

8th February 2002

PLEASE NOTE:

The attached Minutes are yet to be confirmed by the Commissioners as a true and correct record of proceedings at the various meetings, and the recommendations of the various committees are yet to be approved by the Commissioners.

A handwritten signature in black ink, appearing to read 'J.E.S. Smith', with a large, stylized flourish at the end.

**J.E.S. SMITH
CHIEF EXECUTIVE/CLERK**

ONCHAN DISTRICT COMMISSIONERS

Hawthorn Villa,
Main Road,
Onchan.

IN PUBLIC

8th February 2002

Sir/Madam,

You are hereby summoned to attend an ORDINARY meeting of the Authority to be held in the boardroom at the offices of the Board to transact the undernoted business at:

7.00 p.m. on Monday, 11th February 2002

which will be followed by a meeting of the Board in Committee.

Yours faithfully,

J.E.S. SMITH
Chief Executive/Clerk

AGENDA

The order of business at every meeting of the authority shall be in accordance with that laid down in Standing Order No 4 unless varied by the Chairman at his discretion or by a resolution duly moved and seconded and passed on a motion which shall be moved and put without discussion.

1. To approve as a correct record and sign the Minutes of the:-
 - a) Ordinary meeting held on 7th January 2002 *(Minutes - APPENDIX 2)*
-

2. To dispose of business (if any) remaining or arising from the above said meeting
-

3. To dispose of business (if any) remaining or arising from meetings held prior to the last ordinary meeting.
-

4. Chairman's Announcements
-

5. Questions - As may be asked by members under the provisions of Standing Order No 7(2).

5.1 Questions submitted by Mr D.J. Quirk, J.P. *(circulated)*

6. Local Government Act 1985 – Section 10(2) and Schedule 2 – Attendance and Travelling Allowances – consider payment of such allowances for the year to 31st March 2003.

ODC MEETING 11th February 2002
PUBLIC

IN

7. The Local Government consolidation Act 1916 (Section 353 – Commissioners shall levy a rate):
- (1) Chairman of Policy and Finance Committee to report on probable financial result for the year ending 31st March 2002 and Estimates for the year to 31st March 2003.
 - (2) To levy the district rate for 2002/03

-
8. Local Elections Act 1986 – Section 2 –

To appoint a Returning Officer in place of the Chairman who is a candidate in the forthcoming election.

-
9. To receive and consider reports, minutes and recommendations of committees. The chairman of the respective committees to report.

- 9.1 Housing Committee
- Meeting held 14th January 2002
3) *(Minutes – APPENDIX*
- 9.2 Works and Cleansing Committee
- Meeting held 28th January 2002
4) *(Minutes – APPENDIX*
- 9.3 Leisure and Amenities Committee
- Meeting held 21st January 2002
5) *(Minutes – APPENDIX*
- 9.4 Policy and Finance Committee
6) *(Minutes – APPENDIX*
- Meeting held 4th February 2002
- 9.5 Rural Committee
- Meeting held 30th January 2002
7) *(Minutes – APPENDIX*
- 9.6 Joint Hackney Carriage Licensing Committee
- Meeting held 23rd January 2002
8) *(Minutes – APPENDIX*

Note:

Standing Order No 7(1) provides that “A member of the Authority may ask the chairman of a committee any question upon an item of the minutes, report or recommendations of a committee when that item is under consideration by the Authority.”

10 To consider letters, petitions, memorials and other communications.

10.1 Planning decisions/communications from the D.L.G.E. Planning Committee
(Schedule -

APPENDIX 10)

10.2 Private Secretary/ADC re: Buckingham Palace Garden Parties 2002 (*circulated*)

10.3 Any Other Communication

-
11. To consider any report from the Clerk or the Surveyor.
- 11.1 Housing Applications – Criteria for acceptance and pointing (*Deputy Clerk to report*)
 - 11.2 Any further reports.
-

12. To consider Motions in the order in which notice has been received. (*ref Standing Order No 5*)
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Minutes of the ordinary meeting of the **ONCHAN DISTRICT COMMISSIONERS** held in the Boardroom at Hawthorn Villa, Main Road, Onchan, on Monday 7th January 2002 at 7.00 p.m.

Present: Mr D.J. Quirk (Chairman)
Mr S.T. Black
Mr D. Crellin
Mr M.J. Kennaugh
Mr E.D.R. Killey
Mr A.W.T. Norton
Mr H.L.G. Parkin
Mr J.K. Watterson

Apologies: Mr G.K. Astill

In Attendance Mr J.E.S. Smith (Chief Executive/Clerk)
Mr M.J. Williams (Deputy Clerk)
Mr E.J. Convery (District Surveyor)

C02/01/01/01

MINUTES

The minutes of the public section of the ordinary meeting held on Monday 26th November 2001, copies of which having previously been circulated, were considered. An amendment was made to minute C01/11/01/14(2) and subject to that amendment, were agreed as a correct record of proceedings and signed by the Chairman.

C02/01/01/02

BUSINESS ARISING

None.

C02/01/01/03

BUSINESS ARISING FROM PREVIOUS MEETINGS

None.

C02/01/01/04

CHAIRMAN'S ANNOUNCEMENTS

The Chairman made the following announcements:-

1. Onchan Website

The Chairman announced that the website commissioned by the Onchan District Commissioners was now on line and could be found at website address www.onchan.org.im

2. **Onchan Centenary Twirlers - Duck Race**

The Chairman announced that the Onchan Centenary Twirlers were to hold a duck race at Port Jack Glen on Saturday 2nd February 2002.

3. **Francis Drake Bursary Fund**

The Chairman announced that the crew member who was sponsored by the Onchan Youth Development Fund, was to receive an award for his contribution, and the award would take place on Thursday 10th January 2002, at the Onchan Library.

C02/01/01/05

QUESTIONS

None.

C02/01/01/06

HOUSING COMMITTEE MINUTES

The minutes of the public section of the Housing Committee meeting held on Monday 3rd December 2001, copies of which having previously been circulated were considered. There were no matters arising therefrom.

C02/01/01/07

RECEIVING OF MINUTES

It was **RESOLVED** that the minutes of the public section of the Housing Committee meeting held on 3rd December 2001, be and are hereby received. There were no resolutions contained therein requiring the consent of the Board.

C02/01/01/08

WORKS AND CLEANSING COMMITTEE MINUTES

The minutes of the public section of the Works and Cleansing Committee meeting held on Monday 10th December 2001, copies of which having previously been circulated were considered. Arising therefrom:-

1. **WC01/12/04(a) - Officers' Report - Pavement Sweeper**

In answer to enquiry from Mr Watterson, the District Surveyor had taken the view that it was unsafe to operate the pavement sweeper among pedestrians in icy conditions. There had been no reports of specific difficulties of pavement sweeping in the wet, and so he had formed the view that it was not necessary, for the time being, to purchase any special wheeled container. On the suggestion of Mr Quirk, however, it was agreed that the matter be discussed with officers from the Department of Transport.

2. **WC01/12/09(b) - Bemahague Sheltered Housing Complex**

In answer to enquiry, the District Surveyor confirmed that the doorways at Bemahague Sheltered Housing Complex had been specified as having a width of 2 foot 9 inches.

3. **WC01/12/09(c) - Main Road Public Toilets Project**

In answer to enquiry, the District Surveyor confirmed that the plans in respect of the proposed Main Road public toilets project had been referred to the Police as suggested, and no adverse comment with regard to the

design had been received, with exception to minor comment relating to lighting.

Mr Watterson expressed the view that it was unnecessary to provide a lobby in to the toilets as proposed. The District Surveyor indicated that changes to the design as suggested to remove the lobby area would require significant structural alteration and also significantly increase anticipated expenditure.

C02/01/01/09

RECEIVING OF MINUTES

It was **RESOLVED** that the minutes of the public section of the Works and Cleansing Committee meeting held on 10th December 2001 be and are hereby received. There were no resolutions contained therein requiring the consent of the Board.

C02/01/01/10

LEISURE AND AMENITIES COMMITTEE MINUTES

The minutes of the public section of the Leisure and Amenities Committee meeting held on Monday 17th December 2001, copies of which having previously been circulated, were considered. There were no matters arising therefrom.

C02/01/01/11

RECEIVING OF MINUTES

It was **RESOLVED** that the minutes of the public section of the Leisure and Amenities Committee meeting held on Monday 17th December 2001 be and are hereby received. There were no resolutions contained therein requiring the consent of the Board.

C02/01/01/12

POLICY AND FINANCE COMMITTEE MINUTES

The minutes of the public section of the Policy and Finance Committee meeting held on Thursday 20th December 2001, copies of which having previously been circulated, were considered. The following matters were arising therefrom:-

1. PF01/12/04(1) - Onchan Website

Mr Crellin asked to be associated with the remarks of the Committee, complimenting the Finance Officer on progressing the website. He enquired whether the information required of the Administrative Officer had been provided. The Chief Executive/Clerk confirmed that part of the information had now been provided by the Administrative Officer to the Finance Officer for his attention.

2. **PF01/12/09(1) - Meeting Dates**

In referring to the forthcoming meeting of the Policy and Finance Committee for consideration of draft estimates, the Chairman of the Policy and Finance Committee, Mr Black, expressed the hope that Committees had been prudent in the formulation of their requirements for the forthcoming financial year.

C02/01/01/13

RECEIVING OF MINUTES

It was **RESOLVED** that the minutes of the public section of the Policy and Finance Committee meeting held on 20th December 2001, be and are hereby received. It was further **RESOLVED** that the resolution contained therein requiring the consent of the Board be and is hereby approved as follows:-

1. *That the said payments from revenue account as detailed on the list attached to the minutes be endorsed.*

C02/01/01/14

RURAL COMMITTEE MINUTES

The minutes of the public section of the Rural Committee meeting held on Wednesday 19th December 2001, copies of which having previously been circulated, were considered. There were no matters arising from the minutes.

C02/01/01/15

RECEIVING OF MINUTES

It was **RESOLVED** that the minutes of the public section of the Rural Committee meeting held on 19th December 2001 be and are hereby received. There were no resolutions contained therein requiring the consent of the Board.

C02/01/01/16

JOINT HACKNEY CARRIAGE LICENSING COMMITTEE MINUTES

The minutes of the public section of the Joint Hackney Carriage Licensing Committee meeting held on Wednesday 28th November 2001, copies of which having previously been circulated, were considered. The following matter was arising from the minutes:-

1. **Hackney Licensing Policy 2002/2003**

Mr Black confirmed that with effect from 1st April 2002, the responsibility for licensing of Hackney Carriages within the Douglas and Onchan area, and indeed Island wide, would transfer to a Committee of the Department of Transport.

RECEIVING OF MINUTES

It was **RESOLVED** that the minutes of the public section of the Joint Hackney Carriage Licensing Committee meeting held on 28th November 2001 be and are hereby received. It was further **RESOLVED** that the resolution contained therein requiring the consent of the Board be approved as follows:-

That the policy for the consideration of hackney vehicle licences for 2002/2003 be as follows:-

- 1. the number of hackney carriage licences to be granted in respect of the Douglas area to be limited to 100, but subject to the Committee's prerogative to review that figure during the year should the circumstances so require;*
- 2. no hackney carriage licence to be granted in respect of the Onchan District except to holders of licences in the Douglas area;*
- 3. subject to the Committee's prerogative to review the figures during the year should circumstances so require, the total number of hackney job carriage licences to be granted in respect of Douglas and Onchan be limited to 37 and restricted to high class chauffeur driven limousines of a type approved by the Joint Hackney Carriage Licensing Committee;*
- 4. the number of hire and drive vehicle licences to be granted be not limited, but applicants must satisfy the Committee that adequate storage or garage facilities are available together with adequate servicing arrangements;*
- 5. all hackney vehicle licences (including job carriage and hire and drive licences) granted for the year 2002/2003 must be taken out before Thursday 23rd May 2002, and the vehicle in respect of which the licence is issued must be operated on a full time basis, (i.e. a minimum of 39 hours per week) from then until the Sunday following the Manx Grand Prix races inclusive, and again from the 18th December 2002 to 2nd January 2003 inclusive;*
- 6. any licence in respect of a vehicle which is not operated full time as prescribed must be revoked except in special circumstances;*
- 7. any hackney carriage licence relinquished during the year by the holder be not reissued to any other person unless as provided for in the hackney carriage byelaws (applying to widows and children) or in other special circumstances where the Committee considered it appropriate, including those where the licence holder, having reached the age of 65 years and wishing to retire, satisfies the Committee that he has been engaged full time in the hackney carriage trade as a driver and/or vehicle licence holder for at least 10 years, or whether the Committee is advised in writing by a Doctor that the holder of a licence satisfying the 10 year qualifying period is medically unfit to continue to be involved in the hackney trade. Provided also that the Committee reserves the right to reissue a licence previously relinquished should the number of current licences at any time be less than it considers desirable for provision of a satisfactory service to the public.*
- 8. any licence reissued as in (7) above be granted only to a person, other than a current holder of a hackney carriage licence, who is on the current list of applicants;*
- 9. any application from a current hackney carriage licence holder for an increase in the number of licences held by him be considered on its merits, in accordance with the Committee's policy;*
- 10. a warning be issued to applicants granted a hackney carriage licence in respect of Douglas only, that the picking up fares in Onchan district on a regular, rather than occasional basis, could render them liable for prosecution.*

C02/01/01/18

LETTERS, PETITIONS, MEMORIALS AND OTHER COMMUNICATIONS

1. Planning Decisions/Communications from the Department of Local Government and the Environment Planning Committee

PA Number	Description	Comment
01/1388	Boiler House, 47 Wybourn Grove	ODC Recommendation: Refusal Initial Planning Decision: Refusal A review had been requested by the applicant, ODC to restate its objection.
01/1603	Extension to create granny flat, 8 Whitebridge Road	ODC Recommendation; Refusal Initial Planning Decision: Refusal Noted.
01/1636	Erect 12 apartments, land below the Majestic Apartments.	ODC Recommendation: Refusal Initial Planning Decision: Refusal Noted
01/1607	Erection of garage with store/games room over, 61 Howe Road	ODC Recommendation: Approval Initial Planning Decision: Refusal - reasons reported. Noted.
01/0911	10-12 Main Road	ODC Recommendation: Refusal Planning Decision On Review: Approval ODC to continue with appeal.

C02/01/01/19

CLERK'S REPORT

None .

C02/01/01/20

DISTRICT SURVEYOR'S REPORT

None .

C02/01/01/21

MOTIONS

None .

There being no further business the meeting terminated at 7.20 p.m.

Minutes of a meeting of the **HOUSING COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Monday 14th January 2002 beginning at 7.00 p.m.

Present: Mr M.J. Kennaugh (Chairman)
Mr A.T.W. Norton
Mr D.J. Quirk, J.P.
Mr J.K. Watterson

In attendance: Mr M.J. Williams (Deputy Clerk)
Mr A.B. Sutherland (Housing Maintenance Manager)

H02/01/01/01
MINUTES

The minutes of the meeting of the Committee held on Monday 3rd December 2001, copies of which having previously been circulated, were considered, agreed as a correct record of proceedings and signed by the Chairman.

H02/01/01/02
MATTERS ARISING FROM THE MINUTES

1. **H01/12/01/02(2) - Public Housing Consultative Committee**

The Deputy Clerk reported that the meeting of the Public Housing Consultative Committee had taken place on Friday 7th December 2001 and had been attended by Mr Kennaugh, Mr Watterson and himself.

The Deputy Clerk summarised some of the issues discussed at the meeting, and Mr Watterson agreed that the Committee proved to be a useful get together for both officers and members of Local Authorities, not only to have an input into the decision making process of the Department, but also to learn from the experiences of other Housing Authorities present.

The Deputy Clerk understood that it was the intention of the Department of Local Government and the Environment to call a meeting of the Sheltered Housing Consultative Committee in January 2002.

H02/01/01/03
MATTERS ARISING FROM PREVIOUS MEETINGS

None.

H02/01/01/04
HOUSING AND OTHER ESTATES BUSINESS

1. **Maintenance Report**

A report prepared by the Housing Maintenance Manager had been circulated with the agenda. Arising therefrom:-

(a)H01/12/01/04(1)(a) - External Painting and Decorating

In his report, the Housing Maintenance Manager confirmed that the decoration to Heywood Grove, Heywood Park, was now 99% complete. Decoration in respect of units numbered 50 to 69 in Heywood Drive was approximately 55% complete, but decoration to house numbers 70 to 75 in Heywood Drive had not yet commenced. He estimated the contract to be approximately 65% complete.

The Housing Maintenance Manager confirmed that progress over the last month or so had been slow due to inclement weather condition. However, he was satisfied that the contract was progressing at a reasonable pace and standard, particularly given the recent inclement weather.

(b) Cleaning of Roofs, Gutters, Drop Spouts and Gullies - Barrule Drive (Scheme 6)

In his report, the Housing Maintenance Manager confirmed the contract for the cleaning of roofs, gutters, drop spouts and gullies to the units numbered 25 to 83 Barrule Drive had been completed.

In answer to enquiry from Mr Watterson, the Housing Maintenance Manager confirmed that only one complaint had been received during the works being undertaken, and that was from a tenant where debris from the roof had not been cleared quickly enough. Once again, he regarded the contract as being successful, and Mr Watterson agreed that the appearance of the properties had certainly improved as a result of the works.

2. Deputy Clerk's Report

No report had been prepared or circulated by the Deputy Clerk for this meeting.

3. H01/12/01/04(3) - 24 Ashley Park - Tree

The Deputy Clerk confirmed that the tenant who had made the comments with regard to bad television reception at 24 Ashley Park would be moving home shortly. However, the perceived difficulty with television reception would remain. It was agreed that the matter would be revisited when a new tenant was in place.

4. Nursery Avenue Properties - Steps

The Housing Maintenance Manager confirmed that during a recent visit to a Commissioners' housing unit in Nursery Avenue, he had formed the view that it would be appropriate to erect safety rails to all of the units with steps within Nursery Avenue. He had obtained a quotation for the provision of the safety rails, which would be fabricated from 40 MB galvanised tube and the total cost of the works would be £1,470. He confirmed that there was sufficient funding within the housing maintenance allowance to proceed with such works and after a short discussion it was RESOLVED:-

To proceed to install safety rails to all of the Commissioners' housing properties in Nursery Avenue with steps, using galvanised tube, at a total cost of £1,470 plus V.A.T.. Funding to be met from the Housing Maintenance Allowances.

1. Maintenance Report

(a) Cleaning of Gutters, Drop Spouts and Gullies - Phase 2

In his report, the Housing Maintenance Manager confirmed that the contractor who would be cleaning the gutters, drop spouts and gullies to phase 2 at Springfield Court was expected on site in week commencing 21st January 2002.

(b) External Passageways, Phase 2

In his report, the Housing Maintenance Manager confirmed that the supplier who would be fitting two window units at Springfield Court, to finally close in the external passageways, have had recent difficulties with their supplier, but expected to have the windows fitted in week commencing 14th January 2002.

In fact, the Housing Maintenance Manager confirmed that the windows had been fitted that day. The external corridors were now entirely enclosed. A little finishing work was required to render and so forth, in order to complete the project.

2. Risk Assessment - Lift - Phase 2

The Deputy Clerk reported that he had received a risk assessment from the Commissioners' lift maintenance contractor (Otis Limited) in respect of the lift at Phase 2 of Springfield Court, which was in fact the first lift installed. The detail of the assessment, and the quotation of undertaking the works, were reported.

It is specifically noted that there were no high risk issued which required attention, but that the works were estimated to be of a medium risk.

Given the cost of the estimated works, substantially in excess of £1,500 it was considered prudent to have an independent assessment of the risks undertaken. It was therefore RESOLVED:-

That an independent risk assessment be undertaken, in relation to the use of the lift by the public and its maintenance by the Commissioners' contractor, and the matter be reported back to the Committee as soon as possible.

1. Garage Tenancies

There were currently no vacant garages.

2. Garage Doors - Repainting

The Housing Maintenance Manager confirmed that the planned repainting of garage doors had been delayed, due to the number of housing properties which had recently returned to the Commissioners for works to be undertaken prior to reallocation. He still hoped to proceed with the redecorative works to some of the garages before the end of the current financial year.

H02/01/01/07

PLANNED HOUSING MAINTENANCE

1. Planned Housing Maintenance Survey Update

The Deputy Clerk reported receipt of a letter from the Department of Local Government and the Environment, enclosing a draft version of the executive report, prepared by the surveyors, in relation to the Island wide house survey results. The report had been considered by officers, and comments in relation thereto had been conveyed to the Department of Local Government and the Environment.

It was hoped that the completed report, including detailed findings in relation to the Onchan district properties would be forwarded shortly.

H02/01/01/08

HEALTH AND SAFETY BUSINESS

In his report, the Housing Maintenance Manager confirmed that new electric hand appliances, as required, had been issued to joinery and masonry staff.

He confirmed that the masonry staff had been issued with a register for recording inspections of safety equipment. Furthermore, signage had been erected informing staff that only authorised persons may use machinery positioned in the joiners workshop. Finally, health and safety manuals in respect of specific tasks had been obtained and had been placed in the staff canteen for ready reference by the trades.

In answer to enquiry from Mr Watterson, the Housing Maintenance Manager confirmed that he kept and maintained a register of all portable tools, including the serial number thereof, to ensure that the appropriate maintenance checks were made in a timely fashion.

H02/01/01/09

OFFICERS REPORT

1. Department of Local Government and the Environment - Political Membership and Responsibilities

The Deputy Clerk had circulated a copy of a letter received, dated 7th January 2002, to confirm the appointment of Members of the Department of Local Government and the Environment with effect from 21st December 2001. Specifically, the Housing Committee noted that the Minister, the Hon. P.M. Crowe, MHK, had opted to deal with estates and housing matters herself.

H02/01/01/10

OTHER CORRESPONDENCE/COMMUNICATIONS

None.

H02/01/01/11

FINANCIAL MATTERS

The report of the Finance Officer comparing actual income and expenditure to for the year to date to 9th January 2002, with anticipated figures from the original estimates, in respect of general housing and the elderly persons complex were noted. Furthermore, the report on year to date activity to 31st December 2001, in respect of non-housing responsibilities were also noted.

H02/01/01/12

OUTSTANDING MATTERS

None considered this month.

H02/01/01/13

MATTERS REFERRED BY THE BOARD/OTHER COMMITTEES

None.

H02/01/01/14

ANY OTHER BUSINESS

1. Date of Next Meeting

It was noted that the next Commissioners' Surgery would take place on Thursday 14th February 2002 at 6.30 p.m..

The next ordinary meeting of the Housing Committee would take place on Monday 18th February 2002, commencing at 7.00 p.m..

There being no further business, the meeting closed at 10.25 p.m.

Minutes of a meeting of the **WORKS & CLEANSING COMMITTEE**, held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Monday 28th January 2002 at 6.59pm.

Present: Messrs H.L.G. Parkin (in the chair) G.K. Astill, D. Crellin, A.T.W. Norton and D.J. Quirk JP.

In attendance: J.E.S. Smith (Clerk), E.K. Convery (Surveyor) and Peter Kelly (Administration)

WC/02/1/1
WELCOME

The Chairman welcomed Mr Norton who had recently been appointed to fill the vacancy on the committee caused by the exclusion of Mr Earnshaw following his election to the House of Keys.

WC/02/1/2
MINUTES

Minutes of the meeting held on 10th December 2001, copies of which having previously been circulated, was taken as read, confirmed and signed.

WC/02/1/3
MATTERS ARISING

The following matter were arising:-

Traffic Calming

Letter reported as received from the Department of Transport enclosing plans showing the proposed phase two introduction of intermediate ramps in three of the estates in Onchan. It was noted that in Birch Hill Park there were to be ten additional intermediate ramps, in Lakeside Gardens seven intermediate ramps and in Ballachurry Park six intermediate ramps. There was no objection to the proposals and copies of the plans were to be displayed on the commissioners' public notice board.

Mr Norton enquired whether there was any legislation prohibiting parking on a ramp. The Surveyor replied that to the best of his knowledge there wasn't but he understood the police had expressed a concern. Mr Crellin enquired whether the police had any suggestions to put forward to the Department of Transport on the matter to which the Surveyor replied that he was not aware that they did. Mr Quirk proposed that the Onchan police should be asked for their observations.

WC/02/1/4
MATTERS ARISING FROM PREVIOUS MEETINGS

a) **District Map**

The Surveyor reported receipt of correspondence from Mr Vic Bates of Peel enclosing a sample of a street map which he had produced of Peel and advising as to his methods of cartography and an indication of costs which included a free update of the map from time to time. It was noted that the Peel map had been produced with sponsorship from a local firm and Mr Crellin suggested that the commissioners should investigate firms in Onchan who

may wish to be involved in such a project. The Surveyor offered to investigate alternative sources and prices.

Mr Norton suggested that if the scheme was to go ahead the time may have come when the commissioners should take stock of their road signs pointing out that the sign for Windermere Drive was set well back from the road junction and a sign was missing on Governors Road. He felt the commissioners should think like a “*visitor to the district*” and as a result it may be necessary to put up pointer signs if roads lead off roads. Agreed that members should report any missing signs or improvements that they felt necessary to the Surveyor.

WC/02/1/5

REFUSE COLLECTION AND OTHER CLEANSING BUSINESS

a) Officer’s Report

Copies of the Building Control Officer’s report had been circulated prior to the meeting and was noted without further comment.

WC/02/1/6

STREET LIGHTING/SIGNS/SEATS AND OTHER STREET FURNITURE

a) Officer’s Report

Copies of the officer’s report had been circulated prior to the meeting and were noted with the following matters being discussed further:-

i) Six New Columns – Various Locations

The Surveyor reiterated the content of his report in that DOLGE had approved the financial expenditure in respect of this scheme.

ii) Blackberry Lane – Footpath

Again the Surveyor reiterated the content of his report in that work was now proceeding. He further added that he would be meeting Alan Bridson of the MEA during the current week and would report to the Board the result thereof.

b) Meadow View

The Clerk reported that he had received a message from Mr George Waft MLC on behalf of the tenants of Meadow View requesting a streetlight in the back lane leading from School Road to the complex. Members noted that the lane was adopted and the lane provided a short access to the bus stop. The Surveyor was to investigate and report back.

c) St Catherine’s Terrace

Letter reported as received from Mr Peter Karran MHK asking the commissioners to consider improving the street lighting in St Catherine’s Terrace and he also referred to the state of the road. Members realised that the road was unadopted and it was a matter for the residents and DoT to progress. It was confirmed that there was one streetlight in the area despite the fact that the road was unadopted. The Surveyor was to view the lighting and report back. The question of making up the road was to be taken up with Mr J.R. Kniveton MLC, a member of DoT.

d) **King Edward Road**

Mr Quirk enquired as to the position in respect of the streetlight which was knocked down on King Edward Road. The Surveyor replied that it was the back arm of a digger which swung loose as it travelled around the road. Unfortunately neither the commissioners, the MEA nor Douglas Corporation had a spare column in stock so a new one has been ordered. The matter is in hand with the digger owner accepting responsibility. Noted.

WC/02/1/7

DRAINAGE FUNCTION

a) Officer's Report

Copies of the Surveyor's report had been circulated prior to the meeting and was noted with the following matters being discussed further

i) Sewer Rehabilitation Contract

The Surveyor reported that fortunately a lot of the work involved was simply lining the sewers rather than repair, consequently more work was being progressed within the budget figure.

ii) Ballachurry Area

Mr Crellin enquired why Insituform were going back to areas where they had been working the previous year. The Surveyor replied that that was not the case as such. During the previous year manholes were lifted, sewers were cleaned and camera survey work undertaken. The results of that work were then put forward in respect of the repairs to be undertaken during the current year which was what was taking place.

iii) **Sewer Agency**

Mr Quirk enquired as to certain points in the Surveyor's report in respect of the new format for the sewer agency. The Surveyor replied advising that in simplistic forms if a contractor was commencing a scheme which has sewers that would subsequently require adopting at the end of the contract then certain documentation had to be signed in advance indicating that a request would be made for the sewers to be adopted and in which case then a high level of specification would be provided to the contractor to which he had to work. On completion of the works CCTV camera inspections were required together with calculations of flow etc. If the work was not carried out in accordance with the specification then there was no legal requirement for the drainage authority to take over the sewers. This was to be known as the Manx Sewer Adoption Scheme. Noted.

WC/02/1/8

PLANNING MATTERS

a) **Planning Communications**

The Surveyor reported on his list of planning communications of which five decisions of the Planning Committee differed from the recommendation of the commissioners viz:-

PA01/1211 Boundary wall and creation of parking area within, 30 Central Drive – ON REVIEW

The commissioners had recommended refusal of this application and it was refused at the initial stage. At Review, however, the Planning Committee reversed its decision and

approval had been granted. The Surveyor advised that in order to fit within the time scale he had lodged an Appeal on behalf of the commissioners. The Surveyor's actions were ratified.

PA01/1348 Amended position and house type of three dwellings plots 28, 29 & 30, Groudle Road Development – ON REVIEW

The commissioners had recommended approval of the revision but this had been refused by the Planning Committee at the initial decision. A Review had been held and the refusal was confirmed.

PA01/1347 Proposed amended location and house type of two dwellings plots 26 & 27, land at the Groudle Road Development – ON REVIEW

The position in respect of this application was the same as the one above and in both cases an Appeal has since been sought.

PA01/1751 72 bedroomed hotel, 28 – 38 Main Road.

The commissioners had objected to this application but it was approved by the Planning Committee. Mr Crellin proposed that the application should be taken to Review and this was seconded by Mr Astill. Agreed that the Review be requested but the request for Review be referred to the Board for ratification.

PA01/281 42 apartments at Imperial Terrace/19 Bay View Road – ON APPEAL

The commissioners had objected to this scheme from the initial application through to Appeal. The Appeal decision was now at hand from which it was noted the scheme was approved. This still left the question of the covenant on the Bay View Road site which restricted development to single storey. Matter to be referred to the commissioners' advocates for advice thereon.

b) Extraordinary Meeting

Minutes of the extraordinary meeting of the Works and Cleansing Committee held on Thursday 24th January 2002 to consider planning applications, had been circulated prior to the meeting, was taken as read, confirmed and signed.

c) Any Further Applications

The Surveyor reported the receipt of two further planning applications which were then considered viz:-

PA01/2165 Proposed conservatory, 15 Groudle View for Mr & Mrs Beattie - *Resolved to recommend approval thereof.*

PA01/2143 Replacement uPVC windows and velux rooflight, 87 Royal Avenue for Mr C. Swift - *Resolved to recommend approval of the application subject to the installation of sliding sash windows in the front elevation.*

WC/02/1/9

HEALTH AND SAFETY BUSINESS

Copies of the Building Control Officer's report had been circulated prior to the meeting and was noted.

WC/02/1/10

CAPITAL AND REVENUE PROJECTS

a) Officer's Report

Copies of the report prepared by the Clerk had been circulated prior to the meeting and was noted without further comment.

b) Bemahague Sheltered Housing Complex

The Surveyor reported that the scheme was approximately three weeks ahead of schedule at the moment. With regard to a proposed site visit by the commissioners he felt that this would be better left until early March once the ground conditions had improved and the building was properly roofed.

c) Main Road Public Toilets

The Surveyor advised that an advertisement had now been placed for interested contractors. Noted.

d) Streetscape Scheme

The Surveyor reported that the scheme for a different part of the centre of the village had not as yet been prepared by the architects due principally to the Christmas period. Contact to be made with them to progress matters.

WC/02/1/11

BUILDING CONTROL

There were no matters for consideration.

WC/02/1/12

HIGHWAY AND TRAFFIC MATTERS

_____ Governors Bridge

Mr Norton made reference to the build up of traffic along Governors Road, caused because of the traffic coming off the Mountain Road onto the roundabout. He suggested that the commissioners should request the police to have somebody on point duty to regulate the traffic. The Clerk replied that this had already been asked for in the past and the police were not prepared to use up manpower in such a task as they no longer undertake traffic control. Discussion then ensued regarding long-term proposals of DoT in respect of dual carriageway and larger roundabout etc.

WC/02/1/13

FURTHER REPORTS FROM CLERK/SURVEYOR

_____ **There were no further reports.**

WC/02/1/14

CORRESPONDENCE/OTHER COMMUNICATIONS

a) _____ Constable Quirk

Letter reported as received from Acting Inspector Young advising that Constable Kevin Quirk, who had been an excellent officer in the Onchan area was to move on to the newly formed alcohol squad and that Constable Alan Wright would be taking his place. Noted.

b) King Edward Road – Railings

Letter reported as sent from the District Surveyor to a firm of advocates on behalf of the owners of land adjoining King Edward Road pointing that the railings alongside their property had deteriorated and fallen away resulting in what was regarded as a hazard over which the public may fall. No reply received to date. Noted.

c) Majestic Hotel Site

Letter reported as received from a resident of King Edward Road enclosing a petition signed by residents in the King Edward Road/Howe Road area complaining over a number of items relevant to the new development on the Majestic Hotel site. Reply read as sent by the District Surveyor. The reply answered some of the points raised and directed the petitioners to other relevant bodies as necessary. Mr Quirk suggested that a copy of the reply be given to each commissioner in case they are contacted by any of the petitioners.

WC/02/1/15

OUTSTANDING MATTERS

Copies of the list of outstanding matters had been circulated prior to the meeting and noted with the following matters being discussed further.

W 96/5/8(b) Traffic Calming Measures – Delete as now installed.

WC 00/11/19(e) Civic Amenity Site Relocation – Delete as site selected and planning application made etc.

W 99/07/05(ii) North Bank Land/Groudle Road Pumping Station – Delete as station now built and complete.

WC 01/04/03 Hedge Governors Road – Delete as hedge now cut.

W 00/06/11(a) Health and Safety – Audit and implementation of recommendations – Delete as carried out.

WC/02/1/16

MATTERS REFERRED BY BOARD/OTHER COMMITTEES

Sign Whitebridge Road

This item had been referred by the Rural Committee and related to the onetime Highway Board sign on the western side of the Whitebridge indicating that travellers had reached Onchan. After consideration it was agreed that on the basis that Welcome to Onchan signs were erected at the district boundaries then the replacement of such a sign would be superfluous.

WC/02/1/17

ANY OTHER BUSINESS

a) **Next Meeting**

Monday 25th February 2002 at 7pm.

b) **Grit Boxes**

Mr Crellin made reference to the recent spate of frost and snow and advised that he had received several complaints that there was an insufficient amount of rock salt in the grit boxes. The Surveyor to advise DoT at the next joint meeting for the Eastern Sector.

c) **Pot Holes**

Mr Crellin made reference to pot holes in the lay-by in front of Elm Tree House. The Surveyor advised that he had met with Mr Mitchell of DoT and an order had been issued to remedy same. Noted.

Meeting terminated 9.45pm.

Minutes of a meeting of the **LEISURE AND AMENITIES COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Monday 21st January 2002 at 7.00pm.

Present: Messrs E.D.R. Killey (in the chair), G.K. Astill, D. Crellin, D.J. Quirk JP and J.K. Watterson

In attendance: Peter Kelly (Administration) & R.C. Quane (Amenities Officer)

LA/02/1/1

MINUTES

Minutes of the meeting held on 17th December 2001, copies of which having previously been circulated, was taken as read, confirmed and signed.

LA/02/1/2

MATTERS ARISING

There were no matters arising that were not already on the agenda.

LA/02/1/3

PLAYGROUNDS/PARKS

a) **Playground Log Books**

The Chairman advised that he had not been in a position to view and sign the log books that day but would hope to do so during the course of the next two days. Mr Quirk enquired whether the weekly inspections included the cameras in the park to which the Amenities Officer replied in the affirmative. Noted.

b) **Amenities Officer's Report**

Copies of the report had been circulated prior to the meeting and was noted with the following matter being discussed further:-

Petrol Handling

The Amenities Officer distributed to members a copy of the letter as received from the Office of Fair Trading forwarding a copy of the petroleum storage licence and confirming that the proposed equipment the commissioners intended to purchase was acceptable to themselves. Noted.

c) **Crown Green Bowling Festival**

Letter reported as received from the Department of Tourism requesting use of the crown green in Onchan Park from Monday 10th June to Friday 14th June and from Monday 2nd September to Friday 6th September for the annual bowling festivals. After a brief discussion it was agreed that the greens should be made available at the same fee charged in the year 2001.

LA/02/2/4

OPEN SPACES

a) **Amenities Officer's Report**

Copies of the Amenities Officer's report had been circulated prior to the meeting and were noted with the following matters being discussed further:-

i) **Bemahague Kickabout Area**

The Amenities Officer reported that the goalposts and marking out of the pitch at Bemahague was now complete. The Chairman suggested that there should be a press release but Mr Quirk suggested that the committee look at the site first. In his opinion additional work should be undertaken near the kissing gate at the entrance to ensure that the area was dog proof. After further discussion it was agreed that the completion and

availability of the new seven a-side football pitch should be brought to light via the Chairman's announcements at the next meeting of the Board.

ii) Port Jack Glen – Water Feature

This matter had been discussed with a representative of the Rotary Club of Onchan in committee.

b) Arbor Week

The Administrative Officer reported that Arbor Week would commence on Monday 4th March 2002 and arrangements had been made for the four WI groups and the Townswomen's Guild to plant trees in Sunnybank Avenue as a continuation of the avenue of trees which was commenced some years ago.

Mr Quirk suggested that perhaps planting could take place in Onchan Park in the area where the palm trees were recently removed. He suggested that the planting could be undertaken by the Onchan Pensioners Club and the Onchan Branch of the British Legion.

LA/02/1/5

PUBLIC CONVENIENCES

a) Amenities Officer's Report

Copies of the report had been circulated prior to the meeting and Mr Crellin enquired whether any damage caused by vandals was reported to the police. The Amenities Officer replied that this was the case to which Mr Crellin then asked whether there was ever any follow up from the police to advise as to their research and deliberations. The Amenities officer replied that often there was very little the police could do.

b) Main Road Toilets Refurbishment

Members were advised that the planning application had been made and an advertisement placed for interested contractors. Mr Quirk made reference to the area between the public toilets and the British Legion headquarters pointing out that this area needs to be properly cleansed. In addition it was noted that there was barbed wire and timber lying on the roof of the principal block. Matter to be investigated and rectified.

LA/02/1/6

PUBLIC LIBRARY

a) Librarian's Report

Copies of the Librarian's report had been circulated prior to the meeting and were noted with great interest with particular regard to the statistics:-

i) Statistics

As well as the monthly issues for December an annual comparison for 2001 compared to 2000 was given. Members noted that there was an increase of two and a half thousand issues over the previous year. They also noticed that in the UK, where libraries are generally free, the average number of book issues per member was 12.46 during the past year whereas the average issues per paying subscriber at Onchan was 47.7.

ii) Exhibition

Members commented on how well the Lord of the Rings exhibition had been received by the public and Mr Quirk advised that he would be with a representative of the Beech House Bookshop when children were to be presented with their prizes from the recent competition.

iii) Web Site

The Librarian expressed her approval of the new web site which she felt was helping to promote the library service.

ii) Disabled

The Librarian advised that she had had requests from a person in receipt of a long-term disability benefit enquiring if the subscription rate could be reduced for persons in similar circumstances. Mr Watterson proposed that this should happen and after a brief discussion it was

***RESOLVED**

“that persons in receipt of long-term disability allowance should, on proof of their disability, be eligible for the old aged pensioner rate of subscription for membership at the Onchan Library rather than the full adult charge”.

LA/02/1/7

PROMOTIONS/ADVERTISING/PUBLIC INFORMATION

a) What's On

The Administrative Officer reported letter as received from Isle of Man Newspapers offering to include editorial on Onchan's tourist attractions subject to being supplied with copy. Noted.

b) FIM World Trial Championship

Correspondence reported as sent to and received from Department of Tourism Special Events Section confirming a fee to be paid in respect of advertising banners to be erected at Port Jack and White City during the World Trial Championships 18th – 19th May 2002.

c) Advertising

The Administrative Officer reported that photographs had now been received from Lily Publications showing the boating pool at Onchan Park which could be used in the commissioners' advertisement in "The All Round Guide to the Isle of Man". Noted.

d) Queen's Golden Jubilee

The Administrative Officer reported prices as received from two suppliers of commemorative mugs and correspondence entered into in respect of having the commissioners crest and additional wording placed on the rear of the mugs. The Administrative Officer enquired whether it was the intention of the commissioners to supply the mugs to primary school children and all pre-school children as has been the case in the past. On the proposal of Mr Crellin, seconded by Mr Astill it was

***RESOLVED**

“that souvenir mugs for the Queen's Golden Jubilee only be presented to children attending the primary schools in Onchan and not to pre-school children”.

It was confirmed that the celebration of the Queen's Golden Jubilee would take the form of a fair on the Village Green and in The Butt on Saturday 1st June 2002 and that no event would take place in July. The presentation of the mugs would take place at the two schools.

e) Web Site

The Administrative Officer advised as to additional information supplied for inclusion on the web site and various corrections and additions which had been made to the pages to date.

f) MER Advertising

In answer to question from Mr Quirk the Administrative Officer advised that he would shortly be visiting the MER site in the company of the Amenities Officer to assess what was required in the preparation of advertising boards for this location.

LA/02/1/8

YOUTH & COMMUNITY CENTRE

a) Amenities Officer's Report

Copies of the Amenities Officer's report had been circulated prior to the meeting and was noted with the following matter being discussed further.

Kitchen Water Heater

Members noted the quotation of £998 +VAT for the supply and fitting of a new mains pressure unvented storage system to provide hot water to the kitchen when required and to the two sets of toilets. Mr Quirk stated that he was of the opinion that previously it had been agreed that the hot water should be via an electrical system. Mr Crellin commented that this was his recollection as well. The matter was discussed further with an approximate cost of water heating by electricity being supplied by the Amenities Officer. Finally, on the proposal of Mr Watterson, seconded by Mr Astill it was

RESOLVED

“that the present water heating system in the Youth and Community Centre be replaced with an electric heater to be purchased and installed by the commissioners' electrical contractor on the basis of being a repair.”

LA/02/1/9

OUTSTANDING MATTERS

Copies of the list of outstanding matters had been circulated prior to the meeting and was noted with the following matters being discussed further

PP 99/2/5 (vii) Water Feature – Port Jack Glen – *Site visit arranged as follow up to meeting held with representative of Onchan Rotary Club.*

LA 01/12/16 Football/BMX Facilities – *Write to Peter Karran MHK advising that as the commissioners were now meeting with the football club there seemed little point in meeting with the MHKs.*

LA 01/10/19 (a) – Surveyor to have tenders for construction of new disabled persons ramp at YCC returned for opening at January meeting – *Amenities Officer aware that at least one tender had been received but was not in a position to advise further.*

LA/02/1/10

CORRESPONDENCE/OTHER COMMUNICATIONS

There was no correspondence for discussion in public.

LA/02/1/11

ANY OTHER BUSINESS

a) **Date of Next Meeting**

Monday 4th March 2002 at 7pm.

b) **Molly Quirk's Glen**

Mr Quirk commented that complaints had been received regarding dog fouling in Molly Quirk's Glen and round the entrance thereto. The Administrative Officer pointed out that the glen was owned by DAFF and in any event there was no dog by-laws relevant to the glen itself. Matter to be referred to DAFF.

c) **Onchan Park**

Mr Quirk suggested that as the commissioners were meeting in Port Jack Glen to discuss the water feature on the following Saturday morning it would be a good opportunity to do a pre-season visit to Onchan Park.

Meeting terminated 10.17pm.

Minutes of a meeting of the **POLICY AND FINANCE COMMITTEE** held in the Boardroom at Hawthorn Villa, Main Road, Onchan, on Monday, 4th February 2002, at 7. 00 p.m.

Present: Mr S.T. Black (Chairman)
Mr M.J. Kennaugh
Mr E.D.R. Killey
Mr H.L.G. Parkin
Mr D.J. Quirk, J.P.

In Attendance Mr J.E.S. Smith (Chief Executive/Clerk)
Mr A.S. Booth, F.C.A. (Finance Officer)

PF02/02/01
MINUTES

Minutes of a meeting held on 20th December 2001, copies of which having previously been circulated, were taken as read, confirmed and signed.

PF02/02/02
BUSINESS ARISING

There were no matters arising from the minutes of the previous meeting other than those dealt with in the Clerk's and Finance Officer's reports and those matters listed separately on the agenda paper.

PF02/02/03
MATTERS ARISING FROM PREVIOUS MEETINGS

1. **PF01/09/06(1) - Local Authority Fines**

Read letter from the Local Government Unit Manager of the Department of Local Government and the Environment in response to the Commissioners' enquiry as to whether the Department would be willing to sponsor an amendment to the legislation to enable Local Authorities to at least receive reimbursement of monies expended in taking legal action under various enactments.

The Unit Manager advised that following an exchange of correspondence with the Attorney General's Chambers the legislation and policy unit of the Department advised that the law relating to the destination of fines (so far as Courts of Summary Jurisdiction are concerned) goes back to the Petty Sessions and Summary Jurisdiction Act 1927 and is restated in the Collection of Fines Act 1985. The Summary Jurisdiction Act 1989 did not affect the destination of fines imposed by Courts of Summary Jurisdiction whether in proceedings under food legislation or otherwise. It is not known when or how the practice of paying fines to Local Authorities arose or ceased but it has been unlawful since 1927.

The letter further advised that it is a principle of our legislation that all fines should be paid to the Treasury (for the general revenue) and not to the Prosecutor whether a Local Authority or a private informer. If Local Authorities wished to maintain certain standard of enforcement action basic cost is to be met out of general rates and only the expense of prosecution is recoverable (by way of orders for costs). In view of the forgoing it was highly unlikely that any amending legislation to enable fines to be paid to prosecutors would be acceptable and for this reason the Department was not prepared to consider sponsoring any amendment to the law as it stands.

A discussion ensued during which Mr Parkin expressed the hope that the Commissioners would continue to take whatever enforcement action that was

necessary in proceedings under food and public health legislation or otherwise.

The letter and Department's decision in the matter were noted with regret.

PF02/02/04

FINANCE OFFICER'S REPORT

The Finance Officer's report, copies of which having previously been circulated was considered and arising therefrom:-

1. Onchan Website

Finance Officer confirmed that the Authority's website - www.onchan.org.im was now fully operational and could be accessed through the search panel in Yahoo or through the internet address bar. Historical information would be loaded progressively but except for a few pages the phase had been completed within budget. (Cost £1,850). The Onchan based WebOne UK - Principal Mr John Harrison, had designed the website and it was agreed that that Company should continue to host the website and provide the e.mail facility, perform ongoing updating and maintenance, employing the latest techniques. WebOne UK would undertake the main Domain hosting, web page space and e.mail provision at a cost of under £400 per annum and updating and maintenance of the site and monthly statistical reporting at a cost of £100 per month. It was further agreed that the ISDN service (the line and server) be transferred to Manx Telecom.

Finance Officer further advised that Mr Harrison of WebOne UK at no additional cost to the Commissioners was assisting the Chief Librarian by producing a content management system for the Library so that she could publish reader book reviews and comments on the Library web section.

Finally, it was agreed that a press release be issued publicising the launch of the Onchan website.

2. Bond Interest Rates

It was noted that the interest rates offered for new money and reinvestments had been changed with effect from 2nd February 2002 (previous rates shown in brackets):-

1 or 2 years	4%	(4.25%)
3 years	4.25%	(4.50%)
4 or 5 years	4.50%	(4.75%)

3. Rates Collected

It was noted that the total estimated collectable rates and cash received in the current financial year to 29th January 2002 compared with the previous financial year were as follows:-

2001/02 estimated amount collectable including arrears brought forward
£1,031,869

2001/02 collected to 29th January 2002 less refunds
£1,021,004 (98.95%)

Comparative figures

2000/01 estimated amount collectable including arrears brought forward
£999,794

2000/01 collected to 29th January 2001 less refunds
£984,295 (98.45%)

4. Revenue Account Payments

The list of payments from revenue account during the months of December 2001 and January 2002, copies of which having previously been circulated, were considered it was **RESOLVED***:-

That the said payments from revenue account as detailed on the lists attached to the minutes be endorsed.

PF02/02/05

CORRESPONDENCE AND OTHER COMMUNICATIONS

There were no items of correspondence for consideration in public.

PF02/02/06

MATTERS REFERRED BY COMMISSIONERS/OTHER COMMITTEES

There were no matters which had been referred to the Policy and Finance Committee for consideration in public.

PF02/02/07

RECOMMENDATIONS WITH POLICY OR FINANCIAL IMPLICATIONS FROM OTHER COMMITTEES

It was **RESOLVED** that the following recommendations from the Leisure and Amenities Committee meeting held 21st January 2002 be endorsed:-

1. That persons in receipt of long-term disability allowance should, on proof of their disability, be eligible for the old aged pensioner rate of subscription for membership at the Onchan Library rather than the full adult charge.
2. That souvenir mugs for the Queen's Golden Jubilee only be presented to children attending the primary schools in Onchan and not to pre-school children.

PF02/02/08

OTHER BUSINESS

None.

PF02/02/09

MEETING DATE

It was agreed that the next ordinary meeting of the Committee be held at 7.00 p.m. on Monday 11th March 2002.

There being no further business the meeting terminated at 8.50 p.m.

Minutes of a meeting of the **RURAL COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Wednesday 30th January 2002 at 5.19pm.

Present: Messrs J.K. Watterson (in the Chair), D.Crellin, B.H. Moore and A.T.W. Norton

Apologies: J.M. Bulley (off the Island)

In attendance: Peter Kelly (Administration) & B.T. Price (Building Control Officer)

R/02/1/1 **MINUTES**

Minutes of the meeting held on 19th December 2001, copies of which having previously been circulated, were taken as read, confirmed and signed.

R/02/1/2 **MATTERS ARISING**

The following matters was arising from the minutes:-

a) **Planning Application – Ballacain Holiday Cottages**

The Chairman reminded members that when this application was considered by the committee concern was expressed that the cottages would be immediately alongside an industrial/commercial building and consequently the committee made a recommendation to the Board that the Planning Committee be requested to refuse the application on the grounds of the juxtaposition of the proposed holiday units in relation to the commercial/industrial workshop as shown on the application as this did not provide the best environs for holiday accommodation.

It transpired that in forwarding a copy of the planning application to the commissioners, DOLGE had failed to forward a copy of a covering letter which explained that the commercial/industrial building would cease to function per se and would be used for storage in connection with Ballacain House. When the planning decision was received the application was approved subject to a condition which advised that the approval could only be taken up once the use of the adjacent building for motor repairs had ceased. The matter was considered by the Board who decided to seek Review as they were concerned the commercial building could at any time revert back to commercial use and the proposals was in any event new development in the countryside. Prior to that letter being sent it was read to the Rural Committee at their last meeting and they confirmed their original comments as opposed to the views stated by the Board. The application has since had its approval confirmed at Review and the Board has decided not to seek an Appeal hearing. Noted.

b) **Planning Application – Commercial Workshop Ballig Farm**

The Chairman advised that this application had arrived between a meeting of the Rural Committee and of the Board and consequently was dealt with at the end of the Board meeting. The decision was to object to the application on the grounds that the building had comparatively recently been approved for agricultural purposes only, there was no evidence that the building was now redundant and that the establishment of commercial premises in the countryside in this way was contrary to the Local Plan. The application was approved and a Review request was sought. At the recent meeting of the Board held on 7th January 2002 the matter was reconsidered and the Board members, having received a package of information from the applicant, decided to withdraw the Review request. The planning approval has since been confirmed.

Mr Crellin enquired whether it would help if the Building Control Officer viewed the site of applications prior to them being considered by the committee. Mr Norton suggested that perhaps the aerial photographs in the possession of the commissioners may also be of assistance. The Chairman added that whilst planning approval had been granted there was still a question of building regulation approval to which the Building Control Officer advised that no application has as yet been made.

c) **Creg-na-Baa Back Road**

In the absence of Mr Bulley members were uncertain as to whether this matter had now been resolved. The Chairman reported having driven along the road of recent and had not noticed any ponding at the time.

d) **Amal Road - Sign**

The Administrative Officer reported that a new sign had now been ordered. It was confirmed that the posts were to be concreted in position prior to the erection of the sign. Noted.

R/02/1/3

OUTSTANDING MATTERS

Planting at Pinfold

The Chairman commented that there had been a caller to the Mannin Line of recent who, in criticising the actions of government departments, made reference to the fact that no planting had been carried out around the Pinfold at Hillberry to screen the activities of the Dot Depot. Noted.

R/02/1/4

MATTERS FROM PREVIOUS MEETINGS

Nil.

R/02/1/5

MATTERS REFERRED BY BOARD/OTHER COMMITTEES

None for discussion in public.

R/02/1/6

PLANNING MATTERS

The Building Control Officer reported on the following planning decisions received:-

PA 01/666 Approval in principle for erection of agricultural dwelling to replace disused farmhouse, Strenaby Farm, abbeylands for Mrs A. Darville – ON REVIEW – *Refused on the grounds that it is assumed the existing house has lost its habitable status and that there is insufficient proof of an agricultural need for the new dwelling despite the applicant's personal circumstances.*

PA 01/1394 Erection of two holiday cottages, Ballacain House, Little Mill Road, Onchan for Mr & Mrs R. Corkill – ON REVIEW – *Approved subject to the use of the adjacent building for motor repairs having ceased and the accommodation being used for bonafide tourist with no individual let exceeding two consecutive weeks in duration.*

PA 01/1425 Approval in principle for conversion part stables to create two tourist units, Ballakaighen, Ramsey Road for Mr & Mrs P. Simpson – ON REVIEW – *Refused for reasons that the buildings were built relatively recently and the committee were not persuaded that they were redundant and furthermore they possessed no architectural, historical or social interest to contribute to public amenity or warrant their conversion. The proximity of the stables to adjoining properties could result in a nuisance to the owners thereof if converted to tourist accommodation.*

PA 01/1451 Change of use of agricultural building to motor body repair shop, agricultural building at Ballig Farm, Little Mill for Chris Kennaugh Limited – ON REVIEW – Approved subject to the buildings reverting to agricultural use if the purpose for which approval was granted ceases.

PA 01/1767 Approval in principle for erection of agricultural dwelling to replace disused farmhouse and conversion of existing farmhouse to tourist accommodation, Strenaby Farm, Abbeylands for Mrs A.C. Darville – Refused for reasons that the points raised in the refusal to PA 01/666 had not been addressed. Whilst the application form proposes that the existing bungalow to be used for tourist accommodation no support has been received from the Department of Tourism and Leisure and consequently the committee concluded that there was no agricultural need for two dwellings on the farm.

PA 01/1830 Proposed extension to form additional living accommodation and conversion of existing outbuilding to provide carers accommodation, The Beeches, Hillberry for Mr R. Smith – Approved subject to the external finish of the extension matching the existing building and the accommodation to be created in the outbuilding to be used as ancillary to the main house only.

PA 01/1966 Erection of replacement conservatory, Kerrowdhoo Farm, Little Mill Road for Mr & Mrs B. Cartmell – Approved subject to the work being commenced within 4 years.

R/02/1/7

ANY OTHER BUSINESS

a) Time and Date of next meeting

Wednesday 6th March 2002 at 5.15pm.

b) Manx Auto Sport

Letter read as received from Manx Auto Sport Limited advising as to the Clubman's Stages Rally to be held on 15th/16th February 2002 of which a section of the rally was within the district namely on Bibaloe Beg Road. Noted.

Meeting terminated 6.15pm.