

# GENERAL MEETING

The minutes of the general meeting held in the Boardroom, Town Hall, Derby Road, Peel on 16 March 2017 at 7:00pm.

Present    Mr I. Davison (Deputy Chairman)  
   Mr E. Convery  
   Mr D. Lace  
   Ms H. Hannan  
   Mr B. Heath  
   Mr A. Jones

Apologise    Mrs C. Moughtin (Chairman)

In attendance    Mr D. Sewell (Clerk to Commissioners)

			Action
CHAIRMAN'S WELCOME	16/111	The Deputy Chairman welcomed the Board to the March Commissioners' meeting.	
ITEM 1 MINUTES	16/112	The Deputy Chairman requested confirmation of the minutes. The Board <b>agreed</b> the minutes of the meeting held on 16 February 2017. Mr Lace proposed this item and it was seconded by Mr Convery.	
ITEM 2 MATTERS ARISING	16/113	<p>Item 16/098 Emergency Out of Office Hours Response</p> <p>The Town Clerk reported discussions had taken place with the Commissioners' staff, electrician subcontractors and gas/plumbing subcontractors to develop a formal and robust way of providing this service. These proposals were being reviewed by the Lead Member Committees for Property Asset Management and Works to permit proposals to be brought to a future Board meeting.</p> <p>Item 16/099 Discount for Marshals Camping at Peel Campsite</p> <p>The Board noted a communication had been sent to British Motorcycling Federation to advise them a discount would not be offered to marshals during 2017. The Town Clerk reported this communication had emphasised the 25% discount for paying in full when booking in advance and the difficulties in establishing who had marshalled for the full duration of their stay.</p>	

Item 16/099 Isle of Man Running Festival

The Board noted a communication had been sent to Manx Harriers approving the use of Peel Hill for this event and requesting they provide additional toilets for their competitors.

Item 16/105 Request for Metalled Pavements

The Board noted a communication had been sent to the local resident advising the gravel footways behind the QE II School would be topped up with stone and would not be surfaced with tarmac or concrete at this time.

Item 16/106 Request for Pedestrian Crossing

The Board noted a communication had been sent to the local resident confirming the Commissioners support for better pedestrian facilities in Peel as part of the Peel Traffic Plan. The Town Clerk reported the Western Traffic Management Liaison meeting had been postponed and he would raise this matter with the Department of Infrastructure on 13 April 2017.

Item 16/107 Heritage Trial Upgrade

The Town Clerk reported he had met the Minister for Infrastructure; Minister for Environment, Food and Agriculture; the Chief Minister and representatives from the other Western Local Authorities to ascertain how the condition of the Heritage Trial could be improved. He reported the Department of Infrastructure were going to survey this route and repair the most damaged areas including the flooded area by the Glenfaba Road Bridge. The Department of Infrastructure had asked for Local Authority contributions to upgrade the whole Heritage Trial which the Board had previously agreed in principle to assess for the short length in Peel. The other Local Authorities were not supportive of funding or part funding a scheme in their area of this nature.

Item 16/109 Community Gardens in Peel

The Board noted a communication had been sent to the local resident requesting a meeting to develop this proposal providing two possible locations for a project of this nature.

Mr Jones the Lead Member for Property and Asset Management circulated the minutes of the Property Asset Management Committee held on 13 March and he provided the following update:

The lead members had not opposed planning applications 17/00171/B Extension above garage at 5 Tynwald Close, Peel; 17/00176/B Change windows and door at rear of property at 20 Market Street, Peel; 17/00183/B Replacing pvc windows and doors at 14 Patrick Street, Peel; 17/00188/B Construction of sunroom at 2 Ballellis, Ballawattleworth, Peel; 17/00207/B Replacement roof to rear annex at 13 Close Cronk, Peel; 17/00227/B Replacement roof to rear annex at 6 Fushia Avenue, Ballawattleworth, Peel; 17/00235/B Replacement roof to rear annex at The Town House, Market Place, Peel; 17/00252/B Replacing windows and door at 14 Market Street, Peel 17/00267/B Replacement windows at Apartment 1 Charles Street Close, Peel; 17/00266 Application for Registered Building Consent for demolition of garage at The Manse, 21 Atholl Street, Peel; 17/00270/B Remove roof sky light at 44 Patrick Street, Peel; and 17/00268/E Variation of a condition to operate 09:00 to 23:00hrs on any day at 3 Atholl Place, Peel.

The lead members had objected to 17/00261/B Conversion of garage to living accommodation, construction of front porch and construction of conservatory at Abraka 8 Rheast Lane, Peel because the replacement parking spaces are too small and when occupied will obstruct access to the property and the footway.

The Lead Member Committee decided to refer the decision by the Department of the Environment, Food and Agriculture to permit 16/01325/C Approved 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) to the Board to ascertain if they wished to lodge an appeal. Mr Jones reminded the Board the Commissioners had opposed this application because the traffic management system would have difficulty coping with the additional traffic; larger vehicles could not use the route; and the traffic system was not enforceable. Mr Jones

proposed the Commissioners should seek an appeal of this decision which was seconded by Ms Hannan. The Board unanimously **agreed** to submit an appeal to this planning consent.

The lead members had noted the Commissioners appeal against consent for 16/00729/B for demolition of existing redundant workshop and erection of a dwelling at 40 Douglas Street, Peel was successful.

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 owners of 12 Market Street were not planning to redevelop this location. The owner had given assurance the structural ties would be removed, the frontage would be reinstated and the external apertures sealed prior to the removal of the hoarding and scaffold. The lead members sought assurance from the owner that the frontage of the building was to be reinstated to the appropriate standard for the conservation area.

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.

#### 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

16/115

#### Item 6 Events and Commercial Innovation Lead Member Update

The Deputy Chairman reported the lead members had met 28 February 2017 and provided the following update from the circulated minutes.

The lead members had met with the parties assisting in the organisation of the Manx Fire Festival and they recommended the Food

Festival should take place on East Quay and Peel Promenade between the Crown Street junctions on 30 April. The Manx Fire Festival would take place on 30 April. Hospice would provide operatives to sell torches during the day and to marshal the event. Three processions would set off from the Headlands, Peel Hill and Peel Castle. The Peel Castle procession would only include Peel Viking Society members. The other two processions could include members of the public over 16 years of age who were trained and had signed a disclaimer. These two processions would be led by persons representing winter and summer who would have a sword fight on the beach. The Commissioners would be required to set up beacons on Peel Hill and the Headlands; pay £500 for the torches; set up a bonfire on the beach and set up a maypole. Hospice would operate a wishing tree on the Promenade and the Sailors shelter could be used for Children's crafts. The tides and sunset times were favourable for this event to take place. The Deputy Chairman advised the Board he had received £1,000 in grant support to run this festival and he had sought funding from other parties. The lead members had **agreed** to seek a budget of £4,000 from the Commissioners to underwrite this Manx Food and Fire Festival event. This funding would be required to pay for equipment and external providers' services and would be recovered, in part, from the grant support and any income raised by the event. Mr Heath Lead Member for Events and Commercial Innovation seconded this proposal. The Board unanimously **agreed** to provide a maximum budget of £4,000 to underwrite this event which would be recovered partially against any grant support or income generated by the event.

The Deputy Chairman reported the arrangements for Peel TT Day were progressing well. The Lead members had noted a meeting had taken place with mini moto organisers to highlight the Commissioners would be unable to provide resources to assist with this event on the day before Peel TT Day. A meeting had taken place between the mini moto organisers and the Department of Infrastructure who were supportive of the event and the organisers were keen to promote the new course using the Walpole Road, Peveril

Road, Stanley Road and the Promenade. The lead members noted a second Kawasaki sponsored rider was booked for Peel Day and the Deputy Chairman would seek sponsorship from Kawasaki for the Peel TT Day event. In addition, the Leece Museum Motorcycle exhibitors would only be organising a vintage display of bikes on Peel TT Day.

The lead members had arranged for letters of support for the Moddey Dhoo TT Motorcycle event in Peel to be sent to the Moddey Dhoo Club and the Department of Infrastructure. The lead members had **agreed** to seek £500 financial support from the Board for this event. Mr Heath seconded this proposal and the Board unanimously **agreed** to provide £500 financial support to the Moddey Dhoo Club for this event.

Mr Heath had reported the Western Swimming Pool Board propose providing £30,000 of funding split over two financial years to provide play equipment for a new play park near the swimming pool subject to seeing detailed plans and a business case. He advised the Western Swimming Pool Board were content to transfer their land to the Commissioners at no cost.

The lead members noted the campsite extension works were 2 weeks behind schedule and a quotation had not been received from Manx Telecom for the installation of WIFI. The lead member wanted to see the works completed by Easter including the £20,000 for the internal fittings; the gas fueled hot water boiler replacement and the WIFI approved by the Board at their January meeting.

The lead members noted the Commissioners' librarian would return to work on 13 March 2017 and the Sophia Morrison exhibition in the Leece Museum was now closed.

Item 7 Manx Food and Fire Festival – 30 April 2017

The Deputy Chairman advised this matter was discussed under Agenda Item 6 including the requirement for the financial underwriting of this event.

Item 8 HSBC UK National Road Championships Cycling Event 22-25 June 2017

The Board noted the contents of the communication from Manx International Cycling Limited dated 20 February 2017. The Town Clerk reported the following issues in relation to the traffic management proposals for the Time Trials on 22 June:

- The time trial will impact on three of the four main roads serving Peel (A1, A20 & A4). Can you ensure the diversion signing for Peel using Patrick Road (A30) and Glenfaba Road (A27) are adequately signed for Peel. This will be particularly important if Foxdale has ongoing roadworks in progress.
- The poor visibility at the A30/A27 junction in Patrick Village is a concern and Police advice should be sought on the management of this junction when it is being used as the main route for access to Peel.

The Deputy Chairman proposed the Town Clerk should write to the organisers outlining these concerns and this proposal was seconded by Mr Heath the Lead Member for Events and Commercial Innovation. The Board unanimously **agreed** this proposal.

Item 9 Bowl Cancer Sponsored Walk 14 May 2017

The Board noted the contents of the letter from Bowl Cancer Isle of Man dated 7 March 2017 and unanimously **agreed** to issuing a street collection license for this event.

Item 10 Manx Telecom Parish Walk 17 June 2017

The Board noted the content of the letter from the Race Secretary dated 7 March 2017 and unanimously approved the race organiser's request to use the Town Hall from 11am to about 6pm on Saturday 17 June 2017 and for the car park to be cleared of parked vehicles.

Item 11 Manx Blind Welfare Society Flag Day

The Board noted the contents of the letter from the Manx Blind Welfare Society dated 27

February 2017 addressed to Onchan Commissioners and unanimously **agreed** to issuing a street collection license for this event subject to confirming the dates they would be in Peel.

ITEM 12 FINANCE  
AND STAFF  
RESOURCE LEAD  
MEMBER  
COMMITTEE  
UPDATE

16/116

Ms Hannan reported the lead members had met 23 February 2017 and provided the following update from the circulated minutes.

The lead members noted the officers' financial reports showed a healthy position with a surplus at the end of January of £153,426. This surplus includes the uncommitted larger projects expenditure (£27,000) reported at the last meeting for the completion by the end of the financial year and the £20,000 additional funding allocated by the Board at their January meeting for the shower block fitting out. The report for the month's expenditure showed £11,264 for quarterly street lighting costs; £1,130 vehicle leasing costs; £12,715 loan costs; £4,036 computer costs and £1186 CCTV costs in January. The Profit and Loss Account on the year to date when compared to budget estimates showed a £51,000 surplus in rate income; £36,000 surplus in campsite fees; and a £8,000 deficit in the Westlands recharge which was offset by £17,600 savings in salary through not employing a tenant liaison officer. The only other accounts in deficit were the public functions expenditure by £10,000 and Finance Costs by £9,000. The lead members noted the housing maintenance budget was currently underspent by £40,946. Additional information was requested in relation to the costs of the Commissioners' computer technical support, website management and the costs of housing voids.

The lead members noted works had commenced on cleaning St Peters Clock Tower in January 2017. The works expenditure on larger projects for the £5000 Town Hall Toilets (6400); £5,000 Market Place Toilets (6420); £2,000 Structural repairs (8258); and New Yard Door £5,000 (8210) were still outstanding.

The lead members noted the contents of the Treasury's letter dated 26 January 2017 concerning a rate reduction for Melschede,



Douglas Road and decided no further action was required.

The lead members noted the company undertaking the internal audit had visited the Town Hall on Monday 16 January 2016. They had been asked to look at how external contractor minor works contracts are awarded for housing renovations/repairs and disaster recovery.

ITEM 13 WORKS  
LEAD MEMBER  
COMMITTEE  
UPDATE

16/117

Mr Lace reported the lead members had met 28 February 2017 and provided the following update from the circulated minutes.

The lead members noted the Commissioners had recently undertaken a large number of emergency oil boiler replacement works. They were advised the likely cause was attributed to tenants turning the boilers off from long periods of time and running them with small amounts of oil or no oil in the tanks. The lead members were advised the goal posts in Kerroo Coar were relocated to the Headlands Field following reports of antisocial behaviour in Kerroo Coar. The Commissioners had refurbished one large goal post which could be relocated in the Headland Field to supplement the smaller goal posts. The works cleaning in the Clock Tower were scheduled to be finished at the end of February 2017. Netting had been installed to prevent the pigeons entering and the floors were propped to allow the rotten elements to be replaced. The lead members noted the electricity supply to the Tower had been severed by the regeneration works and the campsite extension works were 2 weeks behind schedule.

The lead members noted the communication from the Commissioners waste collection contractor requesting a 1% inflationary increase in the refuse collection contract rates from April 2017. The lead members supported this increase and agreed to refer this matter to the next Board meeting. This was agreed unanimously by the Board.

The lead members noted the emergency out of hours arrangements for Commissioners' housing had been reported by the Property Asset Management Lead Members to the Board in February 2017.

The lead members noted the Commissioners had placed an order with the Department of Infrastructure for the planned replacement of two vehicles.

The lead members noted a new bathroom water pipe joint recently installed in a property in Close Chairn had burst and damaged the tenant's floor coverings. The Commissioners staff were seeking to recover the costs for replacing the tenant's floor coverings from the contractor who undertook these works. The lead members agreed a reminder to tenants to have home contents insurance should be included within the tenant's March newsletter.

The lead members noted no health and safety issues were reported and no capital maintenance works were in progress.

Item 14 Consultation on Isle of Man Local Government Superannuation scheme – February 2017

The Board noted the contents of this document and agreed no further action or response was required.

Item 15 Freedom of Information Act 2015

The Board noted the content of the Cabinet Office communication dated 7 March 2017 concerning the implementation of this Act for Local Authorities in January 2018 and agreed no further action or response was required. Mr Jones stated additional training would be required for the Commissioners and their staff prior to January 2017. The Town Clerk advised training was being arranged for the software systems the Commissioners employ to quickly find information when requests are made.

Item 16 Department of Infrastructure Political Waste Working Group.

The Board noted the contents of the communication from the Department of Infrastructure inviting the Commissioners to a Political Waste Working Group meeting at 6:30pm on 12 April 2017 at Nobles Park Pavilion. Mr Jones the lead member for Works Committee confirmed he could attend. This was seconded by Mr Lace and the Board unanimously agreed Mr Jones would be the Commissioners representative on this group.

Item 17 Shore Road, Victoria Road, East Quay and Crown Street Temporary Suspension of Parking

The Board noted the contents of the Department of Infrastructure temporary order dated 6 March 2017 to restrict parking on Shore Road, Victoria Road, East Quay and Crown Street from 20 March until 14 April 2017. The Board agreed no further action or response was required.

Item 18 Douglas Street Parking Order 2017

The Board noted the contents of the Department of Infrastructure permanent traffic order dated 27 January which changed the parking restrictions on Douglas Street in the vicinity of the Post Office and came into operation on 28 February 2017. The Town Clerk reported the contents of two communications he had received from local property owners who opposed the installation of the loading bay. Ms Hannan stated the road markings had been in place for a long time and this order allowed the road markings to be enforced. The Town Clerk advised no loading restrictions had existed at this location and loading was permitted and had previously taken place on the double yellow lines prior to the introduction of the bay. Ms Hannan asked the Town Clerk to write to the two residents to explain the background behind this order. The loading bay would work better if the disabled bay was moved to the other side of the loading bay. This was seconded by Mr Jones and the Board unanimously **agreed**.

ITEM 9 ANY  
OTHER BUSINESS

16/118

Mr Jones reported the Bowling Green Café required a new door. Mr Lace seconded this request and the Board unanimously **agreed**.

Mr Convery reported he had attended the Municipal Association Meeting on 23 February and the local authorities had raised concerns with Government officers on how their consultations are undertaking including their relevance to local authorities, complexity, not listening to feedback and the leading design of the questionnaires. This would be considered by Government when reviewing their consultation code of practice.

Mr Convery reported the Royal Manx Show

had asked if they could borrow the Commissioners pedestrian barriers. Mr Lace seconded this request and the Board unanimously **agreed**.

Ms Hannan reported the street lights in the Market Square required adjusting because it was lighting up people's houses especially the bedrooms.

Ms Hannan reported the path leading up to Mount Morrison was in a poor condition and seat required attention. This could be replaced by a memorial bench.

The Deputy Chairman proposed the local members for the House of Keys should be invited to the next Board meeting to discuss silt, parking leachate disposal, building regulations and sewerage. Mr Heath seconded this proposal and the Board unanimously **agreed**.

The meeting ended at 8:15pm