

# GENERAL MEETING

The MINUTES of a GENERAL MEETING held in the Boardroom, Town Hall, Derby Road, Peel on Tuesday 15<sup>th</sup> October 2013 at 7.00p.m.

Present                    Mr. R K Harmer (Chairman)  
                                 Mr. E C Beale  
                                 Mr. N A Cushing  
                                 Mr. I G Davison  
                                 Miss K Felton  
                                 Mrs. J O'Halloran  
                                 Mr. A G Jones  
                                 Mrs. C A Moughtin

Apologies                Mr. D J Lace

In attendance          Mr. P G Leadley (Town Clerk)

Action

CHAIRMAN'S WELCOME	13/315	The Chairman welcomed the press to the second meeting of October and wished to congratulate the Peel Charity Shop on its continuing efforts to raise substantial funds for various charities. It was also the 10 <sup>th</sup> anniversary of the Centenary Centre and the Western Swimming Pool and the Chairman wished to highlight the community aspect of both these facilities that were appreciated by many.
MINUTES	13/316	The Minutes of the meeting held on 1 <sup>st</sup> October 2013 were taken as read and <i>CONFIRMED</i> .
REGENERATION SCHEME	13/317	The Town Clerk referred back to Minute 13/290 and updated Members on the current work of the Western Regeneration Committee. It was noted that the planning application submitted for the improvements to Derby Road had been refused by the Planning Inspector. One of the reasons given was the lack of a cohesive approach involving the imminent submission of a planning application by St German's Cathedral for its lychgate and new entrance to the Cathedral grounds.

Mr. Cushing stated his objection to the proposed erection of two pillars on the pavement near to the existing entrance to the Cathedral which he deemed was divisive and inappropriate. He referred to the planning application which had been refused by the Planning Inspector and was deeply concerned that the Department of Infrastructure might undertake certain elements of the work under permitted development legislation. Mr. Cushing requested the Board to write to the Regeneration Committee with a strong request that such a step would not be considered. The Chairman indicated a degree of frustration at the lack of progress of the regeneration pilot scheme and urged that all parties get behind the proposed improvements which could then move forward with unanimous support.

The Chairman indicated that the Regeneration Committee had also agreed to commence the design work for the main regeneration scheme involving the Market Place.

It was *AGREED* to invite the Very Reverend Nigel Godfrey to a meeting to discuss a co-ordinated approach to the regeneration of Peel.

PEEL ACHIEVERS RECEPTION	13/318	Further reference was made to the Peel Achievers Reception scheduled for Friday, 22 <sup>nd</sup> November 2013 at Peel Golf Club. The Chairman indicated that Members could still consider submission of nominations for the awards to be made on that night.
PEEL CAMPSITE	13/319	The Town Clerk referred back to Minute 13/300 and updated Members on the current position. Discussions had been held with staff at the Department of Education and it was noted that a request from the Department to the Commissioners to enter into a lease arrangement in respect of one of the two fields owned by the Department and adjacent to the campsite was awaited. In discussing the matter Members also <i>AGREED</i> that consequent upon a lease being finalised then the Commissioners would be prepared to sub-let its field to Mr. Leece

who grazed the field with his flock of sheep during the winter period namely from October to March.

- PEEL NEWSLETTER 13/320 Further consideration was given to items of news to be included in the newsletter and Mr. Cushing suggested that it would be appropriate to include an article outlining in broad terms the number and type of various meetings held by the Commissioners many of which were in private so that members of the public were aware that significant work was undertaken by the Commissioners over and beyond the two regular board meetings. The Chairman requested Members to submit items for inclusion in the newsletter by the end of the week.
- ISLE OF MAN FOOD PARK 13/321 The Town Clerk referred back to Minute 13/308 and reported that there was no restriction under the planning approval for the major works at the Food Park restricting work before 8.00a.m. Any complaints from nearby residents regarding noise disturbance would have to be progressed under the environmental legislation for noise pollution.
- FISHERMEN'S SHELTER – EAST QUAY 13/322 The Town Clerk referred back to Minute 13/310 and reported that following discussions with the Technical Officer no surplus items of materials were held to assist in the voluntary refurbishment of the shelter. Mr. Davison indicated that he had been in discussion with one of the volunteers Mr. Keith Horne who had submitted a list of materials including plywood to undertake panelling of the interior walls. The total cost was £476.58 and after discussion the Board *AGREED* to assist in this voluntary scheme as it was deemed that the shelter would provide a valuable public facility to the Town. The Board *AGREED* that the necessary materials could be purchased through the Town Hall account which would attract a discount. TQ
- WEST VIEW PLAYGROUND 13/323 Mr. Davison referred back to Minute C13/291 and indicated that the four smaller items of play equipment would be purchased and erected before the end of February 2014 ready for the spring of 2014.

SEWAGE	13/324	The Chairman referred back to Minute 13/292 and still expressed his concern that Mr. Winstanley, Chief Executive of the Water and Sewerage Authority had failed to adequately answer the questions posed regarding the feasibility study. It was <i>AGREED</i> that a further reminder be sent to Mr. Winstanley requesting an answer to the Commissioners concerns.	Letter sent
2 BALLELLIS – BALLAWATTLEWO- RTH ESTATE	13/325	Consideration was given to a request from the owners of 2 Ballellis, Ballawattleworth Estate who had enquired about the maintenance of the strip of land adjacent to their property. A request to purchase the land had been made and after discussion it was rejected by the Board as it was not its policy to sell amenity strips of land in the new estates. Discussion ensued as to the exact boundary between the public land and the private property of the owners and it was <i>AGREED</i> that the Town Clerk attempt to check the relevant deed.	PGL
PLANNING APPLICATIONS FOR COMMENT	13/326	<p>The following planning applications were considered as follows:-</p> <p>13/91141/B Installation of replacement windows to second floor front elevation, 4-6 Atholl Place, Peel. <i>RECOMMENDED FOR APPROVAL</i></p> <p>13/91112/B Erection of an extension to rear elevation of dwelling 8 Lyndale Avenue, Peel (amended plans). <i>RECOMMENDED FOR APPROVAL</i></p>	Letter sent
PLANNING DECISIONS NOTIFIED	13/327	<p>The following planning decisions had been notified by the Planning Committee:-</p> <p>PA 13/90960/B Installation of replacement windows to front elevation at 60 Glenfaba Road, Peel for Mr. Gavin Dillon. <i>APPROVED</i></p> <p>PA 13/00784/B Erection of extensions to front and rear elevations at 10 Church Lane, Peel for Mr. Matthew Corcoran. <i>APPROVED.</i></p>	

PA 13/91024/B Installation of replacement rear basement door and sidelight at Apartment 1 Marine House, 2 Marine Parade, Peel for Mrs Katherine Frances Eliot Lamb and Mr. Gary Lamb. *APPROVED*

PA 13/00682/B Conversion of existing bus station to provide self storage units with associated parking at Bus Station, Atholl Street, Peel for Invescom Limited. *APPROVED*

PA 13/01020/LAW Certificate of Lawful Development for the installation of replacement windows to rear elevation, 8 Lyndale Avenue, Peel for Mr. William Peter Cannan. *APPROVED*

PA 13/90930/B ON APPEAL 13/328 Members noted that an Appeal had been lodged by Empire Garage Limited against the refusal for the erection of five lock up garages at its yard in Stanley Road, Peel. After discussion it was *AGREED* to make no comment on the Appeal.

HOUSING REVIEW 13/329 Members considered two letters from Mr Callister the Chairman of Onchan District Commissioners regarding the current position in respect of the Housing Review. Mr. Jones indicated that Onchan was in a slightly different position than other authorities as it currently operated without a deficiency to the Department. However, he had similar concerns as outlined in the Chairman of Onchan Commissioners letters. In particular Mr. Jones was concerned that the Department intended to advise local authorities of the Tolson recommendations only seven days prior to consideration by the Tynwald Court. Mr. Jones also reported that the sub-committee established to promote a Western Housing Authority was scheduled to meet with the Western MHK's on 22<sup>nd</sup> October 2013 at 1.30p.m. in Government Office's. The sub-committee were also scheduled to meet with Minister Robertshaw of the Department of Social Care on 23<sup>rd</sup> October 2013 to discuss its proposals for a Western Housing Authority.

After a lengthy discussion Members were

strongly of the view and in accord with the views from Onchan District Commissioners that a decision should be deferred until there had been full and proper consultation with the political representatives of the various housing authorities. It was *AGREED* that the Town Clerk forward a letter of response to the Onchan Chairman's letters indicating its full support of the measures proposed and that a further letter be sent to Mr. Robertshaw requesting a delay and copied to Mr. Crookall, MHK, Member for Peel.

Discussion ensued over a letter from Mrs. Reeve, Director of Housing dated 8<sup>th</sup> October 2013 which referred to the Housing Officers meetings with the Department of Social Care staff when the proposal that the Department requested all housing authorities to introduce five year fixed terms tenancies for new tenants excluding sheltered accommodation be introduced from April 2014. Mr. Jones indicated his concern at this proposal and Mr. Cushing suggested that as the Department had only requested housing authorities to introduce the five year fixed term tenancy then it could be prudent to delay such a move and await the impact of such a measure from other housing authorities on the Island.

The Town Clerk referred to a recent email from the Department of Social Care in which it sought an early response to proposals for local authority rents from April 2014. It was noted that the Minister was minded to consider setting the rent increase for 2014 at a level of inflation or inflation plus a nominal percentage bearing in mind the substantial increase in rent imposed in 2013. The views of the Board had been requested as a matter of some urgency as the Department wished to collate a response for the Council of Ministers to consider. Bearing in mind the lack of early notice with regard to this request it was *AGREED* that the matter be considered in greater detail at the first meeting in November.

PLAY CONFERENCE 13/330

The Town Clerk reported on his attendance with the Technical Officer at a recent seminar arranged by the Isle of Man

Children's Centre regarding children's play. The four speakers had addressed various issues relating to children's play such as the removal of adult supervision and how play changes, children's behaviour when left to roam and play, a more balanced thoughtful approach to risk, the role of play in child development and the investigation of what constitutes play for children. *NOTED*

JURBY CIVIC SERVICE	13/331	Consideration was given to an invitation from Mr. Thomas Bampton, Chairman of Jurby Parish Commissioners to its Civic Service to be held on Sunday 20 <sup>th</sup> October 2013 at 11.00a.m. As Members were attending two other Civic Services on the same day it was regretted that no Member would be able to attend.	Letter sent
GODOACTIVE	13/332	Members noted a letter from the Public Health Strategist dated 7 <sup>th</sup> October 2013 which launched a GoDoActive initiative relating to physical activity for all to encourage the health benefits of being more active.	
REAYRT NY CRONK – PUBLIC LIGHTING	13/333	The Town Clerk tabled a plan for the public lighting proposals for phases C3 and C4 of the Rearyt ny Cronk Estate. Reference was made to the possible need for a light at the rear lane between the estates and subject to provision of an additional light at this location if required Members <i>AGREED</i> to the lighting proposal submitted by Heritage Homes Limited.	PGL
HOSPITALITY-GIFTS	13/334	Members noted a letter from the Local Government Unit at the Department of Infrastructure dated 7 <sup>th</sup> October 2013 which outlined the protocol to be followed with regard to the provision of gifts and hospitality by local authorities from public funds. <i>NOTED</i>	
SHOPRITE STORE – DERBY ROAD	13/335	Mr. Davison referred to the display of large advertising signs on the Shoprite Store car park fronting Derby Road. It had been noted that the signs had recently been removed as they had been displayed without planning approval. It was noted that a number of residents had written to complain about the erection and display of these signs. Mr.	Letter sent

Cushing advised that the Shoprite management were working with the planners and it was anticipated that a planning application would be submitted in due course. Mr. Davison indicated that Derby Road was particularly busy with children coming to and from school and with the pelican crossing at the entrance to the Shoprite Store car park it was his opinion that these signs created a danger to drivers and that he was concerned about a possible future accident. At this stage it was *AGREED* that the Town Clerk write a letter to the Planning Committee in advance of any planning applications expressing the Board's concern at any proposal to erect signage at this location.

MINUTE BOOKS	13/336	The Town Clerk referred to the retention of board minutes in hard backed Minute books. These books were particularly expensive and it was suggested that consideration be given to the retention of the Minutes in lever arch files. Mrs. Moughtin suggested that Minutes had been kept in hard backed books for many years and was of the view that this should be continued. Mr. Beale concurred and after discussion it was <i>AGREED</i> to purchase additional Minute books.	PGL
ISLAND OF CULTURE 2014	13/337	The Town Clerk indicated that the launch event for the Island of Culture would take place on 6 <sup>th</sup> January 2014 and marked by a number of beacons or bonfires being lit around the Island. After discussion it was <i>AGREED</i> that a bonfire be lit on Peel Hill to mark this occasion and on a suggestion from Mr. Davison it was <i>AGREED</i> to contact the Vikings of Man to see if they would participate in this event.	TQ
POPPY APPEAL	13/338	The Town Clerk referred to a letter from the Royal British Legion in which it was keen to attract new Poppy Appeal volunteers. The Town Clerk undertook to promote this Appeal on the Commissioners website.	PGL
OFF-SHORE WIND FARM	13/339	The Town Clerk referred to an invitation from Dong Energy Power (UK) Limited in respect of an exhibition outlining the company's proposals for an off-shore wind	



farm. The exhibition would take place on 24<sup>th</sup> October 2013 between 1.00p.m. and 7.00p.m. at the Villa Marina, Douglas.

WESTERN NEIGHBOURHOOD POLICING TEAM	13/340	The Town Clerk referred to a review to be undertaken by the Western Neighbourhood Policing Team with regard to how it advertised events in Peel specifically aimed at young people. The Police had requested whether a link could be established to the Commissioners peelonline website. The Town Clerk indicated that he was happy to meet with PC Craine to discuss this matter and it was noted that the Board had no objection to an appropriate link to the Commissioners website.	PGL
DOG SIGNS	13/341	Upon enquiry from Mr. Jones the Town Clerk reported that the display of the dog control byelaw signs for the winter period contained a minor error which was currently being corrected prior to the signs being displayed. <i>NOTED</i>	
PEEL BEACH	13/342	Mr. Davison enquired whether any progress had been made with the Department of Infrastructure regarding the erection of wooden boards to prevent sand reaching the pavement and promenade. The Town Clerk advised that the Technical Officer was in contact with the Department regarding this matter. Mr. Davison stated that placement of sands bags in the promenade wall gullies would assist in preventing sand reaching the pavement. It was <i>AGREED</i> that this measure be undertaken forthwith.	TQ
POKERSTARS RALLY	13/343	Mr. Davison referred to the rally stage scheduled to take place in Peel on the afternoon of Saturday 9 <sup>th</sup> November 2013. It was noted that the rally organisers wished to utilise the portion of Marine Parade from the Bowling Green to the cliff face for its service area. The Board had no objection to this proposal. In addition Mr. Davison would distribute a number of posters in local shops advertising the event.	Letter sent
PEEL CHAMBER OF TRADE	13/344	Miss Felton advised that the Peel Chamber of Trade had organised a Treasure Hunt as part of the Hop Tu Naa celebrations. Some prizes would be provided by Davison's Ice	

Cream Limited. *NOTED*

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