns at the Department's proposed regulatory role. It was further noted that the centralisation of procurement was anticipated to make significant savings. One of the presentation slides provided by David Tolson had shown that the proposal for a single unified housing authority would, in his estimation, offer the most cost effective option. Mr. Jones also commented on the possibility of staff redundancies and the response received from the Department was that Housing Managers would still be employed under a change of housing authority.

The Chairman asked whether feedback should be offered to Tolson in advance of completion of his report and it was *AGREED* that the Commissioners concerns over the proposal for a central authority including Peel, Braddan and Onchan be emailed to the consultants. Discussion ensued over the local authorities being the legal owners of the houses in their district and whilst the Housing Conference scheduled for 19<sup>th</sup> July was not deemed the best stage upon which to discuss certain matters it was nevertheless indicated that legal consideration be explored with regard to the local authority "going it alone". This aspect had been considered by Douglas Corporation and it was *AGREED* that contact be made with Douglas. Mr. Jones

indicated that the next monthly meeting of the Tolson review was scheduled for 25<sup>th</sup> June 2013 and he would attend that meeting with staff.

BRIDGE STREET                      13/095                      Members noted the record of traffic accidents on Bridge Street over the last five years supplied by the Department of Infrastructure. Only two accidents had been recorded which related to “damage only” without any recorded injury accidents. The Town Clerk advised that the Department had been requested to undertake a further speed count and it was *AGREED* that upon receipt of the results thereof arrangements be made to meet with the residents of Bridge Street to discuss their concerns regarding the safety aspect of traffic movement in Bridge Street.

PEEL CIVIC SERVICE                      13/096                      The Town Clerk referred to a letter of thanks from the local branch of the Royal National Lifeboat Institution following the donation of £202 from the recent Civic Sunday Service at Peel Methodist Chapel. In addition the Castletown Silver Band had also extended its thanks to the small donation to band funds made in respect of their attendance and playing of music at the Service.

STREET CLEANING                      13/097                      Consideration was given to a resident’s concern over the alleged lack of street cleaning in lower Peel. The Town Clerk advised that the promenade and adjacent back streets were generally cleaned on a daily basis and it was further noted that the outdoor workforce had undertaken weed spraying over the previous fortnight. The success of the spraying was dependent on dry weather conditions following spraying.  
*NOTED*

Arising therefrom the Chairman referred to the volunteer beach clean to be undertaken on 29<sup>th</sup> June 2013. In addition a street clean was also proposed and in that respect the Chairman had authorised the issue of a letter to the residents of Charles Street to see if they wished to volunteer their services to clean their own street. It was further noted that volunteer assistance would be provided to tidy up the former swimming pool site on

Marine Parade. Arising therefrom Mr. Davison indicated that he would contact the voluntary services department to ascertain whether further help could be provided.

Reference was made to the possible jet washing of Michael Street and it was noted that the foreman was in discussion with Mr. Glaister to hire his street cleaning machine and it was suggested that this could be undertaken on Sunday 30<sup>th</sup> June 2013 with an appropriate letter drop to street traders and residents advising them of the situation. Mrs. Moughtin suggested that if successful the street cleaning machine could be hired on a more regular basis.

Miss Felton referred to a resident's complaint regarding the litter in Castle Street Gardens which needed addressing. She enquired whether it was possible to reinstate the play equipment into the gardens and it was noted that this would have to be considered as a specific budget item at the appropriate time. The Chairman advised that nearby residents had agreed to undertake some planting in the gardens to improve the area.

DERBY ROAD

13/098

Miss Felton referred to a resident who had enquired at the recent Commissioners surgery as to the possibility of providing an additional footpath within the boundary of the campsite as the existing pavement on Derby Road was alleged to be too narrow.

Mr. N A Cushing joined the meeting at 7.40p.m.

The safety issue was discussed at some length and some concern was voiced over the cost and implications of creating an additional footpath within the campsite grounds. Messrs Lace, Jones and Moughtin all were of the view that the existing footpath was sufficient and after consideration it was *AGREED* that the provision of an additional footpath along this section of Derby Road was not required. It was further *AGREED* that the roadside hedge be trimmed back to provide more space.

PLANNING  
APPLICATIONS FOR  
COMMENT

13/099 The following planning applications were Letter sent  
considered as follows:-

13/00623/B

Installation of flat roof dormer to west elevation, Maynrys, 16 Mountain View, Peel. *RECOMMENDED FOR APPROVAL.*

13/00642/B

Installation of replacement windows to front elevation, 4 West View, Peel. *RECOMMENDED FOR APPROVAL.*

13/00648/B

Installation of replacement conservatory roof, 25 Ballagyr Park, Peel. *RECOMMENDED FOR APPROVAL.*

13/00649/B

Installation of replacement conservatory roof, 28 Bellevue Park, Peel. *RECOMMENDED FOR APPROVAL.*

13/00653/B

Alterations and erection of a two storey extension to dwelling, extension of residential curtilage and creation of an additional driveway and vehicular access, 13 The Links, Peel. *RECOMMENDED FOR APPROVAL.*

13/00658/B

Erection of an extension to replace existing conservatory to rear elevation, 12 Maple Avenue, Ballawattleworth Estate, Peel. *RECOMMENDED FOR APPROVAL.*

13/00669/B

Roofing works to existing conservatory, 11 Creggans Avenue, Peel. *RECOMMENDED FOR APPROVAL.*

13/00686/B

Proposed erection of a pair of semi-detached houses on land between 56 and 58 Glenfaba Road, Peel. The matter was considered and as the proposed provision of housing did not include any off-road parking provision it was agreed that the application be *RECOMMENDED FOR REFUSAL.*

PLANNING DECISIONS 13/100  
NOTIFIED

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

PA 13/00527/C Additional use of residential dwelling as tourist accommodation at 6 Church Lane, Peel for Angie Jones. *APPROVED*

PA 13/00513/B Erection of timber decking in rear yard (retrospective) at 14 Patrick Street, Peel for David Geoffrey Hall. *APPROVED*

PA 13/00481/B Alteration to dwelling and widening of vehicular access at 10 Rheast Lane, Peel for Mr. & Mrs. Keith Horne. *APPROVED*

PA 13/00529/B Installation of replacement doors at 1 Peveril Road, Peel for Tina Chan. *REFUSED*

PA 13/00442/B Removal of chimney stack at 15 Market Street, Peel for Mr. & Mrs. Terry Phillips. *REFUSED*

PA 13/00562/B Roofing works to conservatory at 8 Ramsey Road, Peel for Mr. Charles Ronald & Mrs. Jeanette Dobbie. *APPROVED*

PA 13/00529/B ON  
APPEAL 13/101

The Town Clerk advised that an Appeal had been requested in respect of an Appeal against refusal for installation of replacement door at 1 Peveril Road, Peel by Ms. Tina Chan. Members had no comment on the Appeal application.

HOUSING  
CONFERENCE 13/102

Reference was made to the Department of Social Care Housing Conference scheduled for 19<sup>th</sup> July 2013 at the Mount Murray Golf Club, Santon. It was *AGREED* that Mr. Jones, Lead Member for Housing and Miss Felton attend the conference with members of staff. JS

HOUSING  
DEVELOPMENT  
REAYRT NY CRONK 13/103

Consideration was given to the Commissioners new housing development at Reayrt ny Cronk and in particular the name to be given to the row of thirteen units. After consideration it was *AGREED* that the

development be called Clucas Close.

RED ARROW DISPLAY	13/104	Members noted the letter sent by the Town Clerk to Mr. Laurence Skelly, MHK, Tourism Division of the Department of Economic Development regarding a Red Arrow Display to take place in Peel in 2014. It was noted that the Red Arrows had not performed in Peel since 2004 and Members agreed that it would be a bonus to Peel Day if a display could be arranged for 2014.	
CHIEF SCOUT'S VISIT	13/105	The Town Clerk referred to a letter of thanks from the Secretary to the Executive of the Scout Association following the recent Chief Scout's visit to Peel. <i>NOTED</i>	
ISLE OF MAN VISITOR GUIDE	13/106	Consideration was given to advertising in the Isle of Man Visitor Guide 2014. It was <i>AGREED</i> that an advert be placed. Mr. Davison suggested liaison with the Isle of Man Steam Packet Company who would operate package trips to the next year as to whether a combined advert could be placed.	
POPPY APPEAL	13/107	Members noted receipt of a letter from the Royal British Legion regarding next year's Poppy Appeal which would take place with a street collection between 25 <sup>th</sup> October and 8 <sup>th</sup> November 2014 with proposed dates for the following years of 24 <sup>th</sup> October to 7 <sup>th</sup> November 2015, 29 <sup>th</sup> October to 12 <sup>th</sup> November 2016 and 28 <sup>th</sup> October to 11 <sup>th</sup> November 2017. <i>AGREED</i>	Letter sent
PUBLIC SECTOR PROCUREMENT	13/108	Members noted receipt of a series of presentation slides following a Government presentation on procurement. Mr. Jones indicated that the principles of the presentation were valid although issues of scale needed to be addressed.	
SECOND SUPPLEMENTAL VALUATION LIST	13/109	The second supplemental valuation list for 2013 was <i>NOTED</i> .  Arising therefrom the Town Clerk referred to a rating objection submitted by D Andrews of 16 Close Caaig, Reayrt ny Cronk, Peel. A 15% temporary reduction had been applied by the Isle of Man Rent & Rating Appeal Commissioners as a result of ongoing construction works. <i>NOTED</i>	

WESTERN CIVIC AMENITY SITE                      13/110      Mr. Jones referred to a query he had received regarding the hire on contract of a bailing machine at the Civic Amenity Site. It was *AGREED* that enquiry be made as to the rental arrangement regarding this particular matter. PGL

REGENERATION SCHEME                      13/111      Mr. Cushing referred to the Commissioners planning application and indicated that an Independent Inspector had been appointed to hear the matter. It was *AGREED* that the details be ascertained from Mr. Stanley at the next Regeneration meeting scheduled for 20<sup>th</sup> June 2013.

PEEL CAMPSITE                      13/112      Mr. Cushing referred to a visitor comment on the campsite whilst the recent Commissioner surgery had taken place. The visitor indicated that the campsite was particularly attractive and run efficiently during the TT period in a highly professional manner by Mr. Quane. It was a great asset to the Town and the visitor suggested that no significant change be considered during the TT period other than the possible provision of additional portaloos.

Arising therefrom Mr. Davison briefed Members on the recent TT fortnight in terms of the campsite. The whole fortnight had run well with almost full occupancy. One minor incident of youths taking drink from tents had resulted in Police intervention. Mr. Davison read out a letter from Mr. Quane the campsite attendant which detailed various points during the busy TT fortnight. It was noted that the possible provision of a feedback form for visitors was of value and could result in the campsite being awarded the best campsite on the Island award. It was *AGREED* that Mr. Davison and the Town Clerk produce a suitable feedback form which could be used by visitors. The Town Clerk advised that one issue required consideration during the budget process and that was the possible provision of additional power points at the top end of the camp field.

TOWN SERIES CYCLE RACE	13/113	Miss Felton indicated that she had met with Steve Shimmin and Ian Mitchell to discuss the new Town series cycle race. The race would take place in Peel on 3 <sup>rd</sup> August 2013 and the road closure details were noted. Miss Felton enquired whether the Commissioners were in a position to store barriers on behalf of the organisers. The Town Clerk undertook to investigate this matter with regard to the number of barriers required.	
NEW HOUSING PROVISION	13/114	Mr. Lace referred to a previous enquiry he had made regarding the use of the top part of the headlands field for low level housing. It was noted that such housing provision would require a change of use as the area was currently designated for leisure use. The Town Clerk undertook to ascertain the current position regarding planning in respect of this matter.	PGL
CLOSE CHAIRN	13/115	Mr. Lace referred to the number of young families renting property at Close Chairn and enquired whether consideration could be given to the provision of a play area. This would need to be considered as a budget item for the next financial year.	
GRASS CUTTING	13/116	The Town Clerk updated Members on the extent of grass cutting undertaken by staff at Ballawattleworth, Rearyt ny Keylley and Rearyt ny Cronk. Mr. Cushing indicated that as the area of grass at Ballawattleworth was still owned by Heritage Homes Limited and had been cut whether an account had been issued. The Town Clerk undertook to check whether this had been done.	

This part of the meeting ended at 815p.m.