

# GENERAL MEETING

The MINUTES of a GENERAL MEETING held in the Boardroom, Town Hall, Derby Road, Peel on Tuesday 19<sup>th</sup> November 2013 at 7.00p.m.

Present                    Mr. R K Harmer (Chairman)  
                                  Mr. N A Cushing  
                                  Mr. I G Davison  
                                  Mrs. J O'Halloran  
                                  Mr. A G Jones  
                                  Mrs. C A Moughtin  
                                  Mr. D J Lace

Apologies                Miss K Felton  
                                  Mr. E C Beale

In attendance          Mr. P G Leadley (Town Clerk)  
                                  Mr J T Quayle (Technical Officer)

Action

CHAIRMAN'S WELCOME	13/374	The Chairman welcomed Members to the second meeting of November.	
MINUTES	13/375	The Minutes of the meeting held on 6 <sup>th</sup> November 2013 were taken as read and <i>CONFIRMED</i> .	
CORNER HOUSE/MICHAEL STREET/DOUGLAS STREET	13/376	The Town Clerk referred back to Minute 13/347 and updated Members on the current position. Reference was made to a letter from Mr John Gray structural engineer, which indicated that following his inspection of the property on 16 <sup>th</sup> November 2013 no movement monitoring points had been installed. Mr Gray was of the view that no further significant movement had taken place since the temporary props had been installed. However as there were significant structural defects in existence within the property and that the temporary propping was incomplete it was recommended that measurements should be taken. To enable decisions to be based on facts monitoring points should be installed as soon as possible and after consideration of Mr Gray's recommendations it was <i>AGREED</i> to contact the management company with a request that it establish a monitoring system by the 25 <sup>th</sup> November 2013.	PGL

POKERSTARS  
RALLY

13/377

Mr Davison referred back to Minute 13/355 and reported upon the successful event held in Peel on the afternoon of Saturday 9<sup>th</sup> November 2013. The event had been well received despite some objections which had led to the running of a shorter stage through the town. It appeared that the competitors were pleased with the Peel Section and would be keen to come to Peel in 2014. Mr Davison suggested that the first stage of the rally which would take place on the Friday evening at around 7.00pm could be considered.

The Board *CONFIRMED* that it was supportive of the event and would welcome its return in 2014.

CHRISTMAS  
LIGHTS SWITCH ON

13/378

Mr Davison referred back to Minute 13/361 and reported on the arrangements for the Christmas Lights Switch On Ceremony. Sponsorship had been obtained for the appearance of Santa and a hot chestnut stall would also be onsite manned by Mr Davison and a colleague. The chestnut and toffee apple stall was to be sponsored by Mr Birkett and the funds raised would go to the Police Fund in Peel. It was also *AGREED* that an invitation be extended to the Carnival Princess to switch on the Christmas Lights and help in the judging of the Lantern Competition at the House of Manannan prior to the switch on ceremony.

The Town Clerk reported that the existing Christmas lights had failed and had to be replaced as a matter of urgency.

TOWN SPEED LIMIT

13/379

Reference was made back to Minute 13/367 and the Town Clerk indicated that a suggested twenty mile per hour speed limit for Peel had been discussed at the recent Western Traffic Management Group meeting attended by the Town Clerk and Mr Lace. It was *NOTED* that the Department would not necessarily support a blanket twenty mile per hour speed limit for Peel as such limits tended to be in residential estate areas. After discussion the Board *CONFIRMED* its support in principle for a twenty miles per hour speed limit and it was *AGREED* to advise Castletown Commissioners accordingly.

PGL

PROMENADE PARKING	13/380	The Town Clerk referred to the Department of Infrastructure proposal to increase parking provision on the northern end of Peel Promenade. Unfortunately implementation of the scheme would be delayed as a section of the promenade seawall had been undermined and needed repair. This would impact upon parking which was proposed to take in part of the wide section of promenade.	
FERRY BOAT - CLOTHWORKERS SCHOOL	13/381	The Technical Officer referred back to Minute 13/368 and reported that the ferry boat currently housed in the grounds of Peel Clothworkers Primary School was in such a poor state of repair that any attempt to relocate it would result in extensive damage possibly beyond repair. The Chairman enquired whether the bow end of the boat could be cut away and retained for some form of artistic display in Peel. The Technical Officer undertook to look into this matter.	TQ
ROAD TRAFFIC REGULATION ACT 1985	13/382	Members <i>NOTED</i> the temporary suspension of parking on Circular Road between 21 <sup>st</sup> and 29 <sup>th</sup> November 2013 whilst gas mains renewal work was undertaken and a temporary suspension of parking on Peveril Terrace between 18 <sup>th</sup> and 22 <sup>nd</sup> November 2013 whilst gas mains renewal work was undertaken.  It was also <i>NOTED</i> that Chapel Lane would be closed to traffic whilst scaffolding was used for roof works on 25 Michael Street, Peel between the 21 <sup>st</sup> November and 16 <sup>th</sup> December 2013.	
BEACH STREET/FACTORY LANE	13/383	Consideration was given to a proposal from the Department of Infrastructure to install double yellow lines in front of numbers 9 and 12 Beach Street and in front of the Mews properties in Factory Lane to prevent the parking of vehicles which had caused damage to the corner of the properties and had blocked access. Whilst these streets were relatively narrow Members were somewhat concerned at the further reduction in available on street parking and were also concerned over the need for proper enforcement if double yellow lines were installed. In conclusion it was <i>AGREED</i> to advise the Department that the Commissioners did not	Email sent

support the proposals for double yellow lines as sought.

PLANNING  
APPLICATIONS FOR  
COMMENT

13/384

13/91179/B

Letter sent

Erection of decking on flat roof kitchen extension (retrospective) and proposed boundary fencing, 12 Gib Lane, Peel.(Amended Plans)

*RECOMMENDED FOR APPROVAL.*

13/91269/B

Alterations to access to rear of dwelling (retrospective), 8 Close Cubbon, Peel.

*RECOMMENDED FOR APPROVAL.*

13/91285/B

Installation of a replacement entrance door, Ground Floor Apartment 5 Marine Parade, Peel.

*RECOMMENDED FOR APPROVAL.*

13/91289/B

Residential development of 144 dwellings with associated highway and drainage works, public open space and landscaping, Fields 311826, 311827 And 314444 Between Poortown Road & QE2 High school East of Reayrt Ny Cronk, Peel.

Mr Cushing had prepared a draft response to this application and suggested that one hundred and forty four dwellings was too many and that a lesser number would be more acceptable. Members *AGREED* that the draft report form the basis of a submission to the Planning Committee. The report made reference to sustainable development, parking requirements, road infrastructure, public open space, a transport assessment, sewerage and provision of public services. Mr Jones expressed the view that the Board would need strong grounds on which to register an objection to the planning application and as an alternative might wish to seek planning gain from the developer. With regard to the provision of public open space it was suggested that the Queen Elizabeth II High School field could be utilised as the necessary provision of public open space for this development. This matter would need to be investigated and Mr. Cushing *AGREED* to

look into this matter. Mr Quayle outlined his views on drainage and indicated that the sewerage from this development would be catered for within the current treatment works installed for the earlier phases. Surface water would be attenuated in large underground tanks prior to discharge at the rate of seven litres per second through the drainage ditch across the school playing field. Mr Cushing referred to the strategic plan for the Island and stated that it was relevant and should be given the strength of law to enable local authorities including Peel Commissioners to obtain more guidance from it. Members felt that Heritage Homes Limited had offered little in the way of planning gain for the town in past applications. Mrs O'Halloran referred to its proximity to the school and suggested that German Parish Commissioners were also opposed to the planning application. Mr Cushing indicated that he was keen to ascertain the views of Mr Crookall MHK on the planning application as he had not heard from him with regard to this matter. Mr Cushing also suggested that the Planning Committee were currently looking to trial a new system of processing applications whereby interested parties would be permitted to speak at the initial planning application stage. Members felt that the proposals for play facilities were inadequate bearing in mind the size of the estate. Mrs Moughtin indicated her support for Mr Cushing in opposing this application and felt that the town had been developed enough in recent years. The Chairman suggested that a press release be issued at the appropriate time and that the Commissioners views be placed on the peelonline website. It was *AGREED* that the application be held over to the next meeting for the finalisation of the Commissioners views to be contained within Mr Cushings report prior to submission to the Planning Committee.

13/91297/B

Installation of replacement front door and fanlight, 38 Stanley Road, Peel.

*RECOMMENDED FOR APPROVAL.*

13/91303/B  
Alterations to front façade of building, The Old Bus Station, Atholl Street, Peel.  
*RECOMMENDED FOR APPROVAL.*

13/91304/B  
Alterations and creation of a roof terrace, Bay View House, 3 Victoria Road, Peel.  
*RECOMMENDED FOR APPROVAL.*

13/91312/B  
Installation of a replacement front door, 10 Orry Lane, Peel.  
*RECOMMENDED FOR APPROVAL.*

13/91313/B  
Replacement of existing chimney stack, 23 & 25 Market Street, Peel.  
*RECOMMENDED FOR APPROVAL.*

PLANNING  
DECISIONS  
NOTIFIED

13/385 The following planning decisions had been notified by the Planning Committee:-

13/91078/B  
Erection of extension to replace existing conservatory at 48 Fuchsia Road, Reayrt Ny Keylley, Peel for Mr & Mrs A J Miller.

13/91111/B  
Installation of replacement windows and doors to front elevation at 36A Market Street, Peel for F K Walker.

PA13/90930/B  
EMPIRE GARAGE  
LIMITED ON  
APPEAL

13/386 Members *NOTED* receipt of the appeal lodged by the applicant Empire Garage Limited against the refusal for the erection of five lock up garages, Stanley Road, Peel. It was *AGREED* to make no comment on this appeal.

CAPITAL PROJECT  
COSTS

13/387 Consideration was given to a letter from Mrs AGJ Reeve, Director of Housing at the Department of Social Care dated 12<sup>th</sup> November 2013. The Department had requested detailed information following concerns raised by Mr Jones over the kitchen framework refurbishment programme. Mr Jones had submitted that the framework costs were considerably higher compared to a comparable kitchen project which was not part of the Commissioners housing stock.

Mr Jones indicated that he would draft a response to the letter for consideration of the Board. It was Mr Jones view that much of the difficulties encountered related to the inflexibility of the Treasury with regard to capital housing projects.

PEEL CAMPSITE	13/388	Mr Davison tabled a campsite report for the 2013 season which was <i>NOTED</i> by Members. The season had been particularly good with the campsite income up on the previous year. It was <i>NOTED</i> that ninety three questionnaires had been submitted from campsite users regarding customer satisfaction with the majority indicating an excellent or good service. Mr Davison wished to praise the work of the Campsite Attendant Mr Phil Quane who continued to look after the campsite users in a most satisfactory manner.	
TOWN SIGNS	13/389	Members considered the replacement of the Town signs and leaflets proposed by Mr Vic Bates. The Board <i>AGREED</i> to obtain a further supply of the map leaflets together with six replacement signs and one new sign to be sited at the Market Place.	PGL
PORT ERIN CAROL SERVICE	13/390	Consideration was given to an invitation from Port Erin Commissioners to attend their annual Carol Service on 19 <sup>th</sup> December 2013 at 7.00pm. Unfortunately the Chairman was unable to attend on this occasion.	
NEW YEAR'S DAY DIP	13/391	Consideration was given to a request from the organisers of Peel's New Year's Day Dip. It was <i>AGREED</i> that permission be given for a charitable collection on 1 <sup>st</sup> January 2014 at twelve noon on Peel Beach. It was <i>NOTED</i> that the charities to be supported this year were Peel Lifeboat, Multiple Sclerosis and Manx Workshop for the Disabled.	
RATING OBJECTION	13/392	Members <i>NOTED</i> receipt of a temporary ten per cent reduction in rates for Greystones, Battery Road, Peel whilst building works took place in the area.	
POST OFFICES	13/393	Consideration was given to an email from the Municipal Association which referred to the proposal from the Department of Social Care to possibly end the payment of benefits at	

Post Offices throughout the Island. It was indicated that this was a matter under consideration by the Department although no decision had yet been made. It was *AGREED* to note the situation but make no comment at this stage.

NOVEMBER NEWS LETTER	13/394	Members considered a letter from Mrs L Quayle of 4 Cronk Lhennag, Ballawattleworth, Peel regarding her comments about the November Newsletter. Mrs Quayle had suggested that the type was so small it was difficult to read without a magnifying glass. Mrs Quayle had requested that her comments be raised at the meeting of the Commissioners. <i>NOTED</i> . The Town Clerk undertook to raise the issue of a larger font for future editions of the Newsletter. Upon request from the Chairman it was <i>AGREED</i> that the newsletter be placed on the Commissioners website.	PGL
HEALTHCARE PROFESSIONALS BILL	13/395	Members <i>NOTED</i> receipt of a consultation document regarding a draft Healthcare Professionals Bill. Members had no comment on the document.	
LOCAL GOVERNMENT SUPERANNUATION SCHEME	13/396	Mr Cushing referred to the statement of the funding strategy for the Isle of Man Local Government Superannuation Scheme. It was <i>NOTED</i> that this was reviewed every three years and the Pension Committee sought comments from employing organisations on the document. Mr Cushing requested that the matter be held over to the next meeting on 10 <sup>th</sup> December 2013 to enable a response to be made. <i>AGREED</i> .	Deferred
MILL ROAD FOOD PARK	13/397	The Town Clerk referred to a further email from Mrs Kennedy regarding a complaint about noise from the fish yards. Mrs Kennedy wished to correct the misconception that the noise emanated from the construction work currently being undertaken. This was not the case as her complaint referred to the food processors operating within the yard. Members <i>AGREED</i> that if there was an environmental issue Mrs Kennedy should contact the Department of Environment to investigate noise pollution.	



MEMORIAL TREE ST PETERS CHURCHYARD	13/398	The Town Clerk referred to a letter of thanks from Monica George in which permission had been granted for the planting of a memorial tree in memory of Ross George. <i>NOTED</i> .	
BALLATERSON CRESCENT	13/399	Mr Davison referred to complaints he had received regarding weeds growing on the pavements on Ballaterson Crescent and the poor state of the light emanating from the street lighting columns in the Crescent. It was <i>AGREED</i> to refer the pavement issue to the Department of Infrastructure and discussion ensued over the street lighting column on the Crescent. The Technical Officer indicated this matter had been discussed previously and a decision had been made not to increase the lighting at this location.	
SHOPRITE STORE	13/400	Mr Cushing referred to the previous decision of the Board to mark the Commissioners car parking spaces in the Derby Road car park of Shoprite in yellow paint. The Technical Officer indicated that he would arrange for this to be undertaken as a matter of some urgency.	Done

This part of the meeting ended at 8.45pm.