

# GENERAL MEETING

The MINUTES of a GENERAL MEETING held in the Boardroom, Town Hall, Derby Road, Peel on Tuesday 7<sup>th</sup> January 2014 at 7.00p.m.

Present            Mr. R K Harmer (Chairman)  
                      Mr. E C Beale  
                      Miss K Felton  
                      Mr. A G Jones  
                      Mrs. J O'Halloran  
                      Mrs. C A Moughtin  
                      Mr. D J Lace

Apologies        Mr. I G Davison

In attendance    Mr. P G Leadley (Town Clerk)

Action

CHAIRMAN'S  
WELCOME

13/426

The Chairman welcomed members of the public and Mr. Crookall, M.H.K., to the first meeting of 2014 and wished everyone a happy and prosperous New Year. The Chairman indicated that the Year of Culture had commenced with a ceremony on Peel Beach involving the Vikings of Mann and the lighting of a beacon on the shore. There was also a short firework display and the Chairman wished in particular to thank the Vikings of Mann and Mr. Davison for all their hard work in organising this event and hoped that everyone would embrace the Year of Culture events throughout 2014.

The Town Clerk referred to a letter of resignation received from Mr. Cushing who for personal and private reasons was no longer able to continue as a Commissioner. The Chairman wished to put on record his appreciation for the hard work particularly on financial matters that Mr. Cushing had given to the Town and indicated that he would be sorely missed.

MINUTES

13/427

The Minutes of the meeting held on 10<sup>th</sup> December 2013 were taken as read and *CONFIRMED*.

CAPITAL PROJECT COSTS	13/428	Mr. Jones referred to the letter received from Mrs. Reeve, Director of Housing regarding his comments and concerns over the costs associated with the capital housing programme and with specific reference to the kitchen framework scheme. Mr. Jones indicated that he had been in contact with Ian Cannell Court and was awaiting figures on the costs they incurred in replacing kitchens. It was <i>AGREED</i> that a holding letter be sent to Mrs. Reeve pending a detailed response.	Letter sent
SHOPRITE STORE CAR PARK	13/429	Reference was made back to Minute 13/406 and the Town Clerk advised that the Chief Executive of Isle of Man Enterprises Limited had indicated that, in principle, Shoprite would be prepared to consider a further exchange of land at the Shoprite Store car park in due course.	Email sent
		<p>The Chairman referred to comments regarding the marking out of the Commissioners car park area with eighteen hours in twenty four hours parking signage. Reference was also made to the loss of spaces due to the placement of the recycle bins on the Commissioners area of the car park. The original land exchange related to a possible thirty five spaces. Following the transfer and the marking out of larger individual spaces this had been reduced by around seven spaces. It was <i>AGREED</i> that the Town Clerk forward a suitable response to Mr. Cannon regarding this matter. In the meantime the matter would be held over pending the possible further exchange of land.</p> <p>Mr. Lace referred to the placement of the recycle bins and suggested that consideration be given to them being located at the entrance to the former brickworks site on Glenfaba Road. Upon a suggestion from the Chairman it was <i>AGREED</i> that the eighteen hours in twenty four for parking be confirmed and that further consideration be given to relocating the recycle bins to create additional spaces for parking.</p>	
MUNICIPAL WASTE MANAGEMENT	13/430	Consideration was given to a letter from Mr. John Wrigley, Head of Waste Management regarding a proposed alternative means of service delivery for municipal waste.	Date agreed

Members voiced concern that the document seeking local authorities views on the matter had been issued on 24<sup>th</sup> December 2013 with a request that submissions be made by 7<sup>th</sup> February 2014. Members were concerned at the three options proposed by the Department of Infrastructure which were the creation of a single Waste Authority, the transfer of the Department's services/responsibilities to local authorities and the creation of a regional service delivery platform.

Mrs. O'Halloran indicated that the Western Civic Amenity Site Committee had no confidence in Mr. Wrigley following the Department's involvement in temporary management of the site. In her opinion Government was attempting to "fix something that was not broken". Mr. Jones reported that the Municipal Association had also given initial thought to the proposals and were anxious that the consultation period be extended as it was deemed to be too short. Members concurred with this viewpoint. The Chairman indicated that this policy document should have come from the Minister at a political level rather than from an officer of the Department. It was his view that it was local authority reform by the back door. Concern was voiced over the figures shown by Mr. Wrigley in his letter and it was *AGREED* at this stage that a request be made to meet with Department representatives in company with the Commissioners refuse contractor, Mr. Jones to discuss this matter on a date to be agreed.

HERITAGE HOMES 13/431  
LIMITED

Reference was made back to Minute 13/423 and it was noted that Minister Crookall had looked into the matter regarding the Heritage Homes Limited claim that the Queen Elizabeth 11 School grounds were deemed public open space. The Department of Education was of the view that all school fields would not be locked and closed to the public and whilst access was available they were used heavily by individual groups and organisations. Minister Crookall indicated that as far as he was aware the planners would concur that the QE11 field was existing formal open space. In conclusion the

Department of Education had no objection to the statement made by Heritage Homes Limited in their planning application for the school grounds to be public open space in respect of their planning application for 144 dwellings at Rearyt ny Cronk.

ROAD TRAFFIC  
REGULATIONS  
ACT 1985

13/432

Members noted the issue of a temporary prohibition order of through traffic by the Department of Infrastructure in respect of road resurfacing works on Christian Street and part of Peveril Road between 6<sup>th</sup> and 31<sup>st</sup> January 2014. *NOTED*

PLANNING  
APPLICATIONS  
FOR COMMENT

13/433

The following planning applications were considered as follows:- Letter sent

13/01244/B

Erection of advertising hoardings (retrospective), entrance to Rearyt ny Cronk Estate, Poortown Road, Peel. *RECOMMENDED FOR APPROVAL.*

13/01471/D

Erection of illuminated and non-illuminated signage, Isle of Man Food Park, Mill Road, Peel. *RECOMMENDED FOR APPROVAL.*

13/91477/B

Erection of a ground floor extension to rear elevation, 5 Campion Close, Rearyt ny Keylley, Peel. *RECOMMENDED FOR APPROVAL.*

13/91289/B

Residential development of 144 dwellings with associated highway and drainage works, public open space and landscaping, fields 311826, 311827 and 313333 between Poortown Road and QE2 High School East of Rearyt ny Cronk, Peel. (additional information). *RECOMMENDED FOR REFUSAL.*

13/01521/B

Four display boards to be fixed to vertical posts sunk into concrete in front of the newly built brick wall (the boundary between DEFA Food Park and Manx National Heritage overspill car park, Mill Road, Peel. *RECOMMENDED FOR APPROVAL.*

13/91514/B

Construction of a lychgate along Derby Road to form a new entrance to the Cathedral grounds, which incorporates facilities for a relocated bus shelter, St. Germans Cathedral, Derby Road, Peel. *RECOMMENDED FOR APPROVAL.*

13/91484/B

Provide a new Pro shop, locker room and associated facilities, Peel Golf Club, Rheast Lane, Peel. *RECOMMENDED FOR APPROVAL.*

13/91492/B

Installation of ventilation and extraction units/grills (retrospective), The Corner Café, 12 Atholl Place, Peel. *RECOMMENDED FOR APPROVAL.*

14/00001/B

Proposed alterations and extension, 11 Magher Breek, Ballawattleworth Estate, Peel. *RECOMMENDED FOR APPROVAL.*

14/00003/B

Reconstruction of the highway and footpaths, drainage services, street lighting, street furniture and signage, Derby Road, Peel. *RECOMMENDED FOR APPROVAL.*

PLANNING  
DECISIONS  
NOTIFIED

13/434

The following planning decisions had been notified by the Planning Committee as follows:-

PA 13/91297/B Installation of replacement front door and fanlight at 38 Stanley Road, Peel for Ms. Michelle Ferrer. *APPROVED*

PA 13/91313/B Replacement of existing chimney stack at 23 and 25 Market Street, Peel for Mrs. Pamela Pringle. *APPROVED*

PA 13/91049/B Alterations, erection of an extension and conversion of the property from tourist accommodation to include permanent residential accommodation at 4 Charles Street, Peel for Mrs. Jane Tatchell. *APPROVED*

PA 13/91285/B Installation of a replacement entrance door at Ground Floor Apartment 5

Marine Parade, Peel for Mrs. Linda Kermode.  
*APPROVED*

PA 13/91351/B Erection of an external wheelie bin store at Peel Clothworkers School, Derby Road, Peel for the Department of Education. *APPROVED*

PA 13/91312/B Installation of a replacement front door at 10 Orry Lane, Peel for Mrs. Andrea Elaine Lamb. *APPROVED*

PA 13/00686/B ON APPEAL 13/435 Members noted receipt of documentation from the Planning Appeals Administrator in respect of an appeal against approval for the erection of a pair of semi-detached dwellings on a plot of land adjacent to 56 Glenfaba Road, Peel. The Town Clerk advised that the Commissioners had forwarded a letter objecting to this approval as the application did not comply with the Isle of Man Strategic plan for off road parking.

PA 13/90989/B ON APPEAL 13/446 Members noted the lodging of an appeal in respect of the refusal for the erection of a conservatory to the rear elevation of 12 Ballatessan Meadow, Peel by Mr. & Mrs. Perry. It was *AGREED* to make no submission with regard to this appeal.

PUBLIC SECTOR RENT INCREASES 13/447 Members noted receipt of a confirmatory letter from Mrs. Deborah Reeve, Director of Housing regarding the 5% rent increase proposed and approved by Tynwald for 2014/15. Mr. Lace again indicated his strong concerns over Government imposing an increase in social housing rentals which could adversely affect those tenants who worked but were on low incomes. *NOTED*

HOUSING (FLATS) REGULATIONS 1982 13/448 Members considered a recommendation from the Environmental Health Officer to register flats 10, 12, 14 and 18 Green Close, Rearyt ny Cronk, Peel. *AGREED*

The Town Clerk also referred to a similar recommendation to register flats 6 and 8 Close Caaig, Ballawattleworth Estate, Peel. It was *AGREED* that these flats be registered.

STRATEGIC PLAN CONSULTATION	13/449	Members gave consideration to an email from Minister Cretney, MHK regarding his Department's review of the 2007 Isle of Man Strategic Plan. It was <i>AGREED</i> to invite Officers at the Planning Policy section of the Department to a meeting on 14 <sup>th</sup> January 2014 at 8.00p.m. to discuss the proposed review.	
ROYAL VISIT	13/450	Members noted that Her Royal Highness Princess Anne was scheduled to visit Peel on 21 <sup>st</sup> January 2014. The purpose of the visit was to meet with the St. Germans Cathedral Fundraising Committee and it was noted that the Chairman would greet Her Royal Highness to the Town.	
TOWN LEAFLETS	13/451	The Town Clerk referred to a revised leaflet brochure prepared by Vic Bates. Subject to some minor amendments after proof reading it was <i>AGREED</i> that they be approved and printed in time for the new tourist season. In addition the Town signs would also be updated by Vic Bates.	
RED ARROWS	13/452	Members noted with some disappointment that the Red Arrows would not be visiting Peel to perform a display during 2014. It was to be hoped that the Red Arrows would be able to schedule in a display over Peel in future years and it was <i>AGREED</i> to ask the Department of Tourism that consideration be given to this request.	
AUDIT AND FINANCIAL REPORTING	13/453	Preliminary consideration was given to a Treasury consultation document regarding proposals for local government audit and financial reporting. Both the Finance Officer and the Commissioners accountant, Mr. Begley had drafted provisional comments to the consultation and it was <i>AGREED</i> that these be copied to Members for detailed consideration prior to making a submission to the Treasury by the deadline date of 31 <sup>st</sup> January 2014.	
BEACH BUDDIES	13/454	The Town Clerk referred to an email he had received from Mr. Bill Dale, organiser of the Beach Buddies. It was proposed that the Beach Buddies group in partnership with corporate sponsors, government departments and local authorities place special bins easily identified by their orange colour at numerous	Email sent

access points to beaches around the Island. The proposal was that alongside the bins a plastic bag dispenser would be provided and maintained by Beach Buddies with a simple message inviting members of the public to “fill a bag and make a difference” and then deposit the rubbish collected from the beach into the bin at the end of their walk. An appropriate safety message would also be displayed on the bin. It was anticipated that there would be a positive public response as it would make it easier for people to collect their litter from the beach. Members were fully supportive of the idea and it was *AGREED* to advise Mr. Dale accordingly.

RED TELEPHONE  
BOXES

13/455

Mr. Lace referred to the news item regarding the removal of some red telephone boxes. It was noted that there were no plans to remove such boxes from Peel. However, on the grounds of costs Manx Telecom had indicated that it was not economic to maintain certain public telephone boxes. In principle the Commissioners would not wish to see any red telephone boxes removed from Peel if that decision was taken at a future date.

This part of the meeting ended at 7.45p.m.