

# GENERAL MEETING

The MINUTES of the GENERAL MEETING held in the Boardroom, Town Hall, Derby Road, Peel on Tuesday 17<sup>th</sup> March 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  
                                  Mr. D J Lace  
                                  Mrs. J O'Halloran

Apologies                Mrs. C A Moughtin

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

## Action

CHAIRMAN'S WELCOME	14/493	The Chairman welcomed Members of the Board to the second Board meeting in March.
MINUTES	14/494	The Minutes of the meeting held on 3 <sup>rd</sup> March 2015 were taken as read and <i>CONFIRMED</i> subject to amendment of Minute 14/479 regarding the Strategic Plan. The Chairman requested a final sentence be added which stated that "It was <i>AGREED</i> to add these points to the submission".  The Chairman informed Members that planning application 14/00192/B had been discussed and commented on at the previous meeting. The Board <i>AGREED</i> to remove the paragraph from the Minutes.
CHARTER COMPASSION INTERNATIONAL	FOR 14/495	Miss Felton referred back to Minute 14/481 and informed Members that she was currently working on a couple of ideas. The first of which was to establish a food bank in the West. The second was to establish a link between the young and elderly people in the Town. However this would require very close supervision. The Chairman stated that he thought they were wonderful ideas and suggested that

Miss Felton contact Reverend Faulds who was interested in helping progress the charter further.

TOUGH MANN 14/496  
CHALLENGE

Mr. Davison referred back to Minute 14/487 and informed the Board that he had met with the organisers of the Tough Mann Challenge in Sulby who had advised him that they had about 850 competitors who took part annually.

Mr. Davison explained that it was planned to hold the event in Peel in January 2016. During the first year the course would be five kilometres and would take in the promenade, the Quay around Peel Castle and Peel Hill and involve some obstacles. He did however hope to extend the course to ten kilometres for subsequent years. *NOTED*

Arising therefrom Mr. Davison reported that this year's Peel Day would be called Kawasaki Peel Day as they had agreed to be the main sponsor for the event. *AGREED.*

MANX NATIONAL 14/497  
HERITAGE

Reference was made back to Minute 14/488 and the Board *AGREED* to defer the matter of whether or not to allow Manx National Heritage to hold heritage open days throughout 2015 in appropriate buildings or spaces in control of the Commissioners to the next meeting to allow the Town Clerk to ascertain exactly which properties Manx National heritage envisaged being included.

PROMENADE 14/498  
BENCHES

Members *NOTED* a letter from Mrs. Woodham, who felt compelled to write to object to the way in which the seats on the promenade had been painted. Mrs. Woodham stated that herself and others found that these seats were subjected to a juvenile Disneyfication which negatively impacted on the dignity and heritage of the town's culture. Mrs. Woodham suggested that a consistent colour be used on Peel's street furniture as a way of promoting Peel's unique identity.

Miss Felton reported that she had received two complaints from people who did not like the new colour schemes whereas the majority of residents that she had spoken to were in favour of the rainbow colours. Mrs. O'Halloran commented that she thought the benches looked impressive. Mr. Davison informed that Board that he had originally been against the idea but he now wished to retract his comments as he thought the benches looked good.

Mr. Lace suggested that the Board consider painting the railings in a similar colour scheme. Mr. Beale enquired whether it would be possible to paint the lamp posts varying colours. Members *AGREED* to consider looking at scheme to make the promenade area more colourful in the future.

Arising therefrom Miss Felton reported that she had been asked by Mrs. Lace of Shamr Hey Cafe if the Commissioners staff would paint the bench outside her shop. The Board *AGREED TO REFUSE* this request.

ROAD TRAFFIC 14/499  
REGULATION ACT  
1985

Various road orders were received and NOTED:-

Peel (Various Roads) (Reserved Parking Places) (Amendment) (No 1) Order 2015. This Order revokes and removes a reserved parking place on the south side of Westlands, Peel between the boundaries of Nos 22 and 21.

Derby Road (Peel) Temporary Closure. This Order gives notice under Section 3 of the Road Traffic Regulation Act 1985 to prohibit through vehicular traffic from proceeding on the section of Derby Road, Peel from its junction with Atholl Street to its junction with Mona Street on 31<sup>st</sup> March 2015 9.15a.m. until 3.30p.m. or until the manhole/drainage works are completed.

WESTERN TRAFFIC 14/500  
MANAGEMENT

Members *NOTED* the Minutes of the Western Traffic Management Liaison

GROUP

Group meeting which was held on Wednesday 26<sup>th</sup> November 2014 at 9.30a.m. in the boardroom of Peel Town Hall.

The Board further *NOTED* a list of the current status of traffic management schemes throughout the Island. The Chairman informed Members that the traffic scheme which had been requested by the Commissioners to install herringbone parking at Marine Parade was not listed. The Board *AGREED* that a letter be forwarded to the Department of Infrastructure at the Department of Infrastructure requesting that the scheme be included in the programme.

Arising therefrom Mr. Jones informed Members that a proposal needed to be put forward to the Department to remove the parking space by the bus stop in Derby Road to enable two buses to park there. The Technical Officer reported that this would be actioned as part of the regeneration scheme. *NOTED*

PLANNING 14/501  
APPLICATIONS FOR  
COMMENT

The following planning applications were considered as follows:-

15/00264/B  
Installation of 175mm twin walled flue for multi fuel stove in lounge, 1 Elm Drive, Peel. *RECOMMENDED FOR APPROVAL*

15/00214/B  
Proposed installation of new dropped kerb and block paved hardstanding to form an additional car parking space, 9 McLeods Field, Peel. *RECOMMENDED FOR APPROVAL*

15/00218/B  
Application for additional use for tourist accommodation, 29 McLeods Field, Peel. *RECOMMENDED FOR APPROVAL.*

15/00225/B  
Proposed new fencing, Queen Elizabeth High School. *RECOMMENDED FOR APPROVAL.*

15/00236/B

External alterations including window and door alteration, Corrin Memorial Home, Albany Road, Peel.  
*RECOMMENDED FOR APPROVAL.*

PLANNED  
MAINTENANCE  
REAYRT AALIN

14/502

The Board *NOTED* the project brief to replace the doors to 29 two bed houses and 7 three bedroom properties at Rearyt Aalin, Peel at a cost of £46,264. The scheme would replace all 36 front doors and 31 side and rear doors which were no longer fit for purpose. Mr. Jones commented that the doors had done well to last for 19 years.

Arising therefrom reference was made to the capital scheme to refurbish the Commissioners properties at Close Chairn. The Technical Officer informed Members that the scheme was currently being progressed through the various stages that had to be undertaken to acquire funding for the scheme. *NOTED*

HOUSING REVIEW

14/503

The Board *NOTED* the key areas that were being analysed as part of the housing review. The six areas identified were:-

Finance

to have a consistent and sustainable Manx standard for the financial management and funding of housing services

Regulation

To develop an effective regulatory framework, ensuring a robust governance structure for the housing sector.

Transitional Management

To develop the future structure for public sector housing, ensuring a smooth transition by working in partnership with local authority housing providers.

Access and Eligibility

To provide equitable and

transparent access to the affordable housing sector which is flexible enough to meet the changing needs and profile of the Island's residents.

#### Procurement

To develop and implement procurement principles for the housing sector which provide best practice and value for money.

#### Stock Assessment

To determine the levels of public sector stock investment required to meet the on-going strategic needs of the Island.

Arising therefrom Mr. Lace questioned as to why Government had not brought in means testing as it had originally promised. Mr. Lace stated that the Government kept on increasing public sector housing rents each year and there were tenants who simply could not afford to pay them. Mr. Jones informed the Board that he agreed with Mr. Lace and the Department should introduce means testing forthwith. It also needed to consult with local authorities on how best to achieve this objective. As many people were struggling to cope as they had not received a pay rise in the last few years yet their rents were increasing by up to £10 per week and utility costs were also rising significantly. The Finance Officer informed Members that there was currently no legislation in place that allowed the Department of Social Care to conduct means testing which meant the Government would need to introduce new legislation before means testing could be phased in.

The Board *AGREED* that Mr. Jones, Lead Member for Housing draft a letter to the Chief Minister outlining the Commissioners concerns regarding the Departments lack of progress on the matter. Mr. Beale suggested that a copy of the letter also be sent to the press.  
*AGREED*

PEEL CAMPSITE	14/504	Members <i>NOTED</i> an email from a Mr. McMullen who had enjoyed his stay at Peel campsite during TT fortnight. Mr. McMullen rated the facilities as excellent and reported that Mr. Quane, the Manager was very friendly and helpful.
SUPPLEMENTAL VALUATION LIST	14/505	The Board <i>NOTED</i> the 1 <sup>st</sup> supplemental valuation list for 2015 which had been received from Treasury.
ENERGY FROM WASTE PLANT	14/506	<p>Members <i>NOTED</i> a paper on the Energy from Waste Plant, Braddan that had been prepared by Onchan Commissioner, Rob Callister. The indicated that due to ever increasing waste charges which had risen from £57.35 per tonne for domestic refuse disposal in April 2013 to £161.35 (+ indexation) from April 2018, Peel Town Commissioners, as major stakeholders, need to be asking the Department to provide information as to how these disposal charges had been calculated.</p> <p>Mr. Jones reported that he supported the findings in Mr. Callister's report and a letter thanking Mr. Callister for all the time and effort that he had put into writing the report be sent and informing him he had the full support of of Peel Town Commissioners.</p> <p>The Board further <i>AGREED</i> to write to the Department of Infrastructure and request that they provide a detailed breakdown as to how the gate fees were calculated at the Energy from Waste Plant.</p>
STREET LIGHTING CONTRACT	14/507	Members gave consideration to the public lighting maintenance contract submitted by Manx Utilities. It was noted that costs would be held for the third consecutive year and that there were no proposed increases to the maintenance charge for the coming year. There would however be a very modest overall increase in the street lighting tariff of 1.6% with effect from 1 <sup>st</sup> April 2015. The Board <i>AGREED</i> to renew the contract for the

financial year 2015/2016. Members further *AGREED* to seek meeting with representatives from Manx Utilities to discuss the unacceptable length of time it was taking for street lights to be repaired after they had been reported to the Authority.

ROYAL SHOW 14/508

Members considered an email from Mrs. Christine Pain, Secretary to the Royal Manx Agricultural Society. Mrs. Pain requested if the Society might be permitted to borrow Peel Town Commissioners crowd barriers for the Royal Show which was due to take place on Friday 7<sup>th</sup> and Saturday 8<sup>th</sup> August 2015. The Board *AGREED* to the request providing the Royal Manx Agricultural Society made a small donation towards the costs of hiring them.

PEEL PROMENADE 14/509

Mr. Jones informed Members that Mr. Cushing had requested at the Commissioners surgery that distance markings be placed along the promenade to enable people to know how far they had walked. Mr. Jones stated that he thought this was an excellent idea. *AGREED*

HEADLAND SWINGS 14/510

Mr. Davison reported that the headlands swings were in a poor state of repair and would benefit from a coat of paint and the adult play equipment was also in need of sprucing up. The Chairman suggested that the adult play equipment may benefit from being fenced off in its own area or alternatively it could be placed in different areas which would encourage people to design their own courses to enable them to use all the pieces of equipment. Reference was made to the headlands swing park being uninspiring. The Chairman informed Members that they should be looking at introducing one new play item a year to maintain interest in using the area. *AGREED*

WESTLANDS 14/511

Mr. Davison informed Members that he had been horrified to hear that some youth had urinated and drawn graffiti in the stair well at Westlands Sheltered



Housing complex. Mr. Davison reported that the police needed to find out who was responsible and prosecute the individual concerned. The Finance Officer commented that what had been written was not very nice and had been specifically aimed at the residents who lived there. *NOTED*

LEGISLATIVE  
COUNCIL

14/512

Mr. Davison informed the Board that Mr. Crookall MHK for Peel had unsuccessfully stood to become a Member of the Legislative Council. *NOTED*

TYNWALD  
GARDEN PARTY

14/513

The Board *AGREED* that the Chairman would attend the 2015 Tynwald Garden Party which would take place on Sunday 5<sup>th</sup> July 2015.

This part of the meeting ended at 7.35p.m.