

GENERAL MEETING

The MINUTES of the GENERAL MEETING held in the Boardroom, Town Hall, Derby Road, Peel on Tuesday 2nd December 2014 at 7.00p.m.

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

In attendance Mr. P G Leadley (Town Clerk)

Action

CHAIRMAN'S WELCOME	14/358	The Chairman welcomed Members to the first meeting of December and wished to express his thanks to all those involved in the Christmas lights switch on ceremony with particular regard to the outdoor staff. The event was well attended and proved most successful.
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MINUTES	14/359	The Minutes of the meeting held on 18 th November 2014 were taken as read and <i>CONFIRMED</i> .
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LOCAL SERVICES	14/360	The Town Clerk referred back to Minute 14/336 and advised that a meeting had taken place with Mr. Bill Corlett of the Department of Infrastructure regarding detailed costings of certain services scheduled to be transferred, if agreed, such as street cleaning and hedge trimming.
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The Town Clerk tabled a further letter from Minister Gawne dated 28th November 2014 which indicated that a number of local authorities had voiced certain concerns over the transfer of minor footpath repairs from the Department and as a result the Department had agreed to withdraw this function from the list of proposed services to be transferred. It was also

noted that Tynwald would look to undertake a review of the rating system and this would commence by February 2016. In conclusion the Minister also referred to the establishment of a refuse collection forum to undertake a full debate on how central and local government work more effectively to deal with waste. The Department was currently drawing up terms of reference for the forum and would be in contact with local authorities in the New Year.

After discussion it was *AGREED* that further consideration be given to the setting of the town rate at a meeting to be held on 8th December 2014 at 7.00p.m.

TOWN HALL PHONE SYSTEM	14/361	The Town Clerk referred back to Minute 14/351 and indicated that he had arranged a meeting with Skanco for 3 rd December 2014 to discuss various options over the Town Hall phone system including one linked into the computer system.	PGL
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RATING OBJECTION	14/362	The Town Clerk referred back to Minute 14/348 and advised that a letter had been received from the Rent and Rating Appeal Commissioners indicating that Mr. & Mrs. Corden of 21 Bridge Street, Peel had withdrawn their disputed rating assessment. <i>NOTED</i>	
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WESTERN TRAFFIC MANAGEMENT GROUP	14/363	The Town Clerk updated Members on a recent meeting of the Western Traffic Management Liaison Group held on 26 th November 2014. It was noted that the Department had withdrawn its proposal to extend the speed limit beyond the cemetery and that the existing speed limit into Peel would be retained.	
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Members also noted an operational procedures document from the Department for the use of speed indicator devices on the public highway. Arising therefrom the Chairman indicated that a further meeting of the group should consider the possible widening of the road at St. Germans Place.

ROAD TRAFFIC REGULATION ACT 1985	14/364	Members noted receipt of an approved order creating a reserved parking place for vehicles displaying a permit on the south east side of Albany Close. <i>NOTED</i>	
PLANNING APPLICATIONS FOR COMMENT	14/365	<p>The following planning applications were considered as follows:-</p> <p>14/01312 Additional use of residential property as tourist living accommodation, 15 Wood View Court, Rearyt ny Keylley, Peel – <i>RECOMMENDED FOR APPROVAL</i></p> <p>14/01337 Installation of replacement front door, fanlight and ground floor window, 5 Lyndale Avenue, Peel – <i>RECOMMENDED FOR APPROVAL</i></p> <p>14/01326 Erection of four detached dwellings (change of house types from those approved under PA 13/91289) plots 18, 19, 20 and 21 Slieau Whallian View, field 314444 between Poortown Road and QE11 High School east of Rearyt ny Cronk, Peel – <i>RECOMMENDED FOR APPROVAL</i></p> <p>14/01327 Erection of seven dwellings (change of house types from those approved under PA 13/91289) plots 89, 90, 91 and 92 Slieau Whallian View field 311826 between Poortown Road and QE11 High School east of Rearyt ny Cronk, Peel – The application refers to a change of house type from 3 bed semi-detached properties with garages to seven 2 bed properties in two terraces. The Commissioners <i>RECOMMEND REFUSAL</i> of this planning application as the appeal decision for PA 13/91289 has only recently been received and the developer is now looking to increase the estate from the approved 144 dwellings to 147 dwellings. The Commissioners concerns over the ability of the Town’s infrastructure to cope with yet further development remains.</p>	Letter sent

14/01323

Erection of five detached dwellings (change of house types from those approved under PA 13/91298) with access road and public open spaces plots 57, 58, 59, 60 and 65 adjoining Highway/public open space of approved residential development (Slieau Whallian View) field 311826 between Poortown Road and QE11 High School East of Rearyt ny Cronk, Peel – *RECOMMENDED FOR APPROVAL*

PLANNING
DECISIONS NOTIFIED 14/366

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

PA 14/01136/B Erection of a building to provide a forty unit sheltered housing scheme with associated car parking, landscaping and vehicular access at land adjacent to Croit ny Greiney, Douglas Road, Peel for Peel and Western District Housing Committee. *APPROVED*

PA 14/01124/B Erection of an extension to rear elevation of dwelling at 31 Queens Drive, Peel for Miss Jane Corlett. *APPROVED*

PA 14/00875/B Conversion of former hairdressers to a take-away/delicatessen and installation of extractor flue to rear elevation, 3 Atholl Street, Peel for Mr. Antony Barrow. *APPROVED*

PA 14/01206/B Rendering works, erection of an extension and widening of driveway and vehicular access to dwelling at 7 Ballaquane Park, Peel for Mr. & Mrs. J Kneen. *APPROVED*

PA 14/00729/B ON
APPEAL 14/367

Members noted receipt of an appeal against the approval for the erection of an extension and installation of two roof dormers to rear elevation of dwelling at 10 Station Road, Peel. It was *AGREED* to make no submission on this planning appeal.

HERITAGE HOMES LIMITED	14/368	<p>Members considered a letter from the Planning Department regarding PA 12/91289/B relating to the residential development of 144 dwellings at land adjacent to Rearyt ny Cronk, Peel by Heritage Homes Limited. The planning application approved at Appeal including a condition that prior to commencement of any development on the site a method statement should be submitted and approved by the Planning Division. The Planning Division sought the views of the Commissioners on this matter and after discussion it was <i>AGREED</i> that the establishment of a local liaison committee to deal with any issues regarding the development be established. Members <i>AGREED</i> that any such liaison committee should have a Commissioners representative and it was <i>AGREED</i> to advise the Planning Division accordingly with this request. Arising therefrom Mr. Davison indicated that the development could not proceed without a discharge licence from Manx Utilities.</p>	Letter sent
SHELTERED HOUSING CRITERIA REVIEW	14/369	<p>Consideration was given to an email from the Housing Policy Manager at the Department of Health and Social Care regarding a review of the sheltered housing access and eligibility criteria. It was noted that the matter would be considered at the next Housing Managers meeting scheduled for 3rd December 2014. Mr. Jones indicated that this matter needed proper consideration and suggested that the proposed deadline for input being 29th December 2014 was insufficient to consider the possible ramifications of amending the current criteria which presently had no restriction on applications. It was noted that the Peel and Western District Housing Committee would submit its views on the review. Members indicated that the review should include political dialogue prior to any decisions and it was <i>AGREED</i> to advise the Department accordingly.</p>	Email sent
PEEL ACHIEVERS	14/370	<p>Members noted receipt of two letters of thanks from Mr. John Teare and Mrs.</p>	

Suzanne Williamson who had received the Freedom of the City and the Peel Gardens winner awarded respectively.
NOTED

CHRISTMAS PEACE LIGHT	14/371	Consideration was given to an email from Mr. Paul Aldridge of the 3 rd Peel Sea Scout Group regarding the display of a peace light from Bethlehem from 20 th December to the evening of Christmas Day. After consideration it was <i>AGREED</i> that the offer be accepted.	Email sent
NEW YEAR'S DAY DIP	14/372	Consideration was given to a request from Mr. John Staines of the Manx Grill for a street trading licence to operate on the 1 st January 2015 when the New Year's Day Dip took place. After consideration it was <i>AGREED</i> that a street trader's licence be issued to Mr. Staines with a request that he place his mobile unit on the promenade opposite the Peel Sailing Club.	Completed
REDUCTION IN COMMISSIONERS	14/373	Consideration was given to an email from Mr. Willoughby of the Local Government Unit at the Department of Infrastructure regarding the Commissioners application to reduce its numbers from nine to seven. It was noted that the matter was scheduled to be considered by Tynwald at its December sitting and that a public enquiry would then have to take place possibly in January 2015. Mr. Willoughby indicated that the costs of the public enquiry including the fee for the Chairman would have to be borne by the Commissioners. At this stage the Town Clerk was requested to ascertain what the likely costs might be to hold a public enquiry over this matter. It was <i>AGREED</i> to hold the matter over to the next meeting to make a decision on whether to proceed or not as Members expressed some concern at the possible cost to achieve a reduction in Members.	PGL
BUILDING CONTROL ACT 1991	14/374	The Town Clerk advised that a notification of an intention to demolish 12 Market Street, Peel had been received by the Department of Infrastructure from	

Miss Page and Mr. Humberston. *NOTED*

CHRISTMAS LIGHT SWITCH ON CEREMONY 14/375 Mr. Davison referred to the successful Christmas light switch on ceremony and requested that a letter of thanks be sent to the Cathedral bell ringers, the Cathedral Choir and Crosby and District Silver Band. *AGREED* Letters sent

It was also *AGREED* to make enquiries as to the possible purchase of a snow making machine for future use. Mr. Davison indicated that the event was so successful that the current location at Atholl Place was overcrowded and that consideration ought to be given to moving the ceremony to the Market Place. It was also suggested to make enquiries of the traders whether late night shopping could be provided if the ceremony was switched to an evening during the week. It was *AGREED* that this matter be looked into. Mrs. O'Halloran referred to the large crowds on Atholl Place and indicated that it needed a review on health and safety grounds. It was also suggested by Mrs. Moughtin that as the switch on ceremony had always previously been undertaken from the Market Place that this could be a suitable future location and that there was a need for a road closure when the tree was being erected.

CORNER HOUSE MICHAEL STREET 14/376 Upon enquiry from Mr. Davison the Town Clerk advised that the property owners at The Corner House on Michael Street/Douglas Street were arranging for the necessary remedial works to be undertaken early in the New Year. *NOTED*

SHOPRITE CAR PARK 14/377 Mr. Davison enquired as to the current position regarding the proposed exchange of land at Shoprite car park and the Town Clerk indicated that he would make enquiries of the Commissioners advocates regarding this matter. PGL

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

