GENERAL MEETING

The minutes of the general meeting held in the Boardroom, Town Hall, Derby Road, Peel on 20 February 2025 at 7:00pm.

Present	Mrs Moughtin (Chair) Mr F. Crompton (Deputy Chair) Mr R. Harmer Ms H. Hannan Ms V. Heaton Mr A. Jones Ms M. Kelly
Apologise	None
In attendance	Mr D. Sewell (Clerk to Commissioners)

CHAIR'S WELCOME	24/069	The Chair welcomed the Board to the February general meeting. The Chair stated the Cathedral's Moon exhibition had proven a great success in bringing people to Peel over the last two weeks.
ITEM 1 MINUTES	24/070	The Chair requested confirmation of the minutes from the last meeting held on 16 January 2025. Ms Heaton proposed the minutes should be approved by the Board. This proposal was seconded by Mr Jones and the Board unanimously **agreed**.
ITEM 2 MATTERS ARISING	24/071	Item 24/063 Draft North and West Area Plan The Board noted this matter would be discussed at agenda item 5. Item 24/064 Marine Parade Consultation The Town Clerk reported the presentation of drawings had taken place from 5 to 8 February 2025 in the Town Hall. The drawings were accessible via the Commissioners' Peel Online website. The Town Clerk reported Approximately 160 people had attended over the four day period and the Commissioners have received 100 responses over a two week period. The data from the consultation response is as follows: 85% of respondents were residents and 12% were businesses. 37% of respondents were over 70 years in age; 41% were 51-79 years in age; 18% were 31 to 50 years of age; and 4% were

under 18 years of age.

77% of respondents were aware of the proposal before viewing the drawings.

78% of respondents strongly agree investment at Marine Parade is required with a further 14% agreeing investment is required. Only 3% strongly disagreed or disagreed.

50% of respondents strongly supported the design with a further 30% supporting the design. 15% either strongly opposed or opposed the design. These were largely business respondents and may be linked to the hospitality industry.

75% of respondents thought a replacement café was very important and a further 18% thought it was somewhat important. 7% thought the replacement café was not important or had no opinion.

49% of respondents thought a large multifunctional room was very important and a further 27% thought it was somewhat important. 24% thought a large multifunctional room was not important or had no opinion.

43% of respondents thought a small multifunction room was very important and a further 31% thought it was somewhat important. 26% though a small multifunction room was not important or had no opinion.

92% of respondents thought replacement toilets were very important and a further 8% thought it was somewhat important. 0% thought replacement toilets were not important or had no opinion.

60% of respondents thought landscaping was very important and a further 28% thought it was somewhat important. 12% thought landscaping was not important or had no opinion.

41% of respondents thought the link to the bowling green was very important and a further 34% thought it was somewhat important. 25% thought the link to the bowling green was not important or had no opinion.

79% of respondents thought the design provided accessibility. 3% thought the design did not provide adequate accessibility.

70% of respondents thought the design provided adequate sustainability. 4% thought the design did not provide

adequate sustainability.
43% of respondents thought they would use the facility weekly, 6% daily and 13% monthly, 34% seldom and 4% never.
The Town Clerk reported the Commissioners' Architect had monitored local social media and this written feedback was reflected in the online comments. On the basis of this information and the lack of negative response when approval in principle was granted it appears the concept and the design is broadly supported by the public.
Ms Hannan asked if there was cost for the project. The Town Clerk advised the definitive cost would be prepared once the final design was determined and had received its statutory approvals. Ms Hannan stated a cost was provided during the presentation. The Town Clerk advised a ball park budget estimate of between £1,000,000 and £1,500,000 was referenced during the presentation. This rough budget estimate was given by the Architect in their presentation to the Lead Member Committee. Ms Hannan stated a business case need to be prepared before any further progress is made. Ms Heaton asked if 2 weeks was long enough for public engagement. The Town Clerk reminded the Board the design had already been subject to a statutory public consultation. when in principle approval was given. A further statutory public consultation will be required should a reserved matter or detailed application be submitted. Ms Heaton asked what the next step is and would it commit the next administration to this project. The Town Clerk advised the next stage would be to seek reserved matter planning approval. This would give the proposed development full planning approval if successful. The Chair stated once full approval is obtained the next administration would decide if this proposal should be funded and a business case taken forward. The Chair proposed a reserved matter application should be submitted as soon as possible. This proposal was seconded by Mr Harmer and the Board unanimously **agreed**.

Item 24/064 Planning Application 23/01407/B Approval of Sewage

Treatment Works
The Town Clerk reported a petition of doleance can be submitted for a planning application within 3 months of the planning decision being determined. The Manx Utility Authority had advised this had not occurred to date but a recent letter had referenced this course of action by the appellant opposed to this planning application.

Item 24/067 Western Civic Amenity Site Fee
The Board noted a communication was sent to the Western Civic Amenity Site Board outlining the funding arrangements for 2025/26 and the conditions attached to the release of the reserved funding. Mr Harmer stated the Civic Amenity Site were assessing their options to reduce costs by evaluating operations. This includes ceasing the collection of recycling and changing site operation times.

Item 24/067 2025/26 Town and Refuse Rate
The Board noted the value of the Town and Refuse rates had been provided to the Department of Infrastructure, the Treasury and the media. The Town Clerk advised prior to doing this the rate information was placed on the Commissioners' website for rate payer to access.

Item 24/068 Any Other Business Operational Items
No any other business items had been considered by the Board.

HOUSING ITEMS 24/072 Item 3 Property Asset Management Lead Member Update
Mr Jones reported the Property and Asset Management Lead Member Committee had met on 4 February 2025 when the following matters were discussed:

The lead members reviewed the following applications and asked the Town Clerk to submit a do not oppose response on behalf of the Commissioners:

a) 24/91239/B Removal of chimney at 21 Queens Drive;
b) 24/91240/B Extension and internal works at Westcoast Fitness, Close

Beg, Ballawattleworth;

c) 24/91247/B Extension and construction of sunroom at 45 Oak Park;
d) 24/91270/C Additional use for tourist accommodation at 19 Bridge Street;
e) 24/91299/B Installation of replacement windows and doors at Home Cottage, 11 Beach Street;
f) 24/91309/B Replacement roof with solar panels at 9 Lyndale Avenue;
g) 24/91320/C Addition use for tourist accommodation at 2 Oak Park;
h) 24/91387/B Replacement door at 33 Douglas Street;
i) 24/91398/B Installation of a heat source pump at 1 Duke Street (Amended Drawings);
j) 24/91417/B Replacement roof, new solar panels, dormer windows, re-rendering, extension and new boundary wall works at 12 Stanley Road;
k) 25/90012/B Replacement doors and windows at 34 Patrick Street;
l) 25/90032/B Replacement doors and windows at 5-7 Queen Street;
m) 25/90038/B Installation of external flue at 3 Quarry Lane, Slieau Whallian View;
n) 25/90097/B Replacement doors and windows at 2 Mews Cottage;
o) 25/90078/B Replacement windows at 12 Close Corlett;

The lead members considered the following planning decisions and **agreed** no further action was required:

a) 23/91134/B Approval for installation of replacement windows and front door at 24 Patrick Street.
b) 24/91115/B Approval for installation of replacement windows at 1 Kellys Court, St Peters Lane.
c) 24/00870/B Approval for erection of two extensions at Creggans, Peveril Avenue.

The lead members noted works were substantially complete at 7 and 8 Reayrt

Aalin and stated the works had significantly improved the outside of the properties and prevented the ingress of water through the roof and into the wall cavity. The lead members **agreed** the next phase of the pilot project should be a block of terrace houses using the existing competitively tendered rates. The lead members after consideration of blocks 16-20 and 21-24 **agreed** the next phase should be 21 to 24 Reayrt Aalin. This block was chosen because the outside was in the poorest condition and the two remaining tenants could be offered alternative permanent accommodation. If the tenants did not wish to move the external work could proceed to ensure the works commenced and materials purchased before the end of the financial year. This would permit this work to be funded from the allocated reserve budget for this project.

The lead members noted the Board were supportive of installation of solar panels on the campsite shower block within the 2025/26 subject to the business case being approved prior to the commencement of construction works.

The lead members noted the December 2024 housing quarterly performance management return data was as follows:
36 emergency repairs were completed within 24 hours. 59 urgent repairs were completed in seven days with 1 urgent repair completed outside this time period. 85 routine repairs were reported with 65 completed within 28 days. The Town Clerk reported there had been a significant increase in all categories of work through storm damage and advised the Commissioners usually receive approximately 25 emergencies, 35 urgent and 60 routine work requests per quarter.
The Commissioners completed 1 property void in the quarter which was allocated to a person on the waiting list. The waiting list was made up of 72 persons with 43 having no children and 41 of these were single. 18 persons were single with children.

Item 4 Department of Infrastructure

Housing Policy

The Board noted the content of the communication dated 22 January 2025 from the Department of Infrastructure concerning housing policy. Ms Heaton stated this was a very positive letter encouraging partnership working with local authorities on this matter. Mr Jones stated the reconstitution of the annual housing conference was welcomed however, he expressed concerns relating to late changes to the Local Government Act instigated by the politician. The Town Clerk advised the main challenge in Peel has been acquiring land for social housing at a reasonable value and this could be something the Commissioners ask the Cabinet Office to consider when making recommendations on the Drat Area Plan. Ms Hannan stated most of the land has be grabbed by development. The Chair proposed this response should be delegated to the Property and Asset Management Committee for a response. This proposal was seconded by Mr Harmer and the Board unanimously **agreed**.

Item 5 Draft North and West Area Plan

Mr Jones referenced the content of his letter to the media in February 2024. Mr Jones stated the Commissioners' response will be consistent with the previous Area Plan consultation responses. This will include reiterating: the need for a duration to be placed on the plan; and the need for a strategic reserve to allow for development in the transition after the Strategic Plan expires in 2026. Mr Jones referenced some discrepancies in the Cabinet Office's interpretation of the inspector's comments on the open space land off Ballaquane Road and the Corrin Memorial Home site. Mr Jones requested suggestions from other Board members. Mr Harmer stated the housing figures provided on the land zoned for residential use do not make sense. Ms Hannan referenced the Barfords site and the in principle approval for residential development which exists at this location. Mr Jones stated the Commissioners' response would be prepared prior to the Commissioners' March 2025 meeting by the Property and Asset Management Committee.

Item 6 Planning Application
The Board noted no planning applications had been referred to the Board for consideration.

Item 7 Planning Decision
The Board noted no planning decisions had been referred to the Board for consideration.

EVENTS, AND COMMERCIAL INNOVATION

24/073

Item 8 Events and Commercial Innovation Lead Member Committee
Ms Kelly reported the Events and Commercial Innovation Lead Member Committee had met on 31 January 2025 when the following matters were discussed:

The lead members stated the Christmas light switch on held on 30 November 2024 had been a success. The lead members stated the forecast of high winds had prevented the market stalls being set up but operating out of vehicle boots had proved successful for the traders who had attended. The lead members advised the Peel Pantaloons were keen to take part next year and would need to be contacted in September to ensure their involvement. The Town Clerk stated the event had seen the late attendance of spectators about one hour before the switch on. The lead members assessed working with the Sailors Shelter or the House of Manannan craft market to coincide with the light switch on and **agreed** these events should be kept separate. The lead members **agreed** a list of contacts for each event should be prepared to pass onto their successors after the local elections.

The lead members requested the organisers of the Oie Voaldyn event should be invited to their next meeting. The Town Clerk advised the organiser wanted an increase of £1,000 to £7,000 in the support the Commissioners provided for this event.
The lead members requested the soap box derby organisers should be invited to their next meeting.

The lead members noted the majority of

the projects were completed and asked for additional road sweeping at Charles Street. The lead members noted the beach hut organiser had advised they would re-erect these structures on the beach this summer.

The lead members advised they would contact the artists to see if they had made any progress on a waymarking proposal after discussing this matter with the local artist in Peel in November 2024.

The lead members **agreed** an addition £500 for books at the Ward Library.

The lead members noted the content of the application from Filbey Food Shack dated 30 January 2025 to site their catering vehicle on the Commissioners' land adjacent to Marine Parade. The lead members noted the Board had already approved the use of this location by the Meta Lounge for the 2025 summer period. The lead members **agreed** Filbeys should contact the Meta Lounge to work in conjunction with their event or could be offered a space on the Creg Malin Car Park.

The lead members noted the content of Peel Golf Club's letter dated 10 December 2024 requesting sponsorship of their 2025 Town Cup event. The lead members **agreed** to renew this sponsorship alongside the Commissioners' sponsorship of the ladies' event.

The lead members requested removal of dead shrubs and replacement planting in the Promenade Pump House Station garden in 2025.

FINANCE ITEMS

24/074 Item 9 Finance, Operations and Staff Resource Lead Member Committee

Mr Harmer reported a Finance, Operations and Staff Resource Lead Member Committee had taken place on 14 January 2025 when the following matters were discussed:

The lead members noted the content of the Technical Officer's work report. The Technical Officer advised that various

work following the storm in December has taken priority. He reported the electrical work at Castle Street property will commence soon and work on this property will be completed by the end of the financial year. The Technical Officer reported the lead members could inspect the exterior works recently completed at Reayrt Aalin at any time.

The Technical Officer confirmed that a tender has been released for the Town Hall car park refurbishment works to five contractors. The Technical Officer advised that a decision on St Peters Church walling is still required, Lead Members requested a new quote for these works.

The lead members advised that the wall on the headlands path opposite the BMX track needs looking at along with some potential fencing repair works. The lead member assessed the request to remove some sand from Peel beach. The lead members agreed this request.

The lead members noted the content of profit and loss report. The Finance Officer reported all current income looks is consistent with the budget. He reported a small saving on the salaries budget, however there have been some further interest from staff members to join the pension scheme.

The Technical Officer reiterated the need, discussed under item FSR 05/0125, for a new tipper. He advised the Commissioners currently have one tipper which does not have a rear cage. The current cost for a new electric tipper would be £17,000.00 which is approximately half the price for a new diesel tipper. The lead member **agreed** to purchase an electric tipper with rear cage.

The Technical Officer advised more electric charging points would be required to power the Commissioners' five electric vehicles. The lead members noted the plan to install a charging point at the Town Hall.

The lead members discussed and reviewed

the wish list items and agreed the Orry Lane works, St Peter's Church Wall, waymarking and a diesel sweeper should be the highest priority for new funding.

GENERAL ITEMS 24/075

Item 10 2025/26 Refuse Collection Contract Fees
The Board noted the content of the communication dated 7 February 2025 from Jones Services for a 2.5% increase for the 2025/26 financial year. Ms Heaton proposed this RPI increase should be approved. This proposal was seconded by Mr Jones and the Board unanimously **agreed**.

Item 11 Peel Community Church Proposal
The Board noted the content of the communication dated 7 February 2025 from the Vineyard Church concerning the funding for a community fridge in a Commissioners' library building or similar location. Ms Heaton stated the opening times of the Commissioners' buildings including the Library were not compatible for this use. Ms Heaton stated this facility should be offered by a charity who are open in the evenings and weekends to permit them to oversee and manage the collection of food. Mr Harmer stated other locations provided by existing Church premises may be suitable if they could work together on this worthwhile initiative. Ms Heaton proposed this request should be declined. This proposal was seconded by Ms Hannan and the Board unanimously **agreed**.

Item 12 Local Government Amendment Bill
The Board noted the content of the communications between the Town Clerk and the Department of Infrastrcure concerning the third and final reading of the Local Government Amendment Bill 2023 between 23 and 24 January 2025.
The Board noted the content of Mr Thomas MHK's communication to the Commissioners concerning Mr Hooper MHK new clauses for this Bill.
Mr Jones stated the Commissioners had previously highlighted the majority of the contents of this Bill were supported by

local authorities. However, during the last engagement in February 2021 all Local Authorities had highlighted a common problem with Schedule 3. Unfortunately, no feedback was given from this meeting and the then Minister decided to take the Bill forward without changing anything. The Commissioners had met Minister Thomas in 2023 to discuss their concerns with this Schedule. No response was given and the Department have continued to promote this Bill following the change in Minister. Mr Jones stated throughout the progress of this Bill the local authorities have not been advised when it will be taken through the House of Keys and have now been misled of the scope of the changes proposed by the Department and their political members.
Mr Jones stated, at the last minute, a Department politician via a private members alteration has sought, without consultation to bring in clause 1 to 3 which fundamentally change the relationship between local and central government. Mr Jones advised he had spoken to the new Minister on 26 January 2025 who did not reference these new clauses and gave a civil servant response of increasing transparency without reference to any of the concerns raised by the local authorities concerning Schedule 3. Mr Jones stated the safeguard offered in the Bill that a new function will not be imposed without consultation has proven to be worthless in the past and is largely ignored by the Department. Mr Harmer stated the imposition of this clause, without prior consultation, is very serious because it allows the imposition of any functions onto the local authorities and the cost of these functions onto the rates. The Minister has advised this clause is to deal with Bride Commissioners pulling out of the Northern Civic Amenity Site. Mr Harmer stated this proposed legislation has no safeguards and gives the Department incredible and unlimited power. Mr Harmer stated this clause has not been thought through and he proposed the Commissioner should write a letter to the House of Keys members opposing this clause. This proposal was seconded by Mr Jones. Ms Hannan stated the Commissioners have no knowledge of

		how other local authorities work and why this is being introduced. We must give and take because there are a number of important legislative issues contained within the Bill. The Chair requested a vote on the proposal and the Board agreed by a split vote of 6 to 1 to send a letter to House of Keys members. Ms Hannan voted against the proposal.
ITEM 13 ANY OTHER BUSINESS	24/076	Ms Hannan requested circulation of all Joint Board minutes to Board members. Ms Heaton requested the Commissioners write to the Department of Infrastructure concerning the poor condition of the walkway on Marine Parade. No any other business items were discussed by the Board. The meeting ended at 7:58pm