

GENERAL MEETING

The MINUTES of a GENERAL MEETING held in the Boardroom, Town Hall, Derby Road, Peel on Tuesday 17th September 2013 at 7.00p.m.

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

Apologies Miss K Felton
 Mrs. J O'Halloran
 Mr. A G Jones

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

Action

CHAIRMAN'S WELCOME	13/258	The Chairman welcomed Members of the Board and the press to the meeting.	
MINUTES	13/259	The Minutes of the meeting held on 3 rd September 2013 were taken as read and <i>CONFIRMED</i> subject to the word "acting" be removed as Mr. Harmer was the Chairman.	
REGENERATION SCHEME	13/260	The Chairman referred back to Minute 13/239 and informed Members that the Regeneration Committee had submitted a proposal to paint the promenade seats in pastel colours. The matter was discussed and it was agreed that it would be inappropriate for Peel and the proposal was rejected.	Letter sent
		<p>Arising therefrom the Chairman informed Members that the Board needed to consider the provision of seating on the Town Hall front wall under the regeneration scheme. Mr. Lace reported that part of the wall needed to be removed to make access easier to the Town Hall car park. Mr. Cushing expressed his reservations regarding the Regeneration Committee's proposal. Mr. Cushing informed Members that the Board should await the Cathedral plans for the Lynchgate directly opposite. The Chairman reported</p>	

that the Regeneration Committee were initially just looking at drawing up a design for the area. Mrs. Moughtin enquired as to what was the hold up with the church proposals.

The Board *AGREED* to wait until the church had submitted their plans before they considered having any designs drawn up for the Town Hall wall. It was further *AGREED* that an update be obtained from the church with regards to their plans.

WEST VIEW
PLAYGROUND

13/261

Mr. Davison referred back to Minute 13/240 and indicated that he had obtained costings from Playdale to replace the damaged piece of play equipment in West View Playground. Mr. Davison explained that he had previously obtained costings from local firm J A Graham Limited. Playdale's quote was however more competitive.

IGD

Mr. Davison reported that Playdale would be willing to send over their designer to come up with a design plan for the area. They were also able to provide any spare parts that were needed. Mr. Davison informed Members that he had been quoted £9,000 to fit the Bombay play equipment. Mr. Davison wished to discuss the suitability of play equipment with parents. Mrs. Moughtin enquired as to how much the Kingoodie would cost. Mr. Davison informed Members that Playdale had quoted £13,000. The Chairman enquired as to what funding was available in the Corrin Town Park Account. The Finance Officer informed Members that there was just over £3,000. The Board *AGREED* to use this money towards purchasing a new piece of play equipment. Mr. Davison reported that he would speak to the parents group and report back to the next Board meeting to enable Members to make a decision regarding which piece of play equipment to purchase.

Arising therefrom the Chairman informed Members that the bench and goal posts in the park required maintenance. The Technical Officer undertook to ensure that the necessary repairs were undertaken. Mr. Davison informed Members that the Community Services Department would be prepared to

provide people doing community service work to paint the play equipment. *AGREED*

SEWAGE	13/262	The Chairman referred back to Minute 13/252 and informed Members that a response was still awaited from the Water and Sewerage Authority with regards to why the environmental method of analysis had been changed from the standard “three spills per bathing season” and what had specifically triggered this change and the expected difference this would make. The Commissioners also wished to know whether the cost of the Peel Sewage treatment works was ring fenced and available to enable completion of the scheme in a timely manner thereafter. <i>NOTED</i>	
FENELLA BEACH CAR PARK	13/263	The Chairman referred back to Minute 13/257 and informed the Board that a response was still awaited from the Department of Infrastructure regarding the valuation of Fenella Beach Car Park.	Response awaited
PEEL ACHIEVERS RECEPTION	13/264	<p>The Chairman requested permission to move the Peel Achievers reception on to the public agenda. <i>AGREED</i>.</p> <p>The Chairman confirmed that the Achievers reception would take place on 22nd November 2013 at Peel Golf Club. The Chairman asked Members to consider which Peel residents they wished to nominate to receive achiever awards. The Chairman requested that tickets be printed for the event. <i>AGREED</i> Mrs. Moughtin informed Members that she was unable to attend the event. She would however do the flower arrangements and donate some raffle prizes. <i>NOTED</i></p>	
ST PETERS CLOCK TOWER	13/265	Members <i>NOTED</i> a report received from John Gray, Structural Engineer regarding the unsafe condition of St. Peters Clock Tower. The Board <i>AGREED</i> to obtain quotes as to how much it would cost to undertake the necessary work to make the structure safe. It was further <i>AGREED</i> to see if there would be any outside funding available and as to whether the St German’s Cathedral would be willing to make a contribution towards the work.	JTQ

PEEL HILL	13/266	<p>The Technical Officer reported that he and the Town Clerk had met with Bernard Warden, Head of Health and Safety at Work Inspectorate. Mr. Quayle explained that the Inspectorate were concerned with the Peel Hill gate being left open. Mr. Lace enquired if a card access gate could be installed. Mr. Davison reported that he had spoken to Mr. Caley, one of the fish processors who had informed him that he would be willing to install the gate and obtain the swipe cards to allow access. Mr. Davison commented that in his opinion the Raggatt tip was more of a health and safety issue.</p> <p>The Technical Officer reported that the Inspectorate also had an issue with regards to the shells being dirty when they were tipped. Mr. Cushing suggested that the Board needed to write to the Department of Environment Food and Agriculture and request that they enforce standards and undertake a risk assessment regarding the disposal of shells and that the Board ask the fish producers to make sure that shells were as clean as possible before they were tipped into the sea. The area around the chute also needed cleaning on a regular basis. The Board <i>AGREED</i> to invite the fish producers to a future meeting to discuss the matter.</p>	Letters sent
DIAMOND JUBILEE GARDEN	13/267	<p>The Chairman suggested that the Commissioners plant trees behind the wall in the Diamond Jubilee Garden in order to create a wind break for the seating area. <i>AGREED</i></p> <p>Mr. Davison informed Members that he had been informed that it would take 5 years for the wild flower seeds that had been planted to grow. <i>NOTED</i></p>	
PLANNING APPLICATIONS FOR COMMENT	13/268	<p>The following planning applications were considered as follows:-</p> <p>13/91057 Replacement of timber windows with similar style windows in white Veka uPVC inside and rosewood outside, 1 Market Street, Peel. <i>RECOMMENDED FOR APPROVAL.</i></p>	Letter sent

13/91049

Existing kitchen to be demolished and new kitchen to be constructed in its place. Current use (Tourism) to be modified to allow permanent residential usage with tourism as an additional usage, 4 Charles Street, Peel. *RECOMMENDED FOR APPROVAL*

13/91024

Replacement of rear basement PVC door and sidelight with new door and sidelight with small top opener for ventilation (Veka white PVC), Apartment 1, Marina House, Marine Parade, Peel. *RECOMMENDED FOR APPROVAL*

13/00784/B

Erection of extensions to front and rear elevations, 10 Church Lane, Peel. *RECOMMENDED FOR APPROVAL*

13/00888/B

Extend kitchen extraction system (retrospective) Corrin Memorial Home, Albany Road, Peel. *RECOMMENDED FOR APPROVAL*

13/91081

Removal of imitation plywood chimney stack, replace wooden lats and battens, re-felt and re-slate area of roof where stack removed, cement edges and cap ridge with ridge tiles, 1 Kelly's Court, St. Peters Lane, Peel. Mr. Cushing indicated he wished to know why the stack had been requested in the first instance. *DEFERRED*

PLANNING
DECISIONS
NOTIFIED

13/269

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

13/00714/B Installation of replacement doors at 1 Peveril Road, Peel for Mrs. Tina Sop-ee Chan. *APPROVED*

13/00844/B Window and door amendments on dwellings approved under 12/01519/B at Plots C55, C56 and C57 Rearyt ny Cronk, Poortown Road, Peel for Heritage Homes Limited. *APPROVED*

13/00910/B Replace existing conservatory roof with lightweight tiled roof at 24 Mountain View, Peel for Miss Renee Shay. *APPROVED*

13/00900/B Installation of replacement window, new French doors and roof lights to rear elevation at 7 Beach Street, Peel for Mr. & Mrs. M Wade. *APPROVED*

13/90955/B Installation of replacement double doors at 3 The Viking Longhouse Mariners Wharf, East Quay, Peel for Mrs. Clare Ison. *APPROVED*

PA 13/00682/B
FORMER BUS
STATION, ATHOLL
STREET

13/270

Members *NOTED* Mr. Christopher Compston, Director of Invescom Limited email regarding the Board decision to recommend refusal of planning application PA 13/00682/B. Mr. Compston indicated that there were no specified opening hours. Clients would contact the company to arrange a unit and at a mutually convenient time a representative of the company would meet with the prospective client on site. Mr. Compston informed the Board that with regards to parking spaces there would be no permanent members of staff on site. The only time a member of staff could possibly visit would be to hand a new customer their keys, in which case two parking spaces would be used. Mr. Compston commented that his company had more than double the spaces they believed were needed.

Mr. Compston explained that there was no specialist facility in Peel like this and he believed that his company would be adding to the amenities available to local residents.

Mr. Lace expressed his concern that vehicles would still be using the facility and reversing out on to the road. He reported that this was the reason why the building was no longer used as a bus station. Mr. Davison informed Members that he agreed with Mr. Cushing that this was not the best use of the land. The Board *AGREED* that their original decision to *RECOMMEND REFUSAL* of this planning application remain.

PEEL HILL RACE	13/271	The Board <i>NOTED</i> a letter from David Griffin, Club Secretary to the Manx Fell Runners that the Junior Hill Race would take place on Saturday 12 th October 2013 at 1.00p.m.	
		Arising therefrom Mr. Davison enquired if the Commissioners provided the portable toilets for the hill racers. The Technical Officer informed Members that the Commissioners portaloos were no longer in an operational condition. The Board <i>AGREED</i> to consider whether or not to replace the toilets at a future budget meeting.	
RED ARROWS DISPLAY	13/272	Members <i>NOTED</i> an email from Sophie Lowney, TT and Motorsport Development Officer from the Department of Economic Development. Ms. Lowney advised the Board that the Department was currently considering the Commissioners request with regards to the Red Arrows performing in Peel during the 2014 TT races. Ms Lowney would respond as soon as the Department had reached a decision.	
BEACH BARBEQUE	13/273	Members <i>AGREED</i> to a request from Matt Rees from the Living Hope Community Church to hold a barbeque on the beach for the youth of Peel on 22 nd September 2013 between 6.00p.m. and 8.00p.m.	Completed
PEEL TRADITIONAL BOAT WEEKEND	13/274	The Board <i>NOTED</i> a letter from Mike Clark, Chairman of the Traditional Boat Committee passing on their thanks to the Commissioners for their kind letter dated 22 nd August expressing their appreciation of the Committee's efforts.	
		Mr. Clark informed Members that he was now able to confirm that the dates for PL14 would be Friday 25 th July to Sunday 27 th July 2014. This would put their event at the beginning of the Commissioners proposed Week of Culture. <i>NOTED</i>	
PEEL HERITAGE TRUST	13/275	Members <i>NOTED</i> the design of the three completed information Boards that had been prepared by Vic Bates for Peel Heritage Trust. The Technical Officer informed the Board that the one for the lifeboat was now ready to be installed and he would arrange for	Letter sent

it to be erected on two poles. The other two boards for Peel Hill and the headlands would be installed in early Spring. The Board *AGREED* to send a letter of thanks to Peel Heritage Trust for all their hard work in compiling the notice boards.

TOURIST INFORMATION MAP	13/276	The Board <i>AGREED</i> to a request from Leonora Williams who worked as a volunteer at the Wildlife Trust Shop in Peel to place a map of the Town in the Market Place to enable visitors to find their way around the Town.	PGL
DOG CONTROL BYELAWS	13/277	Members considered a request from Helen Kneen enquiring if the Commissioners would reconsider the total ban of dogs on the main beach between April and October. Ms. Kneen explained that Peel was the only beach on the Island to impose these restrictions and all other beaches offered times for example before 9a.m. and after 6.00p.m. when dogs were allowed on the beach. Mr. Davison informed Members that he had spoken to Ms. Kneen with regards to the matter. He was however against changing the byelaw as Peel had one of the best beaches on the Island. Mr. Lace informed the Board that dogs were allowed on Fenella beach anytime. The Board <i>AGREED</i> to refuse Ms. Kneen's request.	Email sent
BANK SERVICE CHARGES	13/278	The Board considered a letter from Andy Baxendale, Relationship Director from the Isle of Man Bank informing Members that a bank review of the tariff that was used to calculate the service charges on the Commissioners business account had been undertaken and as a result an increased fixing charge arrangement would apply from 30 th November 2013 until further notice. The quarterly fee would be £800. The Board <i>AGREED</i> to note their disappointment regarding the increase.	
BOUNDARY REVIEW	13/279	The Board considered a request from the Chief Secretary's Office to suggest names for the new House of Keys constituencies which would replace the current mixture of three, two and one-seat constituencies. The Board <i>AGREED</i> with a suggestion that had been emailed to them by Peel Resident Trevor	Letter sent

Cowin that the constituency for the West which was made up of the current constituencies of Glenfaba and Peel should be called Peel and Glenfaba.

FIRST WORLD
WAR
COMMEMORATION 13/280

The Board considered an email that had been received from Will Greenhow, Chief Secretary. He informed Members that the 4th August 2014 marked the 110th anniversary of the start of the First World War. The Chief Secretary explained that the First World War had a dramatic impact upon the Isle of Man not just in the considerable number of lives lost, but also in profound economic, social and political upheaval. Mr. Greenhow informed Members that the period 2014-2018 will see many nations mark the anniversaries of key events and the impact in their own countries. Organisations in the Isle of Man both public and voluntary would wish to commemorate the first world war and many would be forming plans accordingly Government as a whole was also considering its collective response to the 100th anniversary during 2014-18. At the Chief Secretary's request a steering group had been set up in order to provide some central co-ordination for commemorations taking place in the Island. The Chairman informed Members that they needed to talk to the British Legion in Peel as to ascertain what events they were planning. The Board also needed to give serious consideration to what events the Commissioners planned to organise as part of the budgeting process.
AGREED

MEMORIAL
PLAQUE 13/281

Members *AGREED* to a request from John Kelly and John Thorburn to place a plaque on one of the promenade benches in memory of their mothers Jean and Lillian Robinson who were raised in Peel and were now both interned in Peel cemetery.

OAK TREE 13/282

The Board considered a request from Monica George requesting permission to have a tree planted in Peel in memory of her late son, Ross Charles George who died of a brain tumour in October 1999. Mrs. George reported that on the day of his death his cousins found a conker which they planted and have been nurturing ever since. The tree

had now reached maturity and was ready to be planted in a final place. The Board *AGREED* to Mrs. George's request and at Mrs. Moughtin suggestion *AGREED* to discuss the location as to where the tree would be situated in the "In Committee" part of the meeting.

LAXEY CIVIC SUNDAY	13/283	The Finance Officer referred to an invitation from Mr. Andrew Moore and Members of the Laxey Village Commissioners with regards to its Civic Sunday on 13 th October 2013 at 3.00p.m. The Chairman indicated that he would attend on behalf of the Commissioners.	Letter sent
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RURAL ROADS	13/284	The Board considered a letter from Mr. Bill Corlett, Network Operations Engineer from the Department of Infrastructure who had written to the Town Clerk in response to a letter he had sent concerning overgrown hedges on rural roads.	JTQ
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Mr. Corlett explained that it was the Departments policy to keep footways and sight lines at junction clear of vegetation as these were what the Department perceived as the highest risk area. Mr. Corlett informed Members that the Department had put out press releases recently encouraging land owners to take responsibility for their roadside hedges and had been in discussion with representatives of the Manx National Farmers Union on the matter. Not all overgrown hedges were a safety issue, but the Department would deal with the ones that they considered to pose a danger.

Mr. Corlett reported with ever reducing budgets the Department had to seriously consider which services they were able to provide and the Department was no longer able to cut the hedge as they had done in the past.

Legally the responsibility for the hedge lay with the landowner and it was their duty to ensure that the vegetation did not obstruct users on the highway.

Mr. Lace informed Members that the hedges along the Poortown Road were particularly bad and had caused a man to fall off his

motorbike. Mr. Lace reported that the matter was a safety issue and should not be left to farmers to sort out. Reference was made to the Blind Association and also cyclists who shared the Commissioners concern. The Department of Infrastructure did have a duty of care to ensure that all roads were safe for road users.

The Technical Officer informed Members that if the Department were to provide the Commissioners with a hedge cutter then the outdoor staff would be able to cut the hedges in Peel. The Board *AGREED* to send a letter to Mr. Corlett outlining their concerns and ask if the Department would be willing to provide the Commissioners with a hedge cutter.

SNOW PROVISION	13/285	Mr. Davison reported that last winter had seen significant snow fall and he had received a number of complaints from residents that the Commissioners had no contingency plans to deal with the snow at the weekend. The Board <i>AGREED</i> that a working party of the outdoor staff be put in place whom could be called on at short notice to deal with any significant snowfall during the weekend and bank holidays.	JTQ
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FENELLA TERRACE	13/286	Mr. Lace enquired when work was likely to commence on renewing the doors and windows at Fenella Terrace. The Technical Officer reported that the Commissioners had now received the first 8 doors. Mr. Lace expressed his concern that the work had not been carried out during the summer. The Technical Officer informed the Board that it was never the intention to undertaken the work during this period. The job would be undertaken when the outdoor staff had spare capacity to carry out the work. <i>NOTED</i>
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Mr. Lace enquired when the work would be undertaken to repair the porch at Strand Street flats. The Technical Officer undertook to make sure the necessary repairs were completed as soon as possible.

COMMISSIONERS SURGERY	13/287	The Chairman indicated that he would like to thank Peel residents for attending the Commissioners surgery. The Chairman
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reported that during the surgery it had come to light that the Ballaquane Road sign needed to be levelled and the home zone sign going into Rowan Avenue was broken. The Technical Officer undertook to liaise with the Department of Infrastructure over the necessary repairs.

This part of the meeting ended at 7.55p.m.