

GENERAL MEETING

The minutes of the general meeting held in the Boardroom, Town Hall, Derby Road, Peel on 21 August 2025 at 7:00pm.

Present	Mr R. Harmer (Chair)
	Mr F. Crompton (Deputy Chair)
	Mr A Cubbon-Wood
	Mr S. Hardingham
	Miss S. Lambert
	Mrs C. Moughtin

Apologies Mrs K. Baptist

In attendance Mr D. Sewell (Clerk to Commissioners)

25/035: INTRODUCTION AND WELCOME TO MEETING

CHAIR'S WELCOME

The Chair welcomed the Board to the August general meeting. He thanked the Deputy Chair for overseeing the July meeting in his absence. The Chair advised he had represented the Board at Tynwald Day, the lifeboat service, and presenting the Peel Town golf cup. He stated the Peel carnival had been a great success alongside the other Summer events held in Peel. The Chair sent the Board's condolences to Mr Rob Farrant's family following the sad passing of this stalwart of our community. The Chair sent the Board's condolences to Mr Nigel Rawlinson who was Captain of Peel Golf Club, a member of Peel Vikings Rugby Club and was instrumental in charity work in the Town.

25/036: MINUTES AND MATTERS ARISING

ITEM 1 MINUTES

The Chair sought approval of the minutes from the meetings held on 19 June and 17 July 2025. Miss Lambert proposed the approval of these minutes. Mr Cubbon-Wood seconded this proposal and the Board unanimously **agreed**.

ITEM 2 MATTERS ARISING (including last month's meeting reference numbers)

25/030 20 mph Speed Limit Proposal	The Board noted the content of the Department of Infrastructure communication dated 22 July 2025 confirming the Minister would attend the September Board meeting at 7:15pm.
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25/031	The Board noted Mrs Moughtin and the Town Clerk attended this
Housing Conference	conference on 30 July and an update would be given at agenda item 4.

25/032 Yn Chruinnaght	The Board noted Yn Chruinnaght were advised the Commissioners had agreed £400 of funding support for this event.
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25/034 The Board noted the communications giving approval in principle had
Peel Bus been sent to the Department of Infrastructure.
Transport Issues

25/034 The Town Clerk reported no any other business items were reported to
Any Other the Board.
Business

25/037: PROPERTY AND ASSET MANAGEMENT ITEMS

ITEM 3 PROPERTY AND ASSET MANAGEMENT LEAD MEMBER COMMITTEE UPDATE

The Deputy Chair reported the Property and Asset Management Lead Members Committee had met on 1 August 2025 when the following matters were discussed:

The lead members asked for the following planning application consultation responses to be submitted to the Department of Environment, Food and Agriculture:

- a) 24/00301/B Ongoing operation and decommissioning of a temporary silt lagoon at Field 315179 Ballaterson Farm, Glenfaba Road, Peel (Amended drawings) was referred to the next Board meeting.
- b) 25/90438/B Construction of parking area and driveway in front garden at 22 Close Cubbon, Peel was not opposed.
- c) 25/90596/B Installation of replacement windows and door at 40 Glenfaba Road, Peel (Amended drawings) was not opposed.
- d) 25/90592/B Replacement single storey extension at 12 Rowan Avenue, Ballawattleworth, Peel (Amended drawings) was not opposed.
- e) 25/90556/B Demolish, rebuild and conversion of outbuildings into 2 No apartments at 7 Peveril Road, Peel (Amended drawings) was not opposed.
- f) 25/90645/B Demolition of 2 no Industrial units to allow replacement at Keown's Lane, Peel was deferred.
- g) 25/90631/B Replace roof slates at Oakfield, Tynwald Road, Peel was not opposed.
- h) 25/90682/B Alteration to existing driveway at Coreen, Peveril Road, Peel was not opposed.
- i) 25/90566/B Replacement roof tiles at 6 Rheast Bridson, Peel (Amended drawings) was not opposed.
- j) 25/90659/B Re-roofing at Creg Malin, 4 Queens Drive, Peel (Amended drawings) was not opposed.
- k) 25/90661/B Replacement windows at 34 Stanley Road, Peel (Amended Drawings) was not opposed.

The lead members noted the Reayrt Aalin works were proceeding to programme and to budget as advised by the project team in July 2025. The contractor had received the instruction to incorporate the solar panels into the contract works alongside the provision of an envirovent on the landing to reduce condensation in these properties. A lead member asked why the roofing work had not been completed. The Town Clerk advised the contractor had decided to undertake the rendering works first before the installation of the roof tiles. This sequence of working was adopted following the over spray of render onto the tiles in the first project.

The lead members noted the Commissioners' annual climate change report was submitted on 31 July 2025. The Town Clerk reported two areas of increased fuel use. The Leece Museum was using more gas because the invoices were now based on actual readings rather than estimate readings and the beach cleaner, bought in 2024, was powered by diesel. The Town Clerk reported the biggest area for future savings both in financial and environmental terms would be the generation of solar electricity at the campsite.

The lead members noted the contents of the performance management report for the first quarter of the year to 1 July 2025. The lead members noted the Commissioners' staff undertook 31 emergency and 25 urgent jobs in the quarter. All of these works were completed on time. The Commissioners' staff undertook 57 other jobs with 8 not completed to date. Works on two property voids were completed on time and four property adaptations were completed in the quarter. The total cost of housing maintenance works in the quarter was £139,837. The waiting list has 77 applicants. 45 are single with no children; 19 are single with children; 2 are couples with no children; and 11 are couples with children. 65 of these applicants require housing in two bedroom properties.

ITEM 4 HOUSING CONFERENCE

The Town Clerk reported the Department of Infrastructure had advised a housing association was no longer being considered for their social housing stock. The Department would soon be consulting the Local Authorities on the following initiatives:

- The Department were keen to streamline their petition and capital processes for social housing projects.
- The Department were considering setting a base annual inflationary rent increase and allowing the Local Authorities to apply an additional increase to invest in their social housing. This was being proposed to reduce reliance on deficiency payments and to give the housing authorities more financial control.
- The Department would be consulting on the criteria for allowing applicants to be placed on social housing waiting list. One of the current criteria they were seeking to remove was the residency requirement in a Local Authority area.
- The Department were keen to get regional area waiting lists. It was interesting the other Local Authorities currently involved in regional area waiting lists did not endorse this initiative and the Department were open to Local Authorities holding this data for the region.

Mrs Moughtin endorsed the update given by the Town Clerk.

ITEM 5 PLANNING APPLICATIONS

The Board noted the amended drawings details for planning application 24/00301/B for the ongoing operation of the temporary silt lagoon facility between Ballaterson Farm and Peel Marina until 31 December 2027. The Chair stated he was concerned the location for depositing the processed silt had not received planning consent and this needs to happen before the termination date for the temporary silt lagoon facility can be set. In addition, the Chair stated the Commissioners should seek further information on how the silt still flowing into the harbour will be removed and processed in the future without the need for the temporary lagoon. Miss Lambert stated further information was required on the licensed transport route proposed when the silt is taken away from the temporary lagoon, including

the possibility of using an extension of the new sewage works access road to avoid traffic using the narrow residential streets in Peel.

The Chair asked if these issues could be raised without objecting to the planning application. The Town Clerk advised some of the problems cited by the Board fall outside the application site and cannot be conditioned. If the Commissioners wished to see these issues addressed they would need to object to the planning application. The Chair proposed the Commissioners should object to this application and explain why the Commissioners were concerned that six years after planning permission was approved for the temporary silt lagoon a permanent and legitimate disposal route had not received all its statutory approvals. The Chair stated this should occur before any further extensions are approved to prevent any ongoing requirements for further extensions being sought in the future. Miss Lambert seconded this objection and highlighted the ongoing presence of the lagoon in German at Rockmount. The Board unanimously **agreed an objection** should be lodged by the Commissioners for the extended operation of this temporary development.

ITEM 6 PLANNING DECISIONS

The Board noted no planning decisions had been referred to the Board for consideration.

25/038: EVENTS AND COMMERCIAL INNOVATION ITEMS

ITEM 7 EVENTS & COMMERCIAL INNOVATION LEAD MEMBER COMMITTEE UPDATE

The lead members reported a meeting of the Events and Commercial Innovation Lead Member Committee had taken place on 23 July 2025 when the following matters were discussed:

The lead members stated the gardening competition was not taking place in 2025. The Town Clerk reported he had made the arrangements, in accordance with the Board resolution, for Mr Quayle and Mr Watson to undertake judging in September should this be required.

The lead members advised an informal agreement had been made to house some tourist information in the stationary and newspaper shop in Michael Street.

The lead members noted the Town Clerk was meeting with the Department of Enterprise representatives on 1 August 2025. This Department have taken on the retail food promotion and market role from the Department of Environment, Food and Agriculture. The Department had agreed to provide contact details to allow discussion to take place with market stall food produce retailers

The lead members noted the Commissioners had filled in the hole on the BMX track and strimmed the grass. However, this work needed to be redone following an incident when youths had re-excavated a hole adjacent to the BMX track in July 2025. The lead members requested further action to fill the rabbit holes on the Headlands Field.

The lead members advised they had found a United Kingdom supplier of free dog poo bags. The details of the supplier would be sent to the Town Hall following this meeting. The lead members noted the Board required a proposal for the value of the youth budget. The lead members **agreed** a sum of £10,000 should be sought.

The lead members noted additional cleaning had taken place in Michael Street including washing the pavements. He advised a deep clean would require the appointment of a contractor with power washing equipment and a temporary closure of the street to facilitate this work safely. This work would take place as soon as it can be arranged with traders.

The lead members noted the provision and installation of pigeon spikes had been offered to the advocate at the Atholl Place/Michael Street junction. This property was a location where bird defecated on the footway.

The lead members noted the Cathedral funding request for planet Mars exhibition had been approved by the Board.

The lead members noted Isle of Play would be invited to a Committee meeting to discuss suitable locations for the play street initiative.

The lead members agreed a location would need to be identified where Beach Buddies/Football Club volunteers could clean a community area. The lead members proposed the Atholl Street vacant plot. The lead members discussed setting up a love where you live or community hero initiative to encourage this activity.

The lead members noted plans were in place to trial the erection of Manx flags in Michael Street on the Christmas lighting overhead wiring during week commencing 28 July 2025 for the summer holiday period.

The lead members asked, following the meeting with traders, if the Commissioners could prioritise temporary signing on the Promenade to direct pedestrians into the retail street for the summer holidays. The Town Clerk advised the Commissioners had access to a colourful map which they had developed in 2017 which could be used for this purpose.

The lead members asked when the hanging baskets would be put up in Michael Street. The Town Clerk advised the Commissioners had paid for all the planted baskets which are currently being put out by the Commissioners' staff.

The lead members requested a catalogue for street refuse bins, an update on a dive wreck and to commence work on a new fee charging policy for street trading licences.

The lead members noted an officer meeting had taken place with the organiser of the Oie Voaldyn to discuss operational improvements to this event including improving marshalling and the success of not permitting spectators to watch the event from the seaside frontage of the beach arena. The Town Clerk reported the organiser had expressed an interest in undertaking an Oie Houney and Hop Tuu Naa event to coincide with the Commissioners' bonfire and firework display. The Town Clerk reported this event would need to be held on 29 October 2025 and would involve a smaller procession from the Market Place. The lead members requested further information on this proposal.

The lead members noted the Board had considered their new Peel Day proposal at their Board meeting and further discussions were required with traders before this event is finalised for 2026. The Town Clerk reported he had spoken to Mr Watterson who had agreed to work with

the Commissioners to co-ordination the beach racing with the Commissioners' revised events in 2026 should the tides be suitable. The Town Clerk reported no beach racing was scheduled for the 2025 MGP.

The lead members noted the map detailing the locations for the Yn Creck Mooar event in Peel on 6 July 2025 had been prepared and given to the organisers. The lead members noted no adverse comments from visitors or residents had been received about this event. The lead members noted a participant had reported the number of visitors on the outskirts of Peel had been low for this event.

The lead members noted the following events were scheduled between August and October:

- Peel Carnival on 2 August 2025
- Vintage MGP event on 21 August 2025
- Moddey Dhoo MGP Day on 28 August 2025
- Firework Display/ Bonfire at the end of October 2025.

The lead member reported they had made the Commissioners' written contributed to the forward in the carnival programme.

The lead members reported the potential go kart event and soapbox derby in 2025 had been discussed with the organisers of these events on 3 July 2025 and these events were now planned for 2026.

The lead members noted the request from Ellan Vannin Events to hold the annual Isle of Man Festival of Motoring event at Fenella Beach Car Park and Weatherglass Corner on a day between 18 and 21 September 2025. The lead members discussed the implications of the harbour footbridge being closed and an alternative venue for this event including the House of Manannan car park or the car park by the motor museum.

The lead members met representatives from Peel market traders and the Cathedral to discuss the Christmas light switch on event. The lead members noted the Cathedral would welcome the opportunity to be involved in this community event including a community carol service lead by the Cathedral choir. However, the Cathedral representative expressed concerns relating to the timing of an event should it take place in early November because this would need to be co-ordinated with the remembrance services which take place at this time.

The Peel market trader representative advised following discussions with a lead member from the Events and Commercial Innovation Committee they had put a lot of effort into developing a proposal for a larger Christmas light switch on event. The Peel Market trader representatives stated the events should take place on 15 and 16 November 2025. This date had become available following the cancellation of the Kings William College Christmas Craft Fayre and coincided with the existing event which took place in the House of Manannan and the Artreach Studio. The Peel market trader representatives described a vision for an advent calendar which would show all the locations around Peel where events were taking place. This would include market stalls, and entertainment including the open-air farm nativity, dancing and music. The Peel market trader stated the event would have everything happening in one weekend and proposed the light switch on should take place on the 15th November 2025 in the middle of the event. The lead member stated they did not recall asking the Peel market trader representative to organise this event and the format of this event. The lead members **agreed** to review their options for this event based on the information they had received.

The Chair asked why the garden judging was not taking place in early September. Mr Hardingham reported the gardens would not be at their best at this time of year with the prolonged dry weather currently being experienced. The Chair proposed the Bonfire and Firework display should be set for 30 October 2025 to allow the participants in this event to plan and get the necessary approvals. This proposal was seconded by the Deputy Chair and the Board unanimously **agreed**. The Chair stated holding the Christmas light switch on event in mid-November would place additional pressure on the staff erecting the decorations and he proposed the usual last Saturday in November should be set for this event. Mr Hardingham advised the Committee were reviewing all the options and running a similar event to previous years was the Committee's preference. The Board **agreed** the Christmas light switch on event should take place on 29 November 2025.

ITEM 8 2025 FUNDING MOTION: Level 5/7 Aside Pitch on the Headlands Field

Mr Hardingham reported the Lead Member Committee for Events and Commercial Innovation would like funding to create a flatter area on the Headlands Field for a 5/7 aside football pitch. The Chair asked if this was one of the top two projects being proposed by the Lead Member Committee and what was the budget estimate for these works. The Chair proposed this matter required more detail before it was considered by the Board and suggested the project should, in the first instance, be reviewed by the Finance, Operations and Staff Resource Lead Member Committee. Miss Lambert seconded this proposal and asked if the pitch required fencing off. The Board unanimously **agreed** this proposal required further information and **deferred a decision** on this motion at this time.

ITEM 9 2025 FUNDING MOTION: Level 5/7 Aside Pitch on the Headlands Field

Mr Hardingham reported the Lead Member Committee for Events and Commercial Innovation would like funding to build a covered youth shelter on Peel Hill above Fenella Beach. The Chair again asked if this was one of the top two projects being proposed by the Lead Member Committee and what was the budget estimate for these works. The Chair proposed this matter required more detail before it was considered by the Board and suggested the project should, in the first instance, be reviewed by the Finance, Operations and Staff Resource Lead Member Committee. This proposal was seconded by the Deputy Chair and the Board unanimously **agreed** this proposal required further information and **deferred a decision** on this motion at this time.

25/039: FINANCE, OPERATIONS AND WORKS ITEMS

ITEM 10 FINANCE, OPERATIONS & STAFF RESOURCING LEAD MEMBER COMMITTEE UPDATE

The lead members reported a meeting of the Finance, Operations and Staff resources Lead Member Committee had taken place on 5 August 2025 when the following matters were discussed:

The lead members met the Commissioners' STEP student undertaking the update of the car parking strategy report. The Town Clerk reminded the lead members the STEP student's surveys and literature review should form the evidence base for the report's recommendations. The STEP student reported the following:

During the first two weeks of the project he had undertaken a review of the legislation, the 2013 Parking Strategy for Peel, and evaluated the strategies used in the United Kingdom. He referenced work undertaken recently in Cumbria to meet the demands for parking from residents, visitors, retail and businesses uses in this rural location. The STEP Student advised a key part of his work was the collection of parking data in Town centre area of Peel. He advised the routes had been broken into three areas to permit the collection of data on three consecutive Friday and Saturday periods. The collection of data had taken place between 7am and 7pm on these two days because they represented the days when peak levels of parking would be experienced. The STEP Student advised the collection of the core Town centre area had taken place prior to the school summer holiday period. He had visited each location twice per hour to establish parking turn over and the surplus capacity every half an hour. The remaining two weekends had taken place in the summer holiday period and took in the other locations bounded by West Quay, Mill Road, Queens Drive, Albany Road, Church Street, Stanley Road, Marine Parade and Shore Road every two hours. These are the locations which have the highest volumes of visitor and resident parking. All the surveys had collected data in the Town Hall car park which would be used as the control to ensure all data taken on separate weeks was comparable. The STEP Student reported he was now evaluating his data and would formulate his option appraisals and recommendations using this information. The Step Student advised the report would be completed by the end of August 2025 and he would be happy to come back and present his findings to the Committee. The lead members asked if he had seen any underused space around the Town. The STEP Student reported spaces appeared to be available in the Church Street reserved spaces in the Derby Road car park; the Police station reserved places in the Derby Road Car Park; the Douglas Street loading bay and the on street electric vehicle charging spaces. The lead members asked if the report would deal with the road signing in the car parks.

The lead members noted the contents of the Technical Officer's work report. The Technical Officer highlighted the following:

The Technical Officer requested a decision on the scope of the works to remove the bulge and cracked section of St Peter's Church Wall. The lead member **agreed** this matter would need to be referred to the Board.

The Technical Officer requested a decision on the purchase of a replacement sweeper. The Town Clerk advised this matter was assessed as part of the budget and rate setting in January 2025 and Board had **agreed** to prioritised the St Peter's wall works and the purchase of a diesel sweeper in 2025.

The lead members asked if the works reporting information technology system could generate reports on the number of jobs reported, the number of jobs completed and number of outstanding jobs. This information could then be placed monthly on the Commissioners' website working towards being more transparent. The Town Clerk advised this information for housing is currently reported quarterly but the jobs do not include routine or statutory activities such as waste collection, grass cutting, hedge cutting, weed killing etc. in the Commissioners' housing estates. A meeting with the Commissioners' Foreman was proposed by the Officers to take this matter forward.

The lead members noted the audit file, estimate trial balance and pre-audit statement of accounts had been completed by 31 July 2025 for the 2024/25 financial year.

The lead members noted the existing Commissioners' external auditor had received a one year extension on 7 August 2025 to their contract to audit the 2024/25 financial year statement of accounts. The Town Clerk advised this late appointment will make it unlikely these accounts will be signed off by 31 October 2025.

The lead members noted the content of Treasury's 2nd supplemental list 2025 dated 4 July 2025. The lead members discussed the locations of the zero-rated properties in Peel. The Town Clerk advised the Treasury had set the rate to zero after a tribunal found they could not partially reduce the rateable value of a property which, though refurbishment, is not receiving local authority services. He advised if the property is occupied and it is receiving services an appeal could be lodged against the zero-rating value.

The lead members noted the Legislative Council call for evidence had been moved back until after the Summer recess for the Local Government Amendment Bill.

The lead members noted the storage of motorhomes on the public highway was a matter for the Department of Infrastructure and not the Commissioners. The lead members expressed support for a restriction limiting parking to a maximum of 18 hour in any 24 hour period at the Patrick Street end of Boilley Spittal and on West Quay.

The lead members noted the installation of highway electronic bollards on Michael Street was a matter for the Department of Infrastructure and not the Commissioners. The Town Clerk advised the installation of bollards had formed part of the 2011 regeneration scheme in Castletown and had cost £25,000 at each location. Similar works in Michael Street would be significantly more expensive through inflation and the necessary relocation of underground services to facilitate the installation of this infrastructure.

25/040: GENERAL ITEMS

ITEM 11 DEPARTMENT OF INFRASTRUCTURE HARBOUR FOOTBRIDGE REPAIRS

The Board noted the content of the Department of Infrastructure's communication dated 15 July 2025 reporting the harbour footbridge would be closed for repairs from 8 September 2025 for a four week period.

ITEM 12 DEPARTMENT OF INFRASTRUCTURE DELEGATION OF ROUTINE HIGHWAY SERVICES

The Board noted the content of the communication dated 30 July 2025 from a resident asking if the Commissioners were still in favour of undertaking the routine highway maintenance works delegated to the Local Authorities in 2015 at the rate payers' expense. The Town Clerk reported similar requests were received by a previous Board from the Peel resident in 2016 and 2019. In these written communications it was explained the cost of these routine works was being funded through the Department setting aside the Energy from Waste domestic refuse annual escalator costs which commenced at £21 per tonne of waste in 2016 providing a budget of approximately £40,000. The Town Clerk explained these delegated functions could be handed back to the Department but it is likely the escalator fees will be reapplied to Local Authorities because this was how these services were to be funded. The Chair proposed the

Commissioners should continue to deliver these delegated functions at this time. This proposal was seconded by Mrs Moughtin and the Board unanimously **agreed**.

ITEM 13 TYNWALD COMMISSIONERS' FOR ADMINISTRATION

The Board noted the content of the communication dated 5 August from the Clerk of Tynwald's Office concerning the Tynwald Commissioner For Administration Amendment Bill. The Chair stated he had concerns relating to the Chief Minister's new powers in this Bill. The Town Clerk reminded the Board that although this role described as the Tynwald ombudsman the remit was solely for public authorities including elected Commissioners. He advised it did not cover Tynwald, Legislative Council or House of Keys members who had their own internal scrutiny and code of conduct Committees. The Board noted the responses were required by 16 September 2025 and asked for these matters to be included in the Commissioners' response.

ITEM 14 ISLE OF MAN STRATEGIC PLAN CONSULTATION

The Board noted the content of the Cabinet Office's Strategic Plan consultation scheduled for completion by 27 October 2025. The Town Clerk reminded the Board a previous consultation had taken place in 2023 but a draft plan had not been prepared by October 2024 resulting in this new consultation taking place at this time. The Town Clerk reminded the Board that the Commissioners had stated the Area Plan should not be progressed until the existing Strategic Plan (2016 to 2026) had been reviewed and the new Strategic Plan approved by Tynwald. Miss Lambert stated the new Strategic Plan should provide better protection for agricultural land on the Peel town boundary. The Town Clerk reminded the Board this was an important consultation, which like the Area Plan, would require specialist Town planning expertise and a consultant would need to be appointed. The Chair proposed the Town Clerk should seek the support of a planning consultant and the Board should defer consideration of this matter to their next meeting. This proposal was seconded by Miss Lambert and the Board unanimously **agreed**.

ITEM 15 DOUGLAS STREET ELECTRIC CHARGING PROPOSAL

The Board noted the content of the communication dated 10 July 2025 from the Manx Utility Authority concerning the installation of five new electric vehicle charging spaces plus the relocation of the existing Market Place charging space into the Commissioners' Douglas Street Car Park. Miss Lambert did not think these spaces would be used and cited the STEP Students survey data which indicated these spaces were underused. Mr Cubbon-Wood stated these designated spaces would predominately be used by visitors because owners of these vehicles charge them at their place of residence. Mrs Moughtin advised the parking spaces in the Douglas Street car park were in high demand for the retail area and residents' parking. Mrs Moughtin proposed this request to use the Commissioners' car park spaces should be refused and if the demand exists the layby in Market Place should be used. This proposal was seconded by Mr Cubbon-Wood and the Board unanimously **agreed**.

ITEM 16 ANY OTHER BUSINESS

The Board and officers did not raise any other business items for consideration.

The Board meeting ended at 8.04pm