

GENERAL MEETING

The MINUTES of a GENERAL MEETING held in the Boardroom, Town Hall, Derby Road, Peel on Tuesday 1st April 2014 at 7.00p.m.

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

In attendance Mr. P G Leadley (Town Clerk)
 Mr. J T Quayle (Technical Officer)

Action

CHAIRMAN'S WELCOME	13/569	The Chairman welcomed the Press to the first meeting of April 2014.
MINUTES	13/570	The Minutes of the meeting held on 18 th March 2014 were taken as read and <i>CONFIRMED</i> .
PEEL DAY	13/571	Reference was made back to Minute 13/555 and it was noted that the Department of Infrastructure had requested completion of an event notification form for Peel Day which was in the process of being completed.
PUBLIC ART	13/572	The Town Clerk referred back to Minute 13/568 and reported that the two proposed art projects would shortly be published on the Commissioners website and that an application form for financial assistance from the Isle of Man Lottery Trust had been requested.
ROAD TRAFFIC REGULATION ACT 1985	13/573	The Board considered a draft Order to consolidate various no waiting restrictions around Peel into one Order. <i>NOTED</i>

The Board also considered a draft Order for disabled parking at Westlands which had previously been considered and

approved.

The Town Clerk referred to a temporary road closure Order on Patrick Street, Boilley Spittal, Stanley Mount and Cross Street to enable mains gas replacement work to be undertaken.

CLOSE Y CHIARN	13/574	The Technical Officer referred to resident complaints regarding the poor street lighting at Close y Chiarn. The Technical Officer reported that this land was owned by the former Manx Electricity Authority (now under the Manx Utilities Authority) and that the Authority had indicated it would not look to replace the three street light columns. Reference was also made to the potholes in the road again belonging to the Authority. The matter was discussed at some length and Mr. Jones indicated that the Authority would have a legal responsibility to maintain its property in the event of any third party claim. In conclusion it was <i>AGREED</i> that the Town Clerk write a letter to the Chief Executive of the Manx Utilities Authority requesting that they replace the defective street light columns and repair the road.	Letter sent
MAPLE AVENUE	13/575	The Technical Officer updated Members on the current position regarding the flooding problem at Maple Avenue. Initial contact had been made with Mr. Wade at the Water and Sewerage Authority and that he would now follow up with a further reminder to the Authority to undertake the necessary work to alleviate the flooding problem. Mr. Lace was of the view that the farmers' lane at the rear of the properties needed addressing in terms of filling in on the grounds of safety. It was noted this was the farmer/landowners responsibility.	TQ
PLANNING APPLICATIONS FOR COMMENT	13/576	The following planning applications were considered as follows:	Letter sent

14/00304/B

New lean to slate roof inadvertently omitted from PA 13/91049/B to be constructed at bottom of rear yard to create covered storage area, 4 Charles Street, Peel. *RECOMMENDED FOR APPROVAL*

14/00192/B

Amended plans – Erection of a building to provide garaging and service facilities, land to rear of IOM Seafood Products Limited, Isle of Man Food Park, Mill Road, Peel. *RECOMMENDED FOR APPROVAL.*

PLANNING 13/577
DECISIONS NOTIFIED

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

14/00196/B Replacement of existing conservatory roof with light weight roof tiles at 38 Derby Road, Peel for Mr. & Mrs. Herbert Budd. *APPROVED*

14/00152/D Erection of illuminated signage at Centenary Centre, Atholl Street, Peel for Centenary Centre. *APPROVED*

14/00124/B Alterations and extension to former boiler room to provide enlarged kitchen, dining area, ancillary staff accommodation, changing rooms and toilets, new satellite plant room, additional air handling unit, creation of desk store in courtyard area and extension to existing car park at Queen Elizabeth The Second High School, Douglas Road, Peel for the Department of Education and Children. *APPROVED*

14/00109/d Erection of advertising hoardings (retrospective) at either side of entrance to Rearyt ny Cronk adjacent to roundabout, Poortown Road, Peel for Heritage Homes Limited. *EXPRESS CONSENT GIVEN*

14/00172/B Replacement of existing glazed conservatory roof with tiles at 29

Ballellis Ballawattleworth Estate, Peel for Mrs. Janice Young. *APPROVED*

14/00164/B Installation of a dormer window and gable window to dwelling at 40 Mountain View, Peel for Mrs. Julie Marshall. *APPROVED*

14/00161/B Removal of redundant chimney stack at Carraghyn, 4 Rheast Lane, Peel for Mr. & Mrs. David Cain. *APPROVED*

PA 13/00279
REMOVAL OF SOD
HEDGE

13/578

Members considered a letter of response from the Director of Planning, Mr. Gallagher dated 24th March 2014. The Planning Division had indicated that it would take no further action against Heritage Homes Limited in respect of the breach of its planning approval by the removal of the sod hedge at Rearyt ny Cronk, Peel. Members again voiced their concern and disappointment at the decision of the Planning Committee which could result in the general public doubting the integrity of the Committee by making such decisions. The Chairman indicated that Heritage Homes Limited breaching its planning approval was deemed acceptable by the Director of Planning. It was *AGREED* that a letter be forwarded to Mr. Crookall, MHK to appraise him of the situation and seek his influence in appropriate action being taken in respect of this blatant breach.

Email sent

KITCHEN
FRAMEWORK COSTS

13/579

Consideration was given to a draft report prepared by Silva Consulting Limited on behalf of the Department of Social Care in respect of the cost comparison under the Kitchen Framework Agreement and the kitchens installed at Ian Cannell Court. Mr. Jones accepted that there was some difference in the schemes regarding the quality of the units. It was however suggested that smaller schemes such as kitchen replacements attracted additional costs by the employment of various consultants which was not deemed necessary. It was *AGREED*

AGJ/PGL

that Mr. Jones and the Town Clerk liaise over a suitable response to the draft report.

HOUSING LOANS	13/580	The Town Clerk referred to a number of agreements entered into with the Isle of Man Bank in respect of housing loans for property improvements. The Town Clerk outlined the current overdraft facility together with the two loan agreements and it was <i>AGREED</i> that the Chairman sign the said agreements accordingly. The Town Clerk advised that the costs of the loan repayment would be covered by the housing deficiency from the Department of Social Care.	Completed
FIXED TERM TENANCIES	13/581	Members noted the issue of a press release from the Minister for Social Care regarding fixed term public sector tenancies. All new tenancies granted from 1 st April would be for a fixed term of five years and subject to review at the end of the tenancy period. The Town Clerk advised that over a period of years the administrative work to review tenant's means would create a significant burden on the work of the Housing Officer. Mr. Jones expressed some concern at the lack of communication from the Department of Social Care in the detailed working of this change to public sector tenancies. Mr. Jones indicated that the Department needed to progress alternative schemes such as shared equity and housing association schemes. It was his view that the Department was not engaging sufficiently with local authorities over the significant changes being made to the social housing sector.	
PEEL IN BLOOM	13/582	Mr. Davison referred to arrangements for this year's Peel in Bloom contest. Watson's Nurseries would again sponsor the prizes and Mr. Watson would judge the entries. It was <i>AGREED</i> that judging take place in the last week of July and Mr. Davison indicated that he would purchase four permanent banners at £25 each to	PGL

publicise the competition. The Chairman suggested that a Commissioners newsletter be issued and this matter be listed as a news item.
AGREED

PEEL CARNIVAL	13/583	Consideration was given to an application from the Chairman of the organising committee for a street trading licence on 3 rd August 2014 when the carnival would be held. It was <i>AGREED</i> that a blanket licence be issued to the Carnival Committee accordingly.	Completed
WATER FOUNTAIN	13/584	The Town Clerk referred to an email suggestion regarding the possible acquisition of a wall mounted water fountain. This item had been obtained from a garage clearance and was formally situated on the old school on Derby Road. It was <i>AGREED</i> that the offer of the fountain be accepted and consideration be could then be given as to its possible relocation or if the costs thereof were excessive that it be displayed at the Leece Museum.	Email sent
DOMESTIC RATING SYSTEM	13/585	The Town Clerk referred to a letter from the Deputy Clerk of Tynwald dated 28 th March 2014 regarding the formation of a Select Committee of Tynwald to look into the domestic rating system across the Island. Views were sought from local authorities by 28 th April 2014. It was <i>AGREED</i> that Members give the matter initial consideration as to how the system might be improved and that the matter be considered in further detail at the next meeting of the Commissioners.	
PEEL CEMETERY	13/586	The Town Clerk referred to a letter from the Cathedral Church of St. German to the Department of Infrastructure and copied to the Commissioners regarding the church wish to see a speed limit imposed on the main road outside Peel Cemetery. It was noted that the Department had proposed a 50mph buffer zone which had been supported by the	

Commissioners. The church authority also sought permission to erect a concealed entrance sign on the St. Johns side of the cemetery entrance. *NOTED*

REAYRT NY CRONK 13/587
PLAYGROUND

The Town Clerk tabled a plan indicating the proposed additional play equipment to be installed at Rearyt ny Cronk under the Section 13 condition of the planning approval obtained by Heritage Homes Limited for development of the estate. The playground would double in size and would provide for additional items of equipment. Members were supportive of the playground extension and in that respect Miss Felton suggested that consideration be given to the provision of an item of equipment that could be used by disabled children. It was *AGREED* that this matter be investigated further with the developer. The Commissioners approved the items of equipment and the extension of the playground as sought. PGL

Heritage Homes had also emailed the Town Clerk with the suggestion that the new development adjoining Rearyt ny Cronk be called Patrick View (Rearyt Pherick) and sought the Commissioners approval thereof. The matter was discussed at some length and bearing in mind that St. Patrick's View was also an alternative estate development it was suggested that this could cause problems in the future. The Board *AGREED* that it would defer the developer's request and consider a suitable name for the estate development at the next meeting.

BALLAQUANE 13/588
STREET LIGHTING

Consideration was given to an email request from Mrs. Bradley of Ballaquane Park in which she commented on the inadequacy of the street lighting at Ballaquane Road. Bearing in mind the significant cost in providing new street lighting it was *AGREED* that the matter be looked at in terms of a possible budget item for the next financial year 2015/216.

Arising therefrom consideration was given to a further email from Mr. Bradley in which he suggested that the grassed area adjacent to the Highwayman roundabout be planted up with daffodils to improve the visual impact on visitors coming into Peel. The Technical Officer advised that this area had recently been seeded with poppies and would provide a colourful addition to this area of the town.

LOCAL AUTHORITY LOANS 13/589

The Town Clerk referred to a letter of response from the Treasury Minister to Onchan District Commissioners dated 25th March 2014 which indicated that as a result of Standard and Poor's down grading of the Isle of Man interest rates payable on local authority borrowings would not be affected. *NOTED*

MUNICIPAL ASSOCIATION 13/590

Mr. Jones updated Members on his recent attendance at last week's meeting of the Municipal Association. A health and safety presentation had been made. Mr. Jones also indicated that its Annual General Meeting would be held on 22nd May 2014 at which he would attend at his own expense. It was further noted that the Association Chairman, Mr. Talbot would sit on the Committee to review the changes to audit provision for local authorities. Reference at the meeting had also been made to the toilet tax with the suggestion that it would need to be paid up front by local authorities prior to recharging tenants. It was agreed that this matter be checked out by the Town Clerk.

PGL

WORLD WAR ONE COMMEMORATION 13/591

Mrs. O'Halloran referred to previous discussions to commemorate the centenary of World War One. She had suggested to the fishing fraternity that a flotilla of boats make sail from Peel in May 2015 to place flowers on the water perhaps at the back of the castle. This would be a suitable commemoration of the sinking of the Lusitania. The first vessel to reach the Lusitania was the Peel registered boat "TheWanderer". It was *AGREED* that the matter be put on

PGL

the Commissioners website and published in the next newsletter to be issued by the Commissioners.

ISLE OF MAN FOOD 13/592
PARK

Mr. Davison referred to the redevelopment of the Isle of Man Food Park and suggested that the design of the fish processing units was less than satisfactory in that the area surrounding the units would be paved with bricks. With HGV traffic utilising these areas Mr. Davison felt it would not be practical and the area should have been concreted. It was *AGREED* that this issue be raised with Mr. Hamilton.

This part of the meeting ended at 7.55p.m.

