

# GENERAL MEETING

The minutes of the general meeting held in the Boardroom, Town Hall, Derby Road, Peel on 20 October 2015 at 7:00pm.

Present                    Mr I. Davison (Deputy Chairman)  
                                 Miss K. Felton  
                                 Mr D. Lace  
                                 Mr E. Beale  
                                 Mrs J. O'Halloran

Apologises                Mrs C. Moughtin (Chairman)  
                                 Mr A. Jones

In attendance            Mr D. Sewell (Clerk to Commissioners)  
                                 Mr T. Quayle (Peel Town Commissioners)  
                                 Mr T. Woakes (Manx Utilities Authority Operations Manager)  
                                 Mr N. Cain (Manx Utilities Authority Head of Projects and Strategic  
                                 Planning)

Action

TOWN BEACH  
POLLUTION

15/212    The Deputy Chairman welcomed the Board to the second Commissioners' meeting in October.

The Board agreed to move directly to Item 6 including Item 2 15/178 Town Beach Pollution. The Deputy Chairman proposed and Mr Lace seconded this proposal respectively.

The Deputy Chairman welcomed Mr Woakes and Mr Cain to the meeting and introduced the Commissioners' Board and officers.

The Deputy Chairman expressed disappointment the political member and the Chief Executive Officer from the Manx Utility Authority had been unable to attend and thanked the two technical representatives for their attendance. He stated the leaking sewerage outlet pipe was a blot on the environment and condition of the beach. He was angry about the lack of communication between the Manx Utilities Authority and the Commissioners on this matter. The first the Commissioners had heard about the leak was from a resident who posted the problem on social media following

their discussion with a workman. A lack of trust had developed. Particularly after the Manx Utility Authority had issued a press release to the newspapers stating there was a close working relationship with the Commissioners. The Deputy Chairman thought Government was seeking to be open and transparent. He stated there was little evidence of this approach on this occasion and the Manx Utility Authority must improve their communications in the future. People expect the Commissioners to know if a leak has occurred because they are responsible for managing public access to the beach. The Manx Utility Authority had now confirmed there was a second leak. The Commissioners were made aware of this by representatives of Friends of the Earth. The Manx Utility Authority had not reported this problem to the Commissioners even when the Town Clerk asked questions on this issue. The Deputy Chairman believes trust needed to be restored through letting the Commissioners know when a leak occurs. In addition, he would like to know why leaks keep happening? What condition is the outlet pipe in? How does Peel get a modern sewerage treatment plant as soon as possible? and why do we have an antiquated system in Peel which is having a big impact on one of the best and busiest beaches on the Island?

Mr Woakes confirmed there were two leaks and the Commissioners had not been informed because they were insignificant. He gave his assurance the Commissioners would be notified in the future. The leak by the beach groyne at the manhole is fully repaired and the effectiveness of this repair is being monitored. The second leak is further out to sea and was not raised because it is near the outfall and was a miniscule leak. The dive team had identified this leak in March. They would fix this leak later this week subject to sea and weather conditions.

Mr Lace asked what condition the rest of the pipe was in?

Mr Woakes confirmed a barge had broken the pipe some years ago and the second leak was caused by a failure of this repair. He stated a close circuit television survey of part of the pipe and a sonar survey of the remainder had identified the pipe was in a good condition.

Mr Lace asked do we need to change the pipe or increase its length out to sea to meet modern standards?

Mr Cain confirmed this question could not be answered simply and to meet the 2006 standard the Utility Authority would have to use ultra violet treatment or increase the length of the discharge pipe.

Mrs O'Halloran stated it is difficult to support the 1976 standard because the beach is one of the town's main assets. The current standard should be used because when the sewerage treatment works are built they will be in use for the next 25 to 50 years. This would be more cost effective in the long run.

Mr Cain confirmed the 2006 standard measured water quality at the beach not what came out of the sewerage pipe. The quality of the water in the bay would be affected by the river and harbour water. Measures would be required to improve the quality of these water outlets into the bay before the expense of the additional treatment could be justified. Any scheme designed by the Utility Authority would make allowance for the future provision of these facilities when required.

The Deputy Chairman stated a meeting had taken place with Mr Cannan MHK and the Commissioners had be assured any new treatment works would include a ultraviolet light treatment making it the most modern on the Island.

Mrs O'Halloran had visited sewerage works in other jurisdictions and their operators could not believe ultraviolet light was not being installed from the outset.

The Deputy Chairman stated in his four years on the Commissioners very little progress had taken place and the promised environmental study had not been delivered to date.

Mr Cain assured the Board good progress had been made in evaluating potential sites for the treatment works and the target date for commencement of the treatment works was 2019.

Mr Quayle asked if the existing outlet pipe was to be reused for the new treatment works and could this be refurbished in advance of the treatment works construction to protect it from tidal action. The Town Clerk supported this approach including the extension of the outlet pipe because the requirement for environmental study, land acquisition and planning consent placed a large risk on the delivery of this major project by 2019. Mr Cain assured the Board the outlet pipe could be reused and was fit for purpose in its current condition.

The Deputy Chairman thanked the officers from the Manx Utilities Authority for their attendance and reiterated the requirement to work together to prevent further leaks and for the rapid delivery of the sewerage treatment works.

Mr Woakes and Mr Cain left the meeting at 7.45pm

#### MINUTES

15/213 The Deputy Chairman returned to item 1 (Minutes) on the agenda. The Board **agreed** the minutes of the meeting held on 6 October 2015. Mr Lace proposed and Mrs O'Halloran seconded this item respectively.

#### MATTERS ARISING

15/214 Item 15/172 Food Park  
The Town Clerk confirmed he had met Mr Christopher the Department of Infrastructure's Director of Property Services on 16 October 2015. The Department had asked the Food Park project team to resolve the drainage problems and the Department had commissioned independent drainage investigation works to identify the source of the problems. In addition, the Department was contacting tenants to seek compliance with the terms of their tenancy agreements to improve the Food Park environment. The Town Clerk reported the long standing pool of water had been removed by the Department and the road gully cleaned to prevent this occurring in the future. At this meeting with the Department the Town Clerk was advised the future development of the Food Park remained a Department of Environment, Food and Agriculture function.

#### Item 15/177 Rent Increases

The Board noted the communication recommending a 0% rent increase had been sent.

Item 15/178 Beach Pollution

This item was discussed with the Manx Utility Authority representatives.

Item 15/204 Planning Applications

The Board noted the communication had been sent to the Department of Environment Food and Agriculture.

Item 15/205 Armistice Day

The Town Clerk reported the flower wreaths and sound flare was ordered.

Item 15/206 Recycle Bins

The Town Clerk reported the cost of employing staff to lock the recycling bins every night and to erect fencing to prevent their use after 8pm was prohibitively expensive. Mr Lace stated measures of this type would result in persons depositing recycling materials outside the secured areas which would create a nuisance to local residents. The Town Clerk stated the new recycling bins did provide sufficient space to install internal acoustic barriers which could reduce the noise alongside polite notices requesting people refrain from recycling after 8pm. The Board **agreed** to the installation of acoustic barriers and signage to reduce the impact of these neighbourhood facilities on local residents.

15/207 Reuse of Seaweed

The Town Clerk reported a meeting had taken place with the allotment society representative on 20 October 2015. They had confirmed they would gratefully receive as much seaweed as the Commissioners could supply and they would contribute to the cost of transportation if required.

15/209 Consultation on National Health and Care Service Bill

The Board noted their response to this consultation had been submitted.

HOUSING ITEMS

15/215 Item 3 Planning Applications

The Board agreed not to oppose planning application 15/00998/GB and 15/00999/CON. The Board **agreed to defer** consideration of 15/01109/B to provide members with the opportunity to attend the open day on 22 October 2015.

Item 4 Planning Decision Notified.

The Board **agreed** no further action was required for planning applications 15/01042/B, 15/01039/B, 15/01026/B, 15/01022/B and 15/00994/B.

RECREATION ITEMS 15/216

Item 5 War Memorial Update

The Town Clerk advised the Board of the contents of a communication received from the Cathedral's Churchwarden dated 14 October 2015. The Board noted the repairs to the war memorial would not be completed for this year's Remembrance Sunday.

Mrs O'Halloran left the meeting at 8:14pm.

FINANCE AND  
GENERAL ITEMS

15/217

Item 6 Manx Utility Authority Peel Sewerage Issues:

This item was discussed with the Manx Utility Authority representatives.

Item 7 Christmas Music in Michael Street

The Board approved the application from Crosby and District Silver Band to play music in Michael Street in December 2015.

Item 8 Access and Eligibility Criteria

The Board agreed to defer a decision on this item until the member for Housing and the Chairman was present.

ANY OTHER  
BUSINESS

15/218

Mr Lace requested a letter is sent to Manx Gas to advise them of the impact the change in tariff structure will have on tenants and local residents. The Board **agreed** this proposal.

The Deputy Chairman sought confirmation the Commissioners do not employ a window cleaner for the Market Street flats. Mr Quayle confirmed this is a tenant responsibility and window cleaning was not undertaken by the Commissioners.

The Deputy Chairman requested an update on the commencement of the campsite building extension works. The Town Clerk agreed to provide this information.

The meeting ended at 8:24pm