

GENERAL MEETING

The minutes of the general meeting held in the Boardroom, Town Hall, Derby Road, Peel on 16 February 2017 at 7:30pm.

Present Mrs C. Moughtin (Chairman)
Mr E. Convery
Mr D. Lace
Mr B. Heath
Mr A. Jones

Apologise Mr I. Davison (Deputy Chairman)
Ms H. Hannan

In attendance Mr D. Sewell (Clerk to Commissioners)

Action

CHAIRMAN'S WELCOME 16/095 The Chairman welcomed the Board to the February Commissioners' meeting.

ITEM 1 MINUTES 16/096 The Chairman requested confirmation of the minutes. The Board **agreed** the minutes of the meeting held on 19 January 2017. Mr Lace proposed this item and it was seconded by Mr Jones.

ITEM 2 MATTERS ARISING 16/097 Item 16/092 Placing Geocaches in Peel
The Board noted a communication had been sent to the applicant approving the placement of geocaches on Peel Hill and the Headland.

Item 16/092 Peel Bra Dash
The Board noted a communication had been sent to Isle of Man Breast Cancer supporting the Bra Dash on Peel Promenade and East Quay at 3pm of 7 May 2017.

Item 16/092 Palm Sunday and Feast of St German Procession's
The Board noted a communication had been sent to Cathedral Isle of Man approving the processions on 9 April and 9 July 2017 from St Patrick's Isle to the Cathedral using the Harbour footbridge, Castle Street, Market Place, Douglas Street, Michael Street, Atholl Place and Atholl Street.

Item 16/093 Standing Orders

The Town Clerk reported he had revised the Standing Orders into a gender neutral document except for Chairman which was defined within the Local Government Act 1985. He stated this legislation was the primary statute under which the Commissioners had the duty to make standing orders.

Item 16/093 Dates of Meetings

The Board noted the Board meetings would take place on the third Thursday of each month and the Lead Member Committees would usually take place on the first full week of the month to enable the minutes to be sent out with the Board Agenda six days prior to the Board meeting. The Town Clerk advised the Lead Member Committees may need to take place after the Board meeting when the first Thursday of the month fell on first, second or third day of the month to permit the preparation of the minutes.

Item 16/094 Any Other Business Operation Items

The Town Clerk reported the poor condition of Heathfield Drive, Queens Drive, Peveril Road and North View was reported to the Department of Infrastructure.

The Town Clerk reported the Police were aware of the large motorhome on North View when he reported it to them at the Western Police Level 1 meeting on 8 February 2017.

HOUSING ITEMS

16/098

Item 3 Property Asset Management Lead Member Committee Update

Mr Jones the Lead Member for Property and Asset Management circulated the minutes of the Property Asset Management Committee held on 10 February and he provided the following update:

The Commissioners were under a contractual obligation to provide an emergency out of hours call line for the tenants in Carman Close and Derby Drive. The Commissioners would need to firm up their contractual arrangements to ensure out of hours resources are available for storm repairs, water bursts and electrical failures for all their tenants. The current arrangement for existing tenants for

out of office working hour emergencies were adhoc and the lead members **agreed** the Officers should assess the following for approval by the Board:

- The provision of an out of hours emergency mobile number on the Town Hall answerphone;
- A rota using the Town Clerk, Technical Officer and Housing Officer with suitable remuneration for the operation of the emergency out of hours telephone and their attendance if the officer decided this requirement was necessary;
- Seeking robust contractual arrangements for the attendance of a plumber, electrician, gas operative and building operative from the Commissioners' existing contractors to attend in the event of an emergency; and
- Exploring the one off costs of using 24 hour operatives from the telephone directory as a contingency plan.

Mr Convery seconded this proposal and the Board unanimously **agreed** "in principle" to exploring these arrangements.

The lead members had objected to 16/01325/C Change of use of part of practice ground as campsite for 2017 TT and Festival of Motoring at Field 314539 Rheast Lane, Peel (Amended Plans) because of concerns relating to the width of the access lane, lack of enforceability of the proposed advisory one way system and the poor visibility from the Rheast Lane onto Douglas Road to support the additional traffic generated by this development proposal during the peak traffic flow periods on the Island's roads. The lead members had not opposed 17/00087/B Change of use from office to retail on ground floor and a two bedroom apartment at 14 Douglas Street subject to the imposition of a condition to prevent the removal of existing parking on the Commissioners' Douglas Street Car Park through the widening of the access to the this property's parking area.

The Lead Member Committee decided to refer the decision by the Department of the Environment, Food and Agriculture to approve 16/01233/B Erection of 49 Dwellings Plots 118 to 137 & 141 to 144, Slieau Whallian View, Off Raad Kirree Varrey, Peel to the Board to ascertain if they wished to appeal the decision to approve this application. Mr Jones stated the lead members believed the Commissioners should not seek an appeal of this decision and could make a submission in support of residents should they wish to take this decision to appeal. The Chairman seconded this proposal and the Board unanimously **agreed** this proposal.

The Lead Member Committee decided to refer the decision by the Department of the Environment, Food and Agriculture to refuse 16/01384/B Replacement of existing windows with black finish pvc casement windows at 1 Mona Street, Peel to the Board. Mr Jones stated the lead members believed the Commissioners should not seek an appeal of this decision and could make a submission in support of residents should they wish to take this decision to appeal. The Chairman seconded this proposal and the Board unanimously **agreed** this proposal.

The lead members noted the Corner House management company were waiting for a date for their contractor to complete the outstanding works on the first floor. The lead members noted the flat conversion works at 12 Market Street had not commenced at the end of January 2017 and the Town Clerk reported he had received assurance on 13 February 2017 from the owners that the frontage of the building would be reinstated and the scaffold removed in the near future.

No street trader and collection licences were considered by the lead members and they noted the Commissioners' advocate was preparing the legal documentation for the purchase of the 23 older person's public sector housing properties at Slieau Whallian View, Peel.

The lead members noted there had been 10 voids in the third quarter of the year. An 8 week turn around was reported for major

voids and 2.9 weeks for minor voids. The Commissioners had 75 persons on their waiting list.

Item 4 Planning Applications for Comment

The Board noted no applications had been submitted to them for consideration at this meeting.

Item 5 Planning Decision Notified

The Board noted no decisions had been submitted to them for consideration at this meeting.

RECREATION ITEMS

16/099

Item 6 Events and Commercial Innovation Lead Member Update

Mr Heath reported the lead members were scheduled to meet on 28 February 2017.

Item 7 Discount for Marshals Camping at Peel Campsite

The Board noted the contents of the letter dated 16 January 2017 from the British Motorcycling Federation. Mr Lace asked how many marshals use Peel Campsite because the campsite is usually fully booked during these motorsport events. The Town Clerk advised the Commissioners had set their fees for this year and a 25% discount could be obtained by booking early and paying the fees in full. He advised the campsite was fully booked for the TT and he did not know the numbers of marshals who used the campsite facility. Mr Heath was concerned the Commissioners would be unable to identify who was a marshal for the full duration of their stay. Mr Heath recommended the Board should retain its current fee structure for 2017 and consider this request for 2018. Mr Lace seconded this proposal and the Board unanimously **agreed**.

Item 8 2017 Isle of Man Easter Running Festival 14/15/16 April 2017

The Board noted the contents of the letter Manx Harriers dated 7 January 2017 requesting the use of the Peel Hill for this event. The Chairman stated insufficient toilet facilities were provided last year and local businesses had to permit the use of their customer facilities. Mr Lace supported this request subject to the event organisers providing adequate toilet facilities. The Chairman seconded this proposal and the

Board unanimously **agreed**.

Item 9 Manx National Rally Incorporating
Chris Kelly Memorial Rally 5/6 May 2017

The Board noted the contents of the letter
from Manx Auto Sport dated 6 February 2017
which did not use any roads in Peel.

ITEM 10 FINANCE AND STAFF RESOURCE LEAD MEMBER COMMITTEE UPDATE	16/100	Mr Convery reported a meeting was scheduled to take place on 23 February 2017.
ITEM 11 WORKS LEAD MEMBER COMMITTEE UPDATE	16/101	Mr Lace reported the Works Lead Member Committee was scheduled to take place on 28 February 2017.
ITEM 12 DOI TRANSFER OF SERVICES FENELLA BEACH CAR PARK AND TWENTY SOCIAL HOUSES	16/102	The Board noted these services were transferred to the Commissioners at the start of February 2017 and the content of the Department of Infrastructure's press release dated 3 February 2017.
ITEM 13 FREEDOM OF INFORATION ACT 2015	16/103	The Board noted the content of the Cabinet Office letter dated 24 January 2017 concerning the implementation of this Act for Local Authorities in January 2018. Mr Jones stated this Act places greater responsibilities on Local Authorities than those currently applicable to Government Departments. The Town Clerk advised there was a requirement for staff training and new procedures to prepare for the implementation of this legislation.
ITEM 14 DEPARTMENT OF INFRASTRUCTURE DISPOSAL CHARGES	16/104	The Board noted the contents of the letter from the Department of Infrastructure dated 18 January 2017 outlining the disposal fees for the Energy from Waste Plant and Wrights Pit North. The Town Clerk reported the charges for domestic waste were the inflationary increases previously advised by the Minister to the Board.
ITEM 15 REQUEST FOR METALLED PAVEMENT	16/105	The Board noted the contents of the letter from a Peel resident dated 2 February 2017 requesting the surfacing of the link footways

REARYT NY
KEYLLEY

from Reayrt Ny Keylley to the Queen Elizabeth II School. Mr Jones proposed the footways should be topped up with stone rather than by applying a more costly to maintain tarmac or concrete surface. The Chairman seconded this proposal which was unanimously **agreed** by the Board.

ITEM 16 REQUEST
FOR PEDESTRIAN
CROSSING 16/106

The Board noted the contents of the letter from a Peel resident dated 3 February 2017 requesting a pedestrian crossing on Queens Drive/Heathfield Drive. The Town Clerk advised the numbers of vehicles and pedestrians was unlikely to support the installation of a pedestrian crossing at this location. Mr Lace stated the speed of traffic rather than the volumes was an issue at this location. Mr Heath stated a road traffic incident had recently occurred at this location. Mr Jones proposed the Department should assess this location for traffic calming and how pedestrian use this area as part of the Peel Traffic Management Plan. Mr Heath seconded this proposal which was unanimously **agreed** by the Board.

ITEM 17 HERITAGE
TRAIL UPGRADE 16/107

The Board noted the contents of the communication from Braddan Commissioners dated 3 February 2017 requesting support for upgrading the surface of the Peel to Douglas heritage railway route for cyclists and walkers. The Town Clerk advised he had been invited to a meeting with the Minister for Infrastructure on 1 March 2017 to discuss this matter with neighbouring local authorities. Mr Jones stated he supported in principle the Commissioners assisting in upgrading the small length of railway track which fell within Peel Town Commissioners area. Mr Heath seconded this proposal which was unanimously **agreed** by the Board.

ITEM 18 ELM
PLANTING 16/108

The Board noted the contents of the communication from the Department of Environment Food and Agriculture dated 8 February 2017 concerning the planting of disease resistant Elm trees in February 2017.

ITEM 19
COMMUNITY
GARDENS IN PEEL 16/109

The Board noted the contents of the communication from a Peel resident dated 1 February 2017 seeking support for a community garden project in Peel. Mr Jones proposed a meeting should be held with the

promotor of this project to assess suitable locations including Castle Street Gardens and the fenced area in Reayrt Ny Keylley. Mr Convery seconded this proposal which was unanimously **agreed** by the Board.

ITEM 18 ANY
OTHER BUSINESS

16/110 Mr Convery reported the Municipal Association had received a presentation from the Chief Constable on policing priorities and the diminished resources of the Isle of Man Constabulary. Mr Convery advised planning training was planned for 7 March at Sulby.

The meeting ended at 8:27pm