

GENERAL MEETING

The MINUTES of the GENERAL MEETING held in the Boardroom, Town Hall, Derby Road, Peel on Tuesday 3rd February 2015 at 7.00p.m.

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

Apologies Mr. D J Lace

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

Action

CHAIRMAN'S WELCOME	14/422	The Chairman welcomed the members of the public and press to the first meeting of February and referred to the sterling work undertaken by the Peel Charity Shop which had raised over £1 million for charitable purposes.	
MINUTES	14/423	The Minutes of the meeting held on 13 th January 2015 were taken as read and <i>CONFIRMED</i> .	
STREET NAMES	14/424	The Town Clerk referred back to Minute 14/400 and indicated that the original list of street names agreed by the Commissioners would now be incorporated into the Slieau Whallian View development. It was further noted that the main spine road through the estate would be called Raad KirreeVarrey. <i>NOTED</i>	Completed
PUBLICATION OF PLANNING LISTS	14/425	The Town Clerk referred back to Minute 14/406 and indicated that it had been reported on Manx Radio that the Department had reconsidered its position and was now prepared to publish the planning lists in the local papers. <i>NOTED</i>	
PROPOSED REDUCTION IN COMMISSIONERS	14/426	The Town Clerk referred back to Minute 14/409 and indicated that the public inquiry under the direction of Mr. Geoff	

Karran, Advocate had taken place on 14th January 2015. Mr. Karran was now considering his report to be made to the Department following the evidence taken at the inquiry. *NOTED*

WARD LIBRARY
REPORT

14/427

Miss Gemma Quilliam, Ward Librarian TQ attended the meeting for this item. Miss Quilliam presented her report for the period October to December 2014. It was pleasing to note that the issue of books had increased and that the membership continued to grow at a steady rate. In particular there had been a big increase in junior borrowers following the Board decision for free membership.

Miss Quilliam indicated that Douglas Library had donated 150 large print books which was of great value to the Ward Library. Reference was made to the inputting of books onto the computerised database which was taking longer than anticipated. Miss Felton referred to the progress with the “free library” to be incorporated in the old style phone box. The Technical Officer advised that the phone box would be adapted and ready for April 2015 when it would be located in the rose garden at Albany Road and stocked with books for the members of the public. Upon enquiry from the Chairman it was noted that the upper rooms of the Ward Library would shortly be finished and available for storage and/or research facilities as required.

Miss Quilliam left the meeting at 7.20p.m.

LEECE MUSEUM
REPORT

14/428

Due to the unavailability of Mr. Baker, the Curator of the Leece Museum, it was *AGREED* to defer consideration of the quarterly report until the next meeting on 17th February 2015.

MUNICIPAL
ASSOCIATION

14/429

The latest set of approved Minutes from the Municipal Association meeting dated 20th November 2014 were *NOTED*. Arising therefrom Mr. Jones indicated that an item had been discussed at the latest Association meeting regarding a suggestion that central government was

looking to consider an all island leisure rate.

SOAP BOX DERBY 14/430

Mr. Davison referred back to Minute 14/415 and reported that plans were progressing for a soap box derby in Peel on a date to be agreed but likely to be in August 2015 possibly after the staging of the Royal Agricultural Show. Mr. Davison indicated that a soap box derby would also be held in Douglas and that he would link in with the organiser of that event. Sponsorship had been obtained and Mr. Davison envisaged a soap box series of races. The actual course would need to be agreed in due course.

WESTERN CIVIC AMENITY SITE 14/431

Reference was made back to Minute 14/419 and it was *AGREED* to invite Mr. Jones and Mr. Wadsworth to a meeting to be held on the 3rd March 2015 at 8.00p.m. to discuss the Civic Amenity Site at St. Johns. PGL

CONTRACTORS LIST 14/432

Members noted a list of contractors issued by the Department of Infrastructure regarding the various local services to be transferred from the Department to local authorities.

Arising therefrom the Town Clerk referred to the damaged pavement on the promenade in the vicinity of the Kiosk. It was noted that the Department of Infrastructure had stated that repairs to the paviers would be completed by the end of the month. Members were concerned that these repairs were essential as the promenade was a key area of the town particularly during the spring and summer months.

ROAD TRAFFIC REGULATION ACT 1985 14/433

Members noted receipt of a temporary closure order in respect of part of Bridge Street, Peel on 10th February 2015 to enable gas service alternation works to be undertaken.

WESTERN TRAFFIC MANAGEMENT LIAISON GROUP 14/434

Members noted receipt of the latest set of approved minutes from Western Traffic Management Liaison Group held on 26th November 2014.

TREES AND HIGH
HEDGES ACT 2005

14/435

Consideration was given to a further letter from Mr. Gillespie of the Local Government Unit at the Department of Infrastructure dated 13th January 2015. The Department had revoked the delegation issued in error. It was also noted that the Department had offered to the Commissioners two options to deal with disputes under the Trees and High Hedges Act 2005. The first option would entail the Commissioners approaching another local authority to undertake this function on its behalf. In that respect both Patrick and Michael Commissioners operated this function in their own local area. The alternative option would involve a request from the Commissioners to formally ask the Department to seek expressions of interest from other local authorities to undertake this function in the Peel area. The matter was discussed and Mr. Jones indicated that the process was not particularly onerous. The Chairman requested that the matter be given further consideration and that it be adjourned to enable an appropriate notice of motion to be submitted to the next meeting on 17th February 2015 by an interested Commissioner.

PGL

PLANNING
APPLICATIONS FOR
COMMENT

14/436

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

15/0089/B

Removal of conservatory at the rear of property to replace it with new bi-folding door. The removal of a non-load bearing wall in between kitchen and dining room, 1 Close Corlett, Peel. *RECOMMENDED FOR APPROVAL*

15/00085/B

Erection of sun room to front of house, 1 Close Cubbon, Peel. *RECOMMENDED FOR APPROVAL*

15/00075/B

Reconstruction of the highway and footpaths, drainage, services, street lighting, street furniture and signage, Market Place, Douglas Street to Michael

Street, Michael Street to Orry Lane, Peel.
RECOMMENDED FOR APPROVAL

15/00067/B
Change of Use, Former Peel Town
Commissioners Depot, Mill Road, Peel.
RECOMMENDED FOR APPROVAL

15/00043/B
Erection of new external covered walkway
in courtyard adjacent to the Kingdom of
the Isles Gallery, landscaping of the
courtyard to include new floor covering
and water feature, House of Manannan,
Peel. *RECOMMENDED FOR
APPROVAL*

15/00025/B
Temporary change of use from football
club clubhouse and Tommy Clucas
Community Sports Hall for camping
(tents) for TT practice and race weeks
including up to 5 days either side for
erecting and disassembling campsite –
request for 3 years commencing TT 2015,
Peel Football Club. *RECOMMENDED
FOR APPROVAL*

15/00018/B
Change of Use to residential, The
Chocolate Box, 1 Douglas Street, Peel.
Mr. Davison declared an interest in this
planning application and took no part in
the discussion or recommendation.
RECOMMENDED FOR APPROVAL

14/00192/B
Erection of building to provide garage and
service facilities, land to rear of Isle of
Man Seafood Products Limited, Isle of
Man Food Park, Mill Road, Peel.
DEFERRED TO NEXT MEETING

PLANNING
DECISIONS
NOTIFIED

14/437

The following planning decisions were
noted as follows:-

PA 14/01327/B Erection of six dwellings
(change of house types from those
approved under PA 13/91289/B) at Plot
89, 90, 91 and 92 Slieau Whallian View
field 311826 between Poortown Road and
QE11 High School, East of Reayrt ny

Cronk, Peel for Heritage Homes Limited. *APPROVED.*

PA 14/00254/B Erection of a building to provide food processing unit with associated facilities at Unit 14/15 Isle of Man Food Park, Mill Road, Peel for C B Horne. *APPROVED*

PA 14/01423/B Alterations to existing car port to form a garage and alterations to vehicular access and driveway, 43 Ballaquane Park, Peel for Mr. Thomas Henry Gordon Corrin. *APPROVED*

PA 14/01391/B Alterations and erection of extension to rear elevation of dwelling at 18 St. Germans Place, Peel for Mr. & Mrs. Graham Gell. *APPROVED*

Pa 14/01454/b Installation of replacement first and second floor windows at Co-operative Store, Michael Street, Peel for the Co-operative Group Properties. *APPROVED*

PA 14/01136/B ON
APPEAL 14/438

Members noted the receipt of a request for an appeal in respect of the application by Peel and Western District Housing Committee for the erection of a building to provide 40 unit sheltered housing scheme with associated car parking, Douglas Road, Peel. *NOTED*

PA 14/00729/B ON
APPEAL 14/439

The Board noted the decision of the Minister in respect of the Appeal submitted for the erection of an extension and installation of two roof dormers to rear elevation of 10 Station Road, Peel. The Appeal had been dismissed by the Minister and the approval confirmed.

VIEWING AND
COMMENTING ON
PLANNING
APPLICATIONS 14/440

Consideration was given to a letter from Mrs. Callow of the Planning Department at the Department of Infrastructure dated 28th January 2015. It was noted that the Planning Department had indicated a change to its administrative arrangements whereby it would seek to increase the use of electronic documents and emails to communicate with those involved in the planning process. As a result the Planning

Letter sent

Committee would stop issuing hard copies of planning applications to all local authorities and instead direct them to view applications and contents via online services. The Planning Department hoped to encourage the administration of appeals to move towards electronic circulation. The matter was discussed at some length and the Board was of the view that a move to electronic viewing and commenting on planning applications was a retrograde step. It was *AGREED* that an appropriate letter be sent to the Planning Committee.

DRAFT STRATEGIC PLAN 2015	14/441	Initial consideration was given to an email from Mrs. Diane Brown, Planning Policy Officer regarding a partial review of the Isle of Man Strategic Plan 2007. The portion of the review would relate to the Strategic Policy 11 and Housing Policies 1 and 3 which indicated provision of 6000 properties for the Isle of Man with 1000 being earmarked for the West. Comment was made that the 1000 units for the West had already been exceeded by a substantial margin and the town was more than adequately provided with new dwellings. It was <i>AGREED</i> to invite representatives from the Planning Department to a meeting with the Commissioners to discuss the strategic plan review in so far as it affected Peel and the West.	PGL
ORIENTEERING PROPOSAL	14/442	Consideration was given to an email from Mr. Chris Littler regarding a proposal to establish an orienteering course in Peel. Members were supportive of the proposal and were in favour of it being developed further. The Chairman indicated that this would help to put Peel on the map and that the application should be encouraged. It was <i>AGREED</i> to contact Mr. Littler accordingly.	PGL
MARINE PARADE LEISURE DEVELOPMENT	14/443	Following the publication of the Commissioners proposals to develop the leisure facilities at Marine Parade a number of email responses supportive of the proposal had been received and noted. Mr. Beale indicated that he had been advised of one particular problem regarding the suggested lowering of the	TQ

promenade wall immediately in front of the Bowling Green Café. It was suggested that this matter be reviewed. *AGREED*

The Technical Officer referred to the proposals and in particular the anticipated cost of the water splash area. This could only be provided by an off-island company and it was *AGREED* that the Technical Officer meet with the representative who was shortly due on the island. The Technical Officer advised that the likely costs would be extremely high and this would have to be considered in due course. The other works on the site would progress and the Chairman requested that this be prioritised. It was further *AGREED* that the Technical Officer itemise the anticipated costs of the scheme for submission to the Board in due course.

PEEL DAY 14/444

Mr. Davison updated Members on arrangements for this year's Peel Day. The various acts had been booked and contact had been made with Port Erin Commissioners to share the various display acts and its attendant costs. A meeting was to be had with the Department of Tourism Officers the following week to discuss the Peel Day arrangements. It was noted that the Red Arrows would not be visiting Peel during the TT fortnight. Mr. Davison reported that events at the Marine Parade end of the promenade could include mini moto racing and go karts. It was further confirmed that a £4 charge for the day would be proposed. In conclusion Mr. Davison indicated that the provision of the sound system and music had been arranged through Mr. Dave Hattersley involved with the youth and young bands on the Island.

FLAG DAY 14/445

Consideration was given to a request from St. John Ambulance to hold a flag day on 25th April 2015. *AGREED*

Letter sent

CATHEDRAL CHURCH OF ST GERMAN 14/446

Consideration was given to a request from the Very Reverend Nigel Godfrey to arrange two small processions in Peel from the old Cathedral on St. Patricks Isle to St. Germans Cathedral on Palm Sunday 29th March 2015 and the feast of St. German on

Letter sent

Sunday 12th July 2015. *AGREED*

THE LATE MR FRED CROWE	14/447	The Town Clerk referred to a letter of thanks from Mrs. Ena Crowe for the Commissioners kindness in flying its flag at half-mast in memory of the late Fred Crowe. <i>NOTED</i>	
PEEL CLOTHWORKERS CHRISTMAS FAYRE	14/448	The Town Clerk referred to receipt of a thank you card from the Clothworkers School with regard to the donation of a Christmas hamper at the Christmas Fayre. The Parent/Teacher Association had raised over £3000 through his event.	
PEEL HILL	14/449	The Town Clerk referred to email correspondence from Manx Cat Properties Limited regarding a regularisation of the boundary on Peel Hill with regard to the former Ship Yard alongside the River Neb. The Board <i>AGREED</i> to the deed being engrossed for execution.	PGL
CASTLE STREET GARDENS	14/450	Reference was made to the works undertaken to provide additional lighting in the Castle Street gardens. The Technical Officer indicated that Manx Utilities had delayed the scheme and it was <i>AGREED</i> that the matter be referred back to them with a request to complete the necessary work as soon as possible.	TQ
ARMY CADETS	14/451	The Chairman indicated that he had received a letter with a request from the Captain of the Army Cadets to meet with the Commissioners regarding the provision of cadets in Peel. It was <i>AGREED</i> that he be invited to the next meeting on 17 th February 2015.	PGL
STRAND STREET CAR PARKING	14/452	Consideration was given to a letter from Mr. Tony Faragher who owned Orry Cottage in which the rear garden wall adjoined the car parking spaces operated by the Commissioners in Strand Street. The small space at the end of the five designated parking spaces was currently unused and Mr. Faragher had enquired whether in recognition of permitting signage to be attached to his garden wall that he utilise this space. After discussion it was <i>AGREED</i> that the matter be deferred	

to the next meeting and a plan of the area be produced for consideration.

REAYRT AALIN	14/453	The Town Clerk referred to a project brief in respect of the replacement of doors at Rearyt Aalin. The scheme would involve 36 front doors and 29 back doors at this estate. It was noted that the cost would be under £41,000 with funding coming out of the housing reserve account. It was <i>AGREED</i> to proceed accordingly.	
POT HOLES	14/454	Mr. Davison referred to a significant pot hole in Factory Lane and discussion ensued over the number of pot holes around the town. The Technical Officer advised that the Department of Infrastructure operated an email address where reports of pot holes could be made. After discussion it was <i>AGREED</i> that the Commissioners put on to its website a “pot hole of the week” page to try and encourage the Department of Infrastructure to carry out the necessary repairs.	
STREET LIGHTING	14/455	Miss Felton referred to the fact that the towns street lights were on during the day light hours recently. The Technical Officer advised that they were put on once a month to enable Manx Utilities to check whether they were operational or not. Arising therefrom the Chairman referred to the car park area at the end of Boilley Spittal and indicated that it was in need of additional street lighting. The Technical Officer undertook to investigate this particular item.	TQ
MINISTER GAWNE	14/456	Mrs. Moughtin referred to the recently report in the local papers in which Minister Gawne referred to calling a bluff on local authorities regarding local services. Mrs. Moughtin took exception to the Minister’s comments and referred in particular to the Department taking over the Commissioners building control function. It was Mrs. Moughtin’s view that services transferred back to the local authorities could be undertaken in a more efficient and cost effective manner. Mr. Jones also indicated that he deemed the remarks somewhat offensive and referred in general	

to Government putting more costs onto the lowest paid members of the general public with fixed incomes and low salaries.

Arising therefrom Mr. Davison commented that for the first time ever Government were now charging commercial operators to put up stalls on Tynwald Day. In conclusion reference was also made to Mr. Gawne's comments that the transfer of local services was on a cost neutral basis. This was not deemed to be correct and that costs would fall on the rate payer to provide the various services proposed.

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