

IN PUBLIC

8th March 2003

PLEASE NOTE:

1. *That the attached Minutes have yet to be confirmed by the Authority/Committees as true and correct record of proceedings at the various meetings; and*
2. That the resolutions of the various Committees, marked with an asterisk (*), are subject to the approval of the Authority.

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**

*IN PUBLIC***ONCHAN DISTRICT COMMISSIONERS***Hawthorn Villa,
Main Road, Onchan.***IN PUBLIC****7th March 2003**

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, 10th March 2003

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:-
 - 1.1 Ordinary meeting held on 3rd February 2003 (Minutes - APPENDIX 2)
 - 1.2 Extraordinary meeting held on 12th February 2003 (Minutes – APPENDIX 2A)

2. To dispose of business (if any) remaining or arising from the above said meeting
 - 2.1 C03/02/01/02(1) Proposed Onchan Secondary School (*Surveyor to report*)
 - 2.2 C03/02/01/07(7) Heywood Court Matters (*Officers to report*)
 - 2.3 C03/02/01/11(5) Torchlight Procession (*Letter circulated*)
 - 2.4 C03/02/01/13(1) Waste Disposal Charges (*Clerk to report/letter circulated*)
 - 2.5 Any other business arising

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

*IN PUBLIC***ODC MEETING 10th March 2003****IN PUBLIC**

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4. Chairman's Announcements
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5. Questions - As may be asked by members under the provisions of Standing Order No 7(2). *(Circulated)*
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6. To receive and consider reports, minutes and recommendations of committees. The chairman of the respective committees to report.
- 7.1 Housing Committee
- Meeting held 10th February 2003 *(Minutes – APPENDIX 3)*
 - 7.2 Works and Cleansing Committee
- Meeting held 24th February 2003 *(Minutes – APPENDIX 4)*
 - 7.3 Leisure and Amenities Committee
- Meeting held 17th February 2003 *(Minutes – APPENDIX 5)*
 - 7.4 Policy and Finance Committee
- Meeting held 3rd March 2003 *(Minutes – APPENDIX 6)*
 - 7.5 Rural Committee
- Meeting held 26th February 2003 *(Minutes – APPENDIX 7)*
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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.”

Other questions may be asked, after due notice in writing under the provisions of Standing Order No 7(2).

- 8 To consider letters, petitions, memorials and other communications.
- 8.1 Planning decisions/communications from the D.L.G.E. Planning Committee
(Schedule - APPENDIX 8)
 - 8.2 DOLGE – Richmond Hill Consultative Committee Minutes *(Circulated)*
 - 8.3 DOLGE re: Home Compost Bin Promotion *(Circulated)*
 - 8.4 DOLGE re: Island Spring Clean *(Circulated)*
 - 8.5 DOLGE re: Forthcoming Local Elections *(Circulated)*
 - 8.6 Heritage Homes re: Environmental/Community Safety Issues *(Circulated)*
 - 8.7 Any Other Communication
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9. To consider any report from the Clerk or the Surveyor.
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10. 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 3rd February 2003 at 7.00 p.m.

Present:	Mr S.T. Black, J.P.	(Chairman)
	Mr G.K. Astill	
	Mr D. Crellin	
	Mrs E.J.C. Kelly	
	Mr M.J. Kennaugh	
	Mr E.D.R. Killey	
	Mr A.T.W. Norton	
	Mr H.L.G. Parkin	
	Mr D.J. Quirk	
	Mr J.K. Watterson	
In Attendance	Mr J.E.S. Smith	(Chief Executive/Clerk)
	Mr M.J. Williams	(Deputy Clerk)
	Mr E.K. Convery	(District Surveyor)

C03/02/01/01**MINUTES**

The minutes of the public section of the ordinary meeting held on 30th December 2002, copies of which having previously been circulated, were agreed as a correct record of proceedings and signed by the Chairman.

C03/02/01/02**BUSINESS ARISING****1. C02/12/01/03(1) – Proposed Onchan Secondary School**

Reference was made to a memorandum which had been circulated with the agenda, from the District Surveyor, following a presentation of proposals in relation to the proposed Onchan Secondary School, which had taken place on 27th January 2003.

The District Surveyor summarised the points made within the memorandum and suggested that the comments contained therein, if agreed, be issued to the Department of Education by letter.

Mr Quirk clarified that no planning application had yet been made in relation to the proposed secondary school, and the comments in the memorandum simply represented views formulated following a meeting with the Department of Education.

Mr Killey commented that he believed that traffic would be reduced in certain places within Onchan, particularly referring to Governors Bridge, as children presently travelling through Governors Bridge to St Ninians High School and Ballakermeen High School, would no longer need to do so.

The memorandum made reference to the use of 52 Wybourn Drive, now owned by the Department, for pedestrian and emergency access to the proposed school. Mrs Kelly did not agree with the concerns and suggested that the reference be taken out of the comments. Mr Quirk, however, agreed that a traffic impact study should be carried out at an early stage and asked that the results of such a survey be shared with the Onchan District Commissioners.

Mr Killey suggested that consideration could also be given to setting the school commencement time away from 9.00 a.m., perhaps to 9.30 a.m. to try to reduce traffic impact. Mr Parkin commented that the question of traffic impact would be addressed during the

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planning process. Mr Watterson commented that the proposals that were made included for the phasing in of the proposed school, which would mean that sixth form traffic would not be prevalent in the early stages of the operation of the school. The Department of Education had suggested that car parking provided on site should be adequate for the purpose. Mr Watterson added that it had been pleasing to be able to meet with the Minister for Education and Mr Gill, MHK, to discuss the issue.

In answer to enquiry from Mr Quirk, the District Surveyor clarified that the intention was for building works to commence in 2004, for completion and occupation in September 2006.

It was **RESOVLED** that the comments contained within the memorandum issued by the District Surveyor be conveyed to the Department of Education.

C03/02/01/03**BUSINESS ARISING FROM PREVIOUS MEETINGS**

None.

C03/02/01/04**MATTER REFERRED FOR PUBLIC DEBATE FROM EXTRAORDINARY MEETING OF THE BOARD HELD ON 15TH JANUARY 2003**

It was noted that a motion had been made to make an order in respect of the rating year 2003/04 to amend sub-section 4(1) of the Onchan District Act 1986 to alter the factor by which the general rate is to be reduced in respect of any hereditament within the Rural Ward.

Mr Watterson clarified that the motion made was to alter the factor by which the general rate is reduced in the Rural Ward. Mr Crellin questioned as to why the minutes of the meeting held on 15th January had not been made available. The Chairman pointed out that much of the debate had already been referred to, in public, in the Rural Committee minutes from their meeting on 22nd January 2003. He added that he understood the decision to have been that the rates be equalised between the Urban Ward and Rural Ward, with 8 Members voting in favour of the proposal and one voting against. Mr Watterson repeated that the motion was purely to alter the factor by which the general rate was reduced and did not specify a figure which would be achieved. He suggested confusion amongst members at the meeting on 15th January as to what was proposed. Mr Quirk suggested that the debate could only take place after a decision had been made by the Board to bring the matter into the public domain. On the proposal of Mr Parkin, it was **RESOLVED** that the motion which had been referred to the extraordinary meeting of the Commissioners held on 15th January 2003, which was to make an order in respect of the rating year 2003/04 to amend subsection 4(1) of the Onchan District Act 1986 to alter the factor by which the general rate is to be reduced in respect of hereditament within the Rural Ward be debated in public.

The Chief Executive/Clerk clarified that no Order had, in fact, been made as a result of the consideration of the extraordinary meeting of the Board, but that the principle of altering the factor had been agreed and officers had been instructed to investigate the practicalities of achieving this for the 2003/04 financial year. Mr Black felt that the Commissioners had clearly decided to equalise the rates, but Mr Watterson continued to dispute this.

Mr Killey commented that the motion related primarily to the introduction of waste disposal charges and simply intended to ensure that the Urban Ward was not subsidising waste disposal charges for the Rural Ward. In answer to enquiry from Mr Parkin, Mr Quirk confirmed that a second motion had been proposed and seconded but not debated at the extraordinary meeting of the Board and stood in reserve.

The Chief Executive/Clerk confirmed that either of the motions put forward by Mr Quirk would require approval of Tynwald. Reference was made to the Public Health Act 1991 which included a provision for Local Authorities to charge for refuse collection. The intention was to charge commercial

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properties for waste collected by weight and a similar arrangement could possibly be introduced for properties within the Rural District.

Mr Killey sought an assurance that the appropriate facilities and systems could be in place to allow for such charging within the time frame. The Chief Executive/Clerk confirmed that he was travelling off Island the following day for the investigation of three different systems. It was understood that refuse disposal charges would be introduced with effect from 1st July 2003, but that this was subject to Tynwald approval in June.

Mr Parkin understood that an order could not be introduced to amend the factor by which Rural Ward rates were reduced for the forthcoming financial year. The Chief Executive/Clerk confirmed this to be the case referring to the letter which had been circulated with the agenda, received from the Department of Local Government and the Environment, dated 28th January 2003. He commented, therefore, that the urgency of consideration of this matter had been removed.

Mr Watterson was troubled that some Members had voted for an adjustment to the factor by which Rural rates were reduced, but that some may have voted for the equalisation of rating for the Urban and the Rural Wards. In addition, he was very unclear about the reason for the proposal, whether it related to the provision of facilities or the imposition of refuse disposal costs.

Mr Quirk expressed the view that the motion stood, but the Chief Executive/Clerk clarified that it was not possible to comply with the motion.

Mr Watterson argued that in view of the vagueness and uncertainties in relation to the previous consideration of the motion, the matter should be debated in full in a proper and civilised manner, with consideration being given to the views of the Rural Committee.

Mr Quirk proposed that the Commissioners accept the advice received from the Department of Local Government and the Environment, and that Onchan District Commissioners commence negotiation for a decrease in the factor by which Rural Ward rates were reduced over the next two years. Mr Quirk stated that he could not support the suggestion of a reduction over five years, which would provide another six years at a reduced rate. He commented that the Rural Commissioner was also a District Commissioner. Mr Quirk had been shocked to find that a 50% reduction was still applied in relation to the Rural Ward and argued that the charges should be equalised.

Mr Parkin commented that Mr Quirk had submitted the motion for consideration at the previous Board meeting but that he had had no notice thereof prior to his attendance at that meeting. He suggested that Mr Quirk had had plenty of time to submit his proposals in accordance with Standing Orders. Mr Parkin suggested that the proposal should be the subject of full consultation and should be considered slowly and methodically. Mr Killey commented that there was a need to deal with the matter as soon as possible, in order that it could be implemented for the rating year 2004/05.

Mr Watterson suggested that the Commissioners had considered the motion but that in doing so, the Authority was in contravention of Section 3(1) of the Onchan District Act 1986. That section stated that there would be established a committee of the Commissioners to be known as the Rural Committee, which shall from time to time consider matters affecting the Rural Ward and make recommendations thereon to the Commissioners. Mr Watterson argued that changes to rating certainly affected the Rural Ward and that any such proposal must be referred to the Rural Committee. This had not happened. The Chairman suggested that the Rural Committee could have met to discuss the issue before the extraordinary meeting of the Commissioners which had been held on 15th January 2003.

Mr Watterson asked the Chief Executive/Clerk whether the matter should have been referred to the Rural Committee. The Chief Executive/Clerk reminded Members that he had suggested this action, but that as the intent of the motion could not now be achieved, the urgency had been taken out of the issue.

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Mr Watterson assured Members that residents within the Rural Committee were not opposed to paying for the services that they received.

Mr Norton confirmed that he had voted to vary the factor by which the rates within the Rural Ward were reduced and not for the equalisation of the rates.

Mr Watterson proposed an amendment, seconded by Mr Parkin, that the Board reconsiders adjusting the Rural Ward rate, for whatever reason, with a view to undertaking any agreed amendment with effect from April 2004. A vote was taken and the amendment fell with Messrs Watterson, Parkin and Norton voting for the amendment.

The substantive vote was taken, and was carried and it was therefore **RESOLVED** to accept the advice of the Department of Local Government and the Environment and the Onchan District Commissioners commence negotiation for a decrease in the factor by which the Rural rate was reduced over a two year period, with a view to equalisation with the Urban Ward rate. Messrs Norton, Parkin and Watterson voted against.

C03/02/01/05**CHAIRMAN'S ANNOUNCEMENTS**

The Chairman made the following announcements:-

1. Royal Skandia

The Chairman referred to his recent visit to the new building on the site of the former Douglas Bay Hotel, and expressed a welcome to the district to the Royal Skandia Company who now occupied those premises.

C03/02/01/06**QUESTIONS**

The following questions had been submitted by Commissioner D.J. Quirk, under the provisions of Standing Order Number 5:-

(a) To the Chairman of Onchan Commissioners -

1. *What is the advice that Onchan District Commissioners received from the Department of Local Government and the Environment about the revision of the 1986 Onchan Act?*

The Chairman answered as follows:-

- (i) That this matter had already been answered with the circulation of the written advice received from the Department of Local Government and the Environment.

(b) To Chairman of Onchan Commissioners –

1. *What is to the total number of commercial property in the rural area and what is the amount of rates received in 2002/03?*
2. *What is the total number of domestic property in the rural area and what is the total amount of rates received in 2002/03?*
3. *What is the total number of agricultural dwellings in the rural area and what is the total amount of rates received in 2002/03?*
4. *How are the new waste charges from Department of Local Government and the Environment going to be recharged to commercial properties, domestic properties and agricultural dwellings in the rural area?*
5. *What was the rate loss to Onchan District Commissioners because of the 1986 Onchan Act year ending 2002/03?*

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6. *What will the rate loss be because of the 1986 Act year ending 2003/04?*
7. *If there is a loss to Onchan rate fund because of the 1986 Act will the rate payers of the urban area be asked to fund the shortfall?*
8. *Can Onchan District Commissioners refuse to take commercial rubbish from the rural area because of the new waste charges?*

The Chairman answered as follows:-

- i. There were 33 commercial properties and the rates receivable totalled £12,277.
- ii. There were 150 residential properties and the rates receivable were £20,604.
- iii. There were 21 farm properties and the rates receivable was £3,094.
- iv. The billing of waste disposal charges for the entire district was still under discussion and had not yet been resolved. However the Authority was investigating the possible introduction of a bin weighing system which would enable any balance of waste disposal charges (not included in the rates) to be invoiced.
- v. There was no loss. Rates were charged in accordance with the Act.
- vi. There will be no loss because charges will be in accordance with the Act.
- vii. Not applicable.
- viii. No. It is a requirement under the Public Health Act 1990, although the Authority shall make such reasonable charges as it may determine which should include the cost of disposal.

The following question had been submitted by Commissioner J.K. Watterson, under the provisions of Standing Order Number 5:-

(c) To Chairman of Onchan Commissioners –

1. *Would the Chairman confirm that it is the policy of the Onchan District Commissioners to have only one spokesman for the Authority when making public statements and comments?*
2. *Why was the policy broken recently when statements and interviews were conducted relating to the proposed 100% increase of rural ward rates, i.e. 21st January 2003 – Isle of Man Examiner (Board Chairman) and 22nd January 2003 – Manx Radio (Commissioner D.J. Quirk).*

The Chairman answered as follows:-

- i. It is usual for the Chairman or the Chief Executive/Clerk to make public statements on behalf of the Authority. However, there were exceptions to this practice for example, when the Chairman of a Committee speaks on a subject within the province of that Committee.
He added that individual members were of course at liberty to express their personal opinions provided they made it clear that they were not speaking on behalf of the Authority.
- ii. The Chairman pointed out that he could not speak for Mr Quirk in relation to his article upon Manx Radio, but the Chairman advised that he had been careful not to divulge any decisions taken in committee. He had, in fact, talked purely in terms of possibilities.

Mr Watterson suggested that part 2 of his question had not been adequately answered. The Chief Executive/Clerk confirmed that an answer had been given under the terms of Standing Orders.

*IN PUBLIC***C03/02/01/07****HOUSING COMMITTEE MINUTES**

The minutes of the public section of the Housing Committee meeting held on Monday 6th January 2003, copies of which having previously been circulated, were considered. The following matters were arising therefrom:-

1. H03/01/01/04(3) – Abandoned Cars, Nursery Avenue

The Chairman of the Housing Committee, Mr Kennaugh, drew attention to the fact that all of the cars reported as abandoned in the lane off Nursery Avenue had been removed.

2. H03/01/01/06 – Heywood Court Matters

Mr Kennaugh reported that the open day which had been held on Friday 24th January 2003, had been very successful.

3. H03/01/01/08(1) – Upgrade of Electrical Wiring – Ashley Park (60 units)

Mr. Kennaugh reported that approval to the petition for borrowing powers in respect of works to upgrade electrical systems within properties in Ashley Park was still awaited.

4. H03/01/01/09 – Health and Safety Business

Mr Kennaugh confirmed that health and safety matters were up to date.

5. H03/01/01/10(2) – Public Housing Consultative Committee

Mr Kennaugh reported that he and Mr Crellin had attended the meeting of the Public Housing Consultative Committee on Friday 6th December 2002.

6. H03/01/01/15(1) – Local Authority Housing

Mr Kennaugh referred to the enquiry which had been made by a tenant of Onchan District Commissioners as to whether she would be able to purchase her property. It was confirmed that this could not be considered as it would be contrary to the policy of Tynwald.

7. H03/01/01/06 – Heywood Court Matters

The Chief Executive/Clerk reported that it was likely that the official opening date for Heywood Court would now not be until the end of April or early May 2003. Mr Quirk commented that the Manx Blind Welfare Society, who had recently taken occupation of Corrin Court were following the same principle.

Mr Quirk enquired as to when the tenancies would be made available to the residents and was advised that this would be as soon as possible, perhaps at the end of February. In the meantime, the District Surveyor confirmed that plans of each of the flats, giving room sizes, were available to the prospective tenants in order to obtain quotations for the provision of carpets and so forth.

Mr Quirk enquired whether a further opportunity could be given to incoming tenants to visit their flat. It was confirmed that once the building had been fully snagged, a date would be made available to the incoming tenants to visit once again.

*IN PUBLIC***C03/02/01/08****RECEIVING OF MINUTES**

It was **RESOLVED** that the minutes of the public section of the Housing Committee meeting held on 6th January 2003, be and are hereby received. There were no resolutions contained therein requiring the consent of the Board.

C03/02/01/09**WORKS AND CLEANSING COMMITTEE MINUTES**

The minutes of the public section of the Works and Cleansing Committee meeting held on Monday 13th January 2003, copies of which having previously been circulated, were considered. The following matters were arising therefrom:-

1. WC03/01/08(a)(i) – Main Road Toilets

The Chairman of the Works and Cleansing Committee, Mr Parkin, drew attention to the fact that commencement of works to the Main Road toilets had been deferred to 3rd March 2003.

2. WC03/01/05(a) (i) – King Edward Road

In answer to enquiry, the District Surveyor confirmed that painting of the new lighting columns in King Edward Road would take place when the better weather arrived.

3. WC03/01/16(b) – Depositing of Rubbish

The District Surveyor confirmed that the Isle of Man Constabulary had determined not to take any further action with regard to a broken engine differential which had been left at the side of the road on Ballanard Road close to Ballacreech Corner. The Works and Cleansing Committee, given the circumstances were clear as to who owned the object, felt that this was an opportunity to take a prosecution. The District Surveyor confirmed that a letter had been received from the Isle of Man Constabulary confirming the reasons why action would not be taken.

Mr Watterson thanked the District Surveyor for his work in this matter. He commented that a substantial lump of iron had been left in the vicinity of Ballacreech Corner for 3 weeks. In addition, the lorry from which the differential had been taken had stood in the same area for 3 weeks prior to its repair. Mr Watterson also drew attention to the fact that the Minister for Local Government and the Environment had recently stated, on Manx Radio, that fly tipping would be dealt with and he recorded his disappointment at the decision not to take any action.

In answer to enquiry from Mr Quirk, the Chief Executive confirmed that if the broken differential had not been removed it would be for the Local Authority to remove the item and to bear the costs thereof.

On the proposal of Mr Crellin, seconded by Mr Parkin, it was **RESOLVED** that the circumstances relating to the broken differential left at Ballacreech Corner be brought to the attention of the Minister for Local Government and the Environment.

C03/02/01/10**RECEIVING OF MINUTES**

It was **RESOLVED** that the minutes of the public section of the Works and Cleansing Committee meeting held on 13th January 2003, be and are hereby received. There were no resolutions contained therein requiring the consent of the Board

*IN PUBLIC***C03/02/01/11****LEISURE AND AMENITIES COMMITTEE MINUTES**

The minutes of the public section of the Leisure and Amenities Committee meeting held on Monday 20th January 2003, copies of which having previously been circulated, were considered. The following matters were arising:-

1. LA03/01/03(b)(ii) – Changing Room Facilities

Attention was drawn to the resolution of the Committee relating to works to the showers and toilets within the grandstand building at Onchan Park.

2. LA03/01/04(vi) – Recycling Site

In answer to enquiry from Mr Quirk, the District Surveyor confirmed that he had consulted with the Department of Transport and had received a simple response from that Department which stated that comments would be made following the submission of any planning application in relation to the proposals.

3. LA03/01/04(e) – Disturbances in the Park

Mr Crellin advised that he was still receiving complaints from residents in the area with regard to youths gathering in Onchan Park at nights over the weekends. Chief Executive/Clerk confirmed that he had spoken to P.C. Wright, Community Policeman, who had confirmed that there had been no recent complaint from residents in the area and that matters appeared to have gone quiet. He confirmed that in view of the comments made by Constable Wright, he had not written to the Chief Constable. At the request of Mr Crellin, it was **RESOLVED** that the Chief Executive/Clerk should write to the Chief Constable to draw his attention to complaints which continued to be received by Commissioners from residents in the vicinity of Onchan Park about disturbances that were occurring in that area involving youths, at nights over the weekends.

*IN PUBLIC***4. LA03/01/04(c) – Pennington Hall**

Mr Quirk commented upon the comments attributed to the Amenities Officer that people tended not to sit on benches whilst they were damp during winter, and suggested that more benches should be put out.

5. LA03/01/09(e) – Torchlight Procession

Mr Parkin advised that he was concerned over the strong winds which had been prevalent at the time of the torchlight procession. He believed that the time had come for a review of the event, with a view to suggesting improvements thereto. He considered that the event required refreshing and that it should be looked at in more detail. He expressed views against the resolution of the Committee.

The Chairman expressed the view that the torchlight procession should end at Springfield Court.

6. LA03/01/10 – Good Neighbour Scheme

Mr Killey commented that the proposed scheme would be difficult to judge and that it would perhaps be easier to single out bad neighbours rather than good neighbours.

C03/02/01/12**RECEIVING OF MINUTES**

It was **RESOLVED** that the minutes of the public section of the Leisure and Amenities Committee meeting held on 20th January 2003, be and are hereby received. It was further **RESOLVED** that the following resolutions which required the approval of the Board, be confirmed:-

1. ***that the quotation of Astin Brothers amounting to £2,400 together with the quotation of £500 from Richard Esp, Electrician, in respect of work in the showers and toilets within the grandstand building at Onchan Park be accepted.***
2. ***that the Commissioners should issue a passport to each household via the rates bill to cover free use of the facilities (one turn) in Onchan Park at any time during the summer season.***
3. ***that a Village Fair type event be held in the School Road Recreation Fields on Saturday 5th July 2003 (following day if wet) and that the Youth and Community Centre hold an open day to coincide with this event.***
4. ***that the principle of Commissioners hold a good neighbour competition be accepted and that the matter go forward to the Board of Commissioners for further consideration.***
5. ***that the season ticket for flat and crown green bowling be interchangeable at no additional cost.***

The following resolution of the Committee was considered:-

That the torchlight procession should be retained but that Board Members should be requested to think of new ideas to enhance the event and encourage greater participation.

Mr Parkin proposed an amendment to that resolution:-

That there be no torchlight procession in 2003 but arrangements should be considered for such an event in 2004.

The proposal was not seconded.

It was therefore **RESOLVED**:-

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That the torchlight procession be retained but that Board Members should be requested to think of new ideas to enhance the event and encourage greater participation. Mrs Kelly and Mr Parkin voted against the resolution.

C03/02/01/13**POLICY AND FINANCE COMMITTEE MINUTES**

The minutes of the public section of the Policy and Finance Committee meeting held on Monday 27th January 2003, copies of which having previously been circulated, were considered. The following matter was arising therefrom:-

1. PF03/01/02(1) – Refuse Disposal Charges

Mr Quirk enquired whether the Onchan District Commissioners were considering taking action against the Department of Local Government and the Environment with regard to refuse disposal charges. The Chief Executive/Clerk confirmed that the District Surveyor had recently attended a meeting of Local Authority representatives, at which almost all Authorities had been represented, and it had been agreed that a joint approach was being considered in that regard. A letter drafted as a result of that meeting had been circulated to Members for information.

C03/02/01/14**RECEIVING OF MINUTES**

It was **RESOLVED** that the minutes of the public section of the Policy and Finance Committee meeting held on 27th January 2003, be and are hereby received. It was further **RESOLVED** that the resolution contained therein requiring the consent of the Board be approved as follows:-

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

C03/02/01/15**RURAL COMMITTEE MINUTES**

The minutes of the public section of the Rural Committee meeting held on Wednesday 22nd January 2003, copies of which having previously been circulated, were considered. The following matters were arising therefrom:-

1. R03/01/06(a) – Planning Decisions – PA02/1692, Amended Plans for three holiday units and dwelling, Glenville Farm, Schollag Road for Mr B. Stowell

Mr Watterson gave details of the history behind the planning application, advising that an earlier application for a new dwelling had not been approved but a subsequent application for holiday accommodation had been approved. Mr Watterson suggested that the resolution to approve the application was incorrect and that the decision had been made to object and to seek a normal review of the application. The District Surveyor was not fully aware of all of the circumstances but was aware that the Building Control Officer was under the impression that the Committee had determined to approve the application with certain conditions. In any case, the Department had accepted a request from another party for a review of the application.

*IN PUBLIC***2. R03/01/07(d) – Scramble Course.**

Mr Watterson confirmed that machinery was back on site and that works on the scramble course had recommenced.

3. R03/01/07(e) – Rates in the Rural Ward

Mr Kennaugh expressed objection to the fact that much of the discussion which had been undertaken at the meeting of the Board, held in private, had been reported to the Rural Committee and recorded in public. He believed that this was wrong and that Members may feel aggrieved at the way that this had been done. Mr Watterson once again stated that the matter had not been referred to the Rural Committee when it should have been and the opportunity for such referral had been refused by the Board. The matter had been brought in to public at the request of Mr Watterson and Rural Commissioner Mr Moore, and this was believed to be entirely satisfactory given that the subject matter had been brought firmly into public by the publication of an article in the Isle of Man Examiner and by an interview conducted on Manx Radio, both of which quoted other Commissioners.

Mr Quirk reiterated his view that the content of the extraordinary meeting of the Onchan District Commissioners at which the matter was discussed was in private and should not have been made public in this way. Mr Crellin enquired as to who determined that the matters were in public or in committee. The Chief Executive/Clerk stated that it was left to the experience of the Clerk to the Committee unless directed by the Committee to determine whether the matter was brought in to public. Messrs Crellin and Kennaugh made reference to comments attributed to Mrs Kelly and reported in public, believing that Mrs Kelly was being put under some pressure. Mr Parkin believed that the procedure for dealing with the Motions had been handled very badly. He felt that procedures should have been followed more correctly. Mr Crellin stated that his concern related to the way in which the record had been written but Mr Watterson felt that it was an accurate record of the proceedings. Mr Watterson cautioned that it was his view that the Commissioners had not dealt with this matter in accord with the Onchan District Act 1986, and indicated that he was considering taking the matter further.

Mr Kennaugh objected to detail of some of the discussion held in private being recorded in public minutes in this way, particularly relating to comments attributed to individuals who, because they were not present at the subsequent meeting, were not able to confirm the accuracy of the comment attributed to them.

Mr Watterson continued to express concern that there was confusion over the voting which had taken place at the meeting of the Board. Mrs Kelly felt that all of the Commissioners new what the vote was about but had in mind the equalisation of the rates. Mr Norton clarified, once again, that he had voted on the principle contained within the motion and no additional information.

Mr Quirk expressed some dissatisfaction that the minutes of the extraordinary meeting of the Board at which this matter had been discussed had not been made available to Members prior to the current meeting.

Mr Watterson reiterated his view that the Rural Committee had been totally ignored. Mr Crellin had been under the impression that the extraordinary meeting of the Board had been delayed to allow the Rural Committee to give some consideration. It appeared, however, that there had been some administrative confusion over the meeting date supplied with the papers for the last meeting and as a result the Rural Committee had not met. Mr Crellin suggested that this matter be taken up with the Chief Executive/Clerk, Mr Killey confirmed his understanding that the Rural Committee should have met prior to the extraordinary meeting of the Board. The Chief Executive/Clerk confirmed his recollection that the date for the

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extraordinary meeting of the Board had been set to take place after the meeting of the Rural Committee which, in the list of meeting dates had been due to take place that evening.

Mr Quirk proposed that new business be undertaken.

C03/02/01/16**RECEIVING OF MINUTES**

It was **RESOLVED** that the minutes of the public section of the Rural Committee meeting held on 22nd January 2003, be and are hereby received. The following resolution of the Committee was put:-

That the Board of Commissioners should refer to the Rural Committee the question of varying the Rural Rate (under Section 4(2) of the Onchan District Act) in accordance with the requirements of Section 3(1) of the same Act as approved by Tynwald on the 21st January 1986.

Mr Parkin enquired whether a legal difficulty existed. The Chief Executive/Clerk recommended that legal advice should be sought. He added, that, given that the urgency in relation to the making of an order had been taken away by the fact that it could not be completed on 1st April 2003, that he did not understand why the matter could not be referred to the Rural Committee for consideration to avoid suggestion of legal difficulty.

C03/02/01/17**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
02/0846	6 dwellings to replace existing garages, land at corner of Lhon Dhoo, Lhon Vane Close	ODC Recommendation – Refusal Planning Decision – Refusal An appeal to take place week commencing 24 th February 2003 – District Surveyor to attend.
02/1131	Change of Use to Hairdressing Salon, 15 Howe Road	ODC Recommendation – Refusal Planning Decision – Approval ODC appealed against decision – District Surveyor to attend.
02/1755	4 Apartment Blocks, land adjacent to “Far End”, King Edward Road	ODC Recommendation – Refusal Initial Planning Decision – Refusal Request for a review to be submitted by 17 th February 2003 if required.

2. Local Government (Miscellaneous Provisions) Bill 2003

The Chief Executive/Clerk had circulated with the agenda a copy of a letter received from the Department of Local Government and the Environment, dated 29th January 2003, together with a draft of the proposed Local Government (Miscellaneous Provisions) Bill 2003. A summary of the proposals were included.

In answer to enquiry, the Chief Executive/Clerk confirmed that the last consideration of the question of a general election for Local Authority Members was opposed by the Commissioners, although it had been previously supported. The objection was of a practical nature.

The Chief Executive/Clerk also reported receipt of a letter dated 3rd January 2003 from the Local Government Unit Manager at the Department of Local Government and the

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Environment which confirmed that if the legislation were approved, every member of the Authority would go out of office on 1st May 2004 and on the 1st May in each fifth succeeding year. This would apply to Members of Local Authorities elected before as well as after the date on which the enactment came in to operation. It made it clear that if the proposed legislation was passed by the legislature it would mean that any Local Authority Member elected to serve from 1st May 2003 would only in fact hold office for one year. The Department had asked Local Authorities to advise any candidates putting themselves forward for the election in the forthcoming year of the possibility of that change in the tenure of office of Local Authority Members.

Mrs Kelly expressed concern that she was elected to serve for a three year term from 1st May 2002 and it appeared that whilst she wasn't aware of the proposed changes, the Commissioners were. The Chief Executive/Clerk clarified that the Commissioners had been consulted on the principle but not on the implementation programme.

Mr Parkin enquired as to what the situation would be in terms of the election for April 2003. The Chief Executive/Clerk confirmed that the current legislation stated that successful candidates would be elected for three years but if the draft Bill were to be approved by the legislature, this would reduce that period from three years to one year.

3. Government Plan 2003/2006

The Chief Executive/Clerk reported receipt of a copy of the Government Plan 2003/2006. Mr Quirk suggested that it was appropriate for Local Authorities to receive more than one copy and asked that one copy be placed in the Onchan Library by Members of the Public.

4. Local Government Handbook

The Chief Executive/Clerk reported receipt of a letter dated 27th January 2003 from the Chief Executive of the Department of Local Government and the Environment enclosing two copies of the Local Government Handbook. It stated that this had been prepared by the Department's Local Government Unit to assist Members and Officers of Local Authorities to understand their respective responsibilities and to guide them in the exercise of the same.
Noted.

C03/02/01/18
CLERK'S REPORT

None.

C03/02/01/19
DISTRICT SURVEYOR'S REPORT

None.

C03/02/01/20
MOTIONS

None.

There being no further business the meeting terminated at 8.53 p.m.

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Minutes of the **EXTRAORDINARY MEETING** of the Onchan District Commissioners held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Wednesday 12th February 2003 at 7.00 p.m.

Present: Mr S.T. Black, J.P. (Chairman)
 Mr G.K. Astill
 Mr D. Crellin
 Mrs E.J.C. Kelly
 Mr M.J. Kennaugh
 Mr E.D.R. Killey
 Mr A.T.W. Norton
 Mr D.J. Quirk
 Mr J. K. Watterson

Apologies: Mr H. L. G. Parkin

In attendance: Mr J.E.S. Smith (Chief Executive/Clerk)
 Mr M.J. Williams (Deputy Clerk)
 Mr A.S. Booth (Chief Finance Officer)

C03/02/02/01

REPORT BY THE CHAIRMAN OF THE POLICY AND FINANCE COMMITTEE ON THE FINANCIAL YEAR TO 31ST MARCH 2003 AND THE ESTIMATES FOR THE YEAR TO 31ST MARCH 2004

Chairman of the Commissioners' Policy and Finance Committee, Mr. Killey, reported on the probable financial result of the Authority's activities for the year to 31st March 2003 and on the estimates for the forthcoming year to 31st March 2004 which had been agreed and were set out in detail in the Estimates document which had been circulated to Members.

Mr. Killey stated that Onchan's record over the years had been one of stability with steady growth, carrying out all of the functions of a fully functioning Local Authority and providing the amenities and services required by the community.

At 1st April 2002 the Commissioners brought forward a balance of £194,687 and anticipated a surplus at the end of the financial year of £129,205 after transferring £50,000 to Revenue Reserves. During the year, activity in building construction had continued at a high level within the District, private housing, principally at three sites – at Groudle, Majestic and Imperial Terrace, the Commissioners own sheltered housing complex at Heywood Court, the prestigious new office development now occupied by Royal Skandia at Onchan Head and light industrial units at Tromode. In addition to the rate income that all of this development would produce, the authority had during the year recorded higher than anticipated receipts from building regulation fees – up £10,000 and from search fees – up £2,000.

It had been noted that the continued reduction in interest rates had resulted in reduced loan charges of £21,395, against which the Commissioners had to put reduced income from investments of nearly £5,000.

Mr. Killey advised that with the substantial increase in wage rates awarded by Whitley Council together with additional costs incurred due to a number of employees on long term sick leave, the Commissioners pay roll bill for the year was £15,000 more than estimated. He added that, ironically, bearing in mind the additional costs that the District would be facing in 2003/04 for refuse disposal, the refuse collection costs this year were marginally less than estimated. Public lighting costs were also lower than anticipated by nearly £12,000. Receipts at Onchan Park and Stadium were also down by 10% although this was offset by reduced costs of a similar amount.

The main capital project completed during the year had been Government funded – that being the Heywood Court Sheltered Housing Complex which achieved practical completion on 21st December last – would soon have the first tenants moving in.

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Street lighting improvements at a capital cost of £50,000 were also completed and the project to replace the public toilets on Main Road incorporating a toilet for the disabled was due to commence at the beginning of the following month.

Mr. Killey was, in summary, pleased to report an increase of 5% in the rateable value of the district, a reasonably satisfactory year from a financial point of view with a transfer of £50,000 to reserves and a surplus to carry forward of £129,205.

Mr. Killey went on to comment that preparing Estimates and fixing a rate for the year ahead had proved to be the most difficult and uncertain for Local Authorities on the Island than in any previous years. This was due to the introduction of waste disposal charges by Central Government and the means by which the "user pays principle" could be implemented. In effect, Local Authorities were being required by Government to act as its collection agency and to bear the cost of the administration and debt collection of the waste disposal charges. In order to fairly pass on the waste disposal charges, a bin-weigh system had to be introduced

- a) vehicle lifters being converted at a factory in the U.K.;
- b) onboard sensors and computerized weighing equipment being fitted to each vehicle;
- c) wheeled bins in use being "retro-fitted" with identification chips;
- d) detailed survey of existing routes being undertaken and altered as appropriate; and
- e) complete database of all premises being compiled.

Mr. Killey stated that although the Department of Local Government and the Environment referred to the waste disposal charges to households in 2003/04 being only £10 per tonne, the cost of the introduction, supervision and administration of the 'user pays principle' was far greater than the actual disposal charge. The 'bin-weigh' system was not only necessary to fairly collect the modest charge for waste disposal from domestic ratepayers but more crucially it was essential in order to collect the £100 per tonne charge for the waste collected from commercial premises.

The Commissioners had not provided in the Estimates for the capital cost of converting vehicles and installation of the weighing equipment, on board computer, etc, as Government had indicated that it would fund this cost subject to the usual vetting procedures. However, due to the considerable amount of work involved with the implementation, supervision and administration of the system, it had been necessary to provide for the employment of additional staff in the Surveyor's Department and Accounts Office at an estimated cost of £44,000. There would also be a cost for the purchase and installation of computer hardware and software and associated equipment and stationery etc for maintaining records, for invoicing and for other administrative purposes.

In addition to providing in the Estimates for the household waste disposal charges – 4,200 tonnes at £10 per tonne, a total of £42,000 – it had also been necessary to provide for an increase of £50,000 for Onchan's share of the Civic Amenity Site costs as there was likely to be an increased use of that facility. The £10 per tonne charge will be applied to all waste arisings from that site other than for any recycled materials.

Mr. Killey went on to suggest that with regard to Government's Waste Strategy it was an appropriate time to put the record straight with regard to composting. The Onchan District Commissioners had carried out a pilot project for the kerbside collection of green waste in 1991/92 and had wanted to continue with the scheme and to extend it throughout the district if Government would provide a central composting facility. It was only now, in the current financial year, that a small composting facility had been established at the Southern Civic Amenity Site at Port St Mary but it had been determined that, apart from being remote the facility was not large enough to accept green waste from the Douglas, Onchan, Braddan conurbation. However, as an indication of the Authority's commitment to composting, which could take up to 30% out of the waste stream, provision had been made for the introduction of a kerbside collection of green waste scheme at an estimated cost of £60,000. Coupled with this, along with Douglas and Braddan, the supply of Home Composters for those residents who would prefer to produce compost for their own gardens would be subsidised.

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Mr. Killey stressed that the introduction of the kerbside collection of green waste scheme was dependent on there being established a composting facility for receiving the green waste for conversion to compost but as he had stated financial provision has been made in the Estimates for its introduction.

Onchan District Commissioners were also considering, in collaboration with Douglas and Braddan, the possible purchase of land to provide a larger Civic Amenity Site which would incorporate recycling facilities and an area to receive green waste for composting. Provision had, therefore, been made in the Estimates for Onchan's share of the revenue implications of such a land purchase. The Authorities would of course expect Government to fund the capital cost of establishing the facility in the same way as it had done at the Southern and Western sites.

Mr. Killey had, so far, referred only to Estimated costs for waste disposal – that being the introduction by Government of the waste disposal charges, the consequent implementation of a bin-weigh scheme to facilitate Government's 'user pays policy', the introduction of a kerbside collection of green waste scheme in compliance with Government's Waste Management Strategy and the necessity to provide for Onchan's share of the cost of providing a larger site for the Civic Amenity and Recycling facility. The total estimated additional cost that had had to be provided in the estimates for the forthcoming financial year for those purposes was £221,000 which was equivalent to a rate of 33p.

Mr. Killey added that it was possible that not all of these proposals will come to fruition in the next financial year but it had been necessary to include the provisions so that the Authority may proceed as required and should there be a surplus to requirements at the end of the financial year, the rates for the following year would be adjusted accordingly.

Mr. Killey referred to the remainder of the Estimates for 2003/04. He stated that provision had been included to proceed with the previously reported project to extend the Hawthorn Villa Offices, to replace the old garage off School Road but with access from an extended car park to the rear of the office building. The garage was required for the Commissioners' Works Department vehicles and the extended car park would provide an additional twelve spaces. It was also proposed to replace the workshop and store building known as Pennington Hall in Marion Road with a new purpose built facility for the Parks Department. The estimated capital cost of that proposed project was £120,000 but the revenue implication in the Estimates for 2003/04 was less than £4,000.

He reported that provision was also included for the revenue charges on borrowings for the following possible capital projects which had been agreed in principle:-

- i) Replacement of the public toilets at Port Jack;
- ii) Provision of a skateboard Park;
- iii) Main Road Streetscape Scheme;
- iv) Further Street Lighting Improvements;
- v) Replacement of the Park Stadium Perimeter Fencing; and
- vi) Replacement of the Crazy Golf Equipment in the Park.

Other revenue funded proposals for which financial provision has been included in the 2003/04 Estimates included:-

- vii) Upgrading of the Changing Rooms and Showers in the Stadium;
- viii) Continuation of Refurbishment Works at the Youth and Community Centre; and
- ix) Further replacement of railings at Port Jack.

It had also been decided to fund certain purchases and works out of revenue reserves, including:-

- x) Replacement of old and provision of additional play equipment in two of the districts playgrounds;
- xi) Replacement of certain office equipment and computers; and
- xii) Purchase of an additional, but smaller, refuse collection vehicle.

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The Commissioners had also provided in the estimates for expenditure under the various headings allowing for estimated inflation and known increases.

Mr. Killey thanked the Chairman and Members of the Standing Committees for adhering to the Estimates in the current financial year. He expressed his appreciation to the staff for their efforts during the year and for the cautious and careful manner in which those involved handled their tasks. The Chief Finance Officer, Mr. Tony Booth, had maintained his usual control of all financial matters and together with his staff again ensured virtually a 100% collection of all income.

Mr. Killey reiterated that the preparation of the Estimates for 2003/04 had proved to be the most difficult for many years and many of the provisions that had had to be made were beyond the control of the Commissioners. He repeated that the cost of providing for waste disposal charges – the necessary installation, supervision and administration of the system to implement Government's 'User Pays Principle', Civic Amenity Site Costs and the introduction of a kerbside collection of green waste scheme – all of those costs added together amounted to the equivalent of a 33p rate which was an increase of 18.9% on the present 175p rate.

Mr. Killey noted that the remaining proposals for the forthcoming year including an allowance for inflation and known increases after allowing for the balances brought forward, would result in a modest 7p or 4% increase in the rate for 2003/04. This would have been marginally above the present rate of inflation.

The total rate-borne expenditure estimated for the year to 31st March 2004 was £1,447,579 with a surplus brought forward of £129,205. It was proposed that the Commissioners estimate for a surplus at the end of 2003/04 in the sum of £51,555 and that a rate of 215p be levied to produce a sum of £1,419,928. A rate of 215p in 2003/04 equated to an increase of 40p or 22.8% over the 2002/2003 rate of 175p.

Mr. Killey reluctantly proposed that a rate of 215p in the pound be levied by this authority for the 2003/04 financial year. The proposal was seconded by Mr Quirk and it was unanimously **RESOLVED that a rate of 215p in the pound be levied by the Onchan District Commissioners for the 2003/04 financial year.**

There being no further business, the meeting closed at 7.20pm.

IN PUBLIC

Minutes of a meeting of the **HOUSING COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Monday 10th February 2003 beginning at 7.00 p.m.

Present: Mr M.J. Kennaugh (Chairman)
Mr S.T. Black, J.P.
Mr D. Crellin
Mrs E.J.C. Kelly
Mr A.T.W. Norton

In attendance: Mr M.J. Williams (Deputy Clerk)
Mr A.B. Sutherland (Housing Maintenance Manager)
Mrs S. Dougherty (Administrative Assistant)

H03/02/01/01
MINUTES

The minutes of the meeting of the Committee held on Monday 6th January 2003, copies of which having previously been circulated, were considered, agreed as a correct record of proceedings and signed by the Chairman.

H03/02/01/02
MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes which were not referred elsewhere on the agenda.

H03/02/01/03
MATTERS ARISING FROM PREVIOUS MEETINGS

There were no matters arising from previous meetings which were not referred elsewhere on the agenda. .

H03/02/01/04
HOUSING AND OTHER ESTATES BUSINESS

The Committee considered a number of matters relating to housing and estates issues. There were, however, no matters relating either to individual housing or housing estate issues which were not of a personal nature. There were, therefore, no matters discussed for recording in public.

H03/02/01/05
SPRINGFIELD COURT MATTERS

There were a number of matters raised in relation to Springfield Court Elderly Persons Complex. Of these issues, the following were general matters raised, not being of a personal nature:-

1. **H03/01/01/05(3) - Visit**

It was suggested that the Housing Committee tour Springfield Court commencing at 4.00 p.m. on Friday 14th March 2003. Date to be agreed with the Wardens and non-Housing Committee Members to be invited to attend.

*IN PUBLIC***2. Springfield Court Residents Association**

Mr Norton enquired whether there was in being a Residents Association with regard to the Springfield Court Elderly Persons Complex. The Deputy Clerk confirmed that a Residents Association had been formed some years ago, and during his time with the Authority, he had arranged elections to the main positions on the Residents Association, such as Chairman, Treasurer, Secretary and so forth. It was some time since the Deputy Clerk had enquired as to whether the Residents Association would wish to have elections organised but on the last occasion that he had made such an enquiry, the present incumbents had expressed their wish to continue in their role.

3. Recycling Bins

Mrs Kelly enquired whether any recycling bins were provided for residents at Springfield Court. The Deputy Clerk confirmed that this was not the case at present. After a short discussion, it was **RESOLVED**:-

That the Deputy Clerk investigate the practicalities of providing a recycling facility for residents at Springfield Court.

H03/02/01/06**HEYWOOD COURT MATTERS****1. Staffing**

The Deputy Clerk confirmed that applications were currently being sought for the position of Warden at Heywood Court Elderly Persons Complex. Interviews would be held as soon as possible, with a view to commencement, also at an early date.

2. Tenancies

The Deputy Clerk confirmed that all applicants, either by way of transfer or by sheltered housing application, had indicated whether or not their intention to accept the allocation. A number of applicants had declined the allocation for personal reasons and a number of additional selections would be required in the near future to complete the allocation process.

The Deputy Clerk confirmed that as soon as he was advised that works to the premises had been completed, an occupancy date would be confirmed and incoming tenants would be advised accordingly.

3. Buses

Mr Norton enquired whether there had been any discussion with Isle of Man Transport with regard to the possibility of a slight amendment to the bus route to allow for a detour of some of the smaller buses in to the Heywood Court driveway. The Deputy Clerk confirmed that there was a bus stop already available at the entrance to Heywood Park, perhaps 200 metres from Heywood Court its self.

On the proposal of Mr Norton, seconded by Mr Crellin, it was **RESOLVED**:-

That the Deputy Clerk make enquiries with Isle of Man Transport with regard to the bus service, and its implication for the residents at Heywood Court.

H03/02/01/07**GARAGE MATTERS****1. Ashley Park - Garages**

IN PUBLIC

Mr Norton referred to the tour of the housing estates which had been undertaken by the Housing Committee in the Summer 2002, and in particular to the difficulties which were apparent with regard to the use of garages in Ashley Park, between houses numbered 50 and 51. Mr Norton recalled that maneuverability in the area was tight and that the width of the garages was also restrictive.

Mr Norton also recalled that during the walk about, a suggestion was made that the area should be looked at as a possibility for alternative use, other than garages. Among the suggestions made at the time included the provision of open off street car parking, similar to areas provided elsewhere, or indeed to consider the area for residential purposes.

The Deputy Clerk confirmed that no further consideration had been given in the matter, but that there would be a financial implication should the matter be progressed in that there would be a loss of rent for the garages in question.

On the suggestion of Mr Norton it was **RESOLVED**:-

That the Deputy Clerk consider whether there could be an alternative, better use of the site of the garages between the properties numbered 50 and 51 Ashley Park.

H03/02/01/08**PLANNED HOUSING MAINTENANCE****1. Upgrade of Electrical Wiring – Ashley Park (60 Units)**

The Deputy Clerk confirmed that approval was still awaited to the petition for borrowing powers to be granted in respect of works to upgrade electrical systems within properties at Ashley Park.

H03/02/01/09**HEALTH AND SAFETY BUSINESS**

The Housing Maintenance Manager confirmed that there were no accidents or incidents to report in relation to health and safety.

Mr Crellin referred to the purchase of an additional mobile radio some months previously, for use by the Commissioners' workforce, when staff were in the position of working alone and otherwise out of contact with their colleagues. Mr Crellin enquired whether the radio was in regular use. The Housing Maintenance Manager confirmed that it was important that the radio was available but that it had not been regularly used in recent months.

H03/02/01/10**OFFICERS REPORT**

None.

*IN PUBLIC***H03/02/01/11****OTHER CORRESPONDENCE/COMMUNICATIONS**

None.

H03/02/01/12**FINANCIAL MATTERS**

The Chief Finance Officer had prepared financial reports in respect of income and expenditure for the activities of the Housing Committee under the headings of housing maintenance expenditure, elderly persons complex maintenance expenditure and housing non-maintenance activities. The following matters were arising:-

1. Housing Maintenance Expenditure – Skip Hire and Tipping Charges

It was noted that the figure for skip hire and tipping charges in the 2003/04 financial year would probably increase due to the imposition of waste disposal charges at landfill. However, clarification as to what would be accepted as household waste, and therefore be rebated by central Government, would have to be clarified.

2. EPC Maintenance Expenditure – Wages, Masonry and Painting

Mrs Kelly pointed out that the wages expended on maintenance in relation to masonry and painting at Springfield Court were overspent. The Deputy Clerk advised that whilst the maintenance allowance was broken down in to various headings for management purposes, a specific fund was not allocated in any sub heading. The important figure, therefore, in relation to both general housing maintenance and sheltered housing amandine was the 33 and 1/3% allowance, and to remain within those figures.

H03/02/01/13**OUTSTANDING MATTERS**

None considered this month.

H03/02/01/14**MATTERS REFERRED BY THE BOARD/OTHER COMMITTEES**

None.

H03/02/01/15**ANY OTHER BUSINESS****1. Commissioners' Surgery**

It was noted that the next Commissioners' Surgery was due to take place on Thursday 13th March 2003, commencing at 6.30 p.m.

2. Date of Next Meeting

It was noted that the next ordinary meeting of the Committee would be held on Monday 17th March 2003, commencing at 7.00 p.m.

There being no further business, the meeting closed at 10.00 p.m.

IN PUBLIC

Minutes of a meeting of the **WORKS & CLEANSING COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Monday 24th February 2003 at 7.00pm.

Present: H.L.G. Parkin (in the chair) Messrs S.T. Black JP, D. Crellin, D.J. Quirk and J.K. Watterson (from 7.06pm)

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

WC/03/2/1
MINUTES

Minutes of the meeting held on 13th January 2003, copies of which having previously been circulated, was taken as read, confirmed and signed.

WC/03/2/2
MATTERS ARISING

a) Bemahague Sheltered Housing Complex

The Surveyor reported that the commissioners now had full possession of Heywood Court. Manx Telecom had been in the building that day setting up the telephone system ready for the flat occupation. Flowers were in in the reception area. The building was ready for occupation and it was now up to the Housing Committee to set a date once a warden had been appointed. Arrangements were in hand for the building to be open on Friday afternoon of that week so that carpet fitters for the tenants could go in and take measurements.

Mr Crellin enquired whether there had been any damage at Heywood Court. The Surveyor initially answered no but then referred to an incident where youths had gained access to the community room via the French doors. No damage was caused but a small amount of redecoration was required in the kitchen attached thereto. The police had been called in. Mr Crellin enquired whether the police had come from Onchan or Douglas to which the Surveyor replied Onchan.

Mr Crellin then enquired whether there had been any problem with skateboarders. The Surveyor responded that skateboarders had pulled two seats away from under the flagpole and placed on the edge of the paving and had obviously used these to skateboard along.

The Surveyor reported that Securicor were now making nightly visits to the complex. The Clerk referred to a letter sent to the Chief Constable outlining this and other problems experienced of recent elsewhere in the district, highlighting the need for a regular community police presence. Noted.

b) Landslip – Land below Hague Crescent

The Surveyor reported that the matter had been referred to Messrs Macowan Collett, Consulting Engineers who are acting on behalf of the commissioners. Noted.

*IN PUBLIC***WC/03/2/3****MATTERS ARISING FROM PREVIOUS MEETINGS**

Nil in public.

WC/03/2/4**WASTE MANAGEMENT AND OTHER CLEANSING BUSINESS****a) Officer's Report**

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

Refuse Staff

The Surveyor reported that there was a good response to the advertisement placed in the newspaper and on the web site for additional refuse staff. Noted.

b) Home Compost Bins

Copies of an e-mail from Alex Mathieson at DOLGE regarding the scheme for compost bins had been circulated prior to the meeting. Mr Quirk enquired whether the commissioners were going alone on this project or whether they were joining in with others. Members commented that the scheme was at no cost to the commissioners other than the storage and distribution of bins together with the collection of the selling price on behalf of DOLGE. Mr Quirk expressed dismay that Onchan was only being allocated 330 bins. Mr Watterson commented that he felt the commissioners should support the department in this venture.

c) Recycling Unit

Two letters reported as received from Really Rural Countryside Services Ltd. The first advising that it was the intention of the proprietor to set up a green waste recycling service on the outskirts of Douglas. The second letter invited representatives of the commissioners to a presentation to be held on 4th March 2003 at 9am at the Hilton Hotel. Mr Quirk advised that he and several other members would be attending the AGM of Onchan Silver Band and would be unable to attend. The purpose of the presentation was to see what was intended in respect of the recycling of demolition timber, green waste, cardboard, paper, asphalt and tarmac. The presentation will be attended by the Clerk and Surveyor.

WC/03/2/5**STREET LIGHTING/STREET FURNITURE****a) Officer's Report**

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

i) Main Road Toilets

The Surveyor confirmed that the starting date for the new toilets in Main Road was 3rd March but some on site preparation works may take place beforehand.

IN PUBLIC**ii) Heywood Park**

Mr Quirk enquired as to the position regarding the replacement of the bollard lighting in Heywood Park. The Surveyor advised that he was still looking into the matter.

WC/03/2/6**DRAINAGE FUNCTION****a) Officer's Report**

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

i) Sewer Rehabilitation

The Surveyor reiterated the information in his report that the programmed start was 24th March. Noted.

ii) Majestic Abandonment Scheme

Mr Watterson requested an explanation as to why alterations to the rising main might be necessary. The Surveyor reported that CCTV cameras were to be placed in the system to see if there was damage to the rising main and also if it were necessary to raise the entry point for the rising main and was it capable of being pumped.

iii) Groudle Road Pumping Station

Again Mr Watterson had a query on the report with particular regard to whether it was anticipated that any water ingress through pipes related to new pipes or old pipes. The Surveyor replied that prior to commencement, a survey was undertaken by DoT of the old system. Prior to adoption a comparison will be made. He further added that any surface water entry may in fact be through the walls of manhole chambers and not necessarily through the pipes. Noted.

WC/03/2/7**PLANNING MATTERS****a) Planning Communications**

The Surveyor had listed five planning applications but in none of the cases did the recommendation of the commissioners and the decision of the Planning Committee differ. He gave verbal notification that in respect of the application for apartments on the site of Far End, a Review was to be held by oral submission which made a change from the previous practice of the Planning Committee of holding reviews by written submission.

b) Minutes

Minutes of the meeting held on Thursday 20th February 2003, in respect of planning applications considered, had been circulated prior to the meeting, was taken as read and signed as a correct record.

c) New Applications

PA 02/2256 Proposed office and store, St Peter's Churchyard for the Vicar and Wardens

RESOLVED

"to recommend approval of the application"

IN PUBLIC

PA 02/2270 Proposed replacement windows and door 6 Victoria Avenue for Miss J. Davie

RESOLVED

“to recommend approval of the application”

PA 02/2281 Proposed conservatory at the rear of 27 Derwent Drive for Mrs C. Cliffe

RESOLVED

“to recommend approval of the application”

PA 02/2285 Proposed dressing room off master bedroom, 5 Hillberry View for Mr Jeffers and Miss Charmer

RESOLVED

“to recommend approval of the application”

PA 02/2286 Proposed new greenhouse, Government House gardens for DOLGE

RESOLVED

“to recommend approval of the application”

PA 02/2289 Proposed sun room, 16 Ennerdale Avenue for Mr & Mrs A.S.K. Maiden

RESOLVED

“to recommend approval of the application”

WC/03/2/8

CAPITAL AND REVENUE SCHEMES

a) Officer’s Report

Copies of the Clerk’s report had been circulated prior to the meeting and was noted with the following items being discussed further

i) Willow House – Air Conditioning

Mr Quirk noted that the chart indicated the work was completed in January 2003 and asked if this was correct. A reply in the affirmative was given.

ii) Port Jack Railings – Refurbishment

Mr Quirk asked for an update to which the Surveyor replied that he was going to view the railings that week in the company of the Housing Manager. Noted.

iii) Pennington Hall – Rebuild

Mr Crellin asked for an update. The Surveyor advised that this was under the auspices of the Leisure and Amenities Committee but he had held an initial meeting with the architects and had passed on to them an outline brief following consultation with the boatman/mechanic and the parks chargehand.

*IN PUBLIC*iv) **Ramp Disabled - YCC**

Mr Crellin asked for an update in respect of the handrail the Surveyor responded that this was also under the auspices of the Leisure and Amenities Committee but the Housing Manager had the matter in hand.

WC/03/2/9**BUILDING CONTROL**

There were no matters relevant to building control for reporting. Noted.

WC/03/2/10**HIGHWAY AND TRAFFIC MATTERS****Church Road**

Copies of the report following a traffic count in Church Road had been circulated. Members noted with interest the capability of the machinery to differentiate between motorcycles, cars, arctic vehicles etc. It was further noted that the average speed for 85% of the vehicles was 29 miles per hour, this was of course within a 30-mph limit. There were no speeds recorded exceeding the 30 – 40 miles per hour bracket and of those in the 30 – 40mph bracket there were only 22 in a 24 hour period compared to 641 in the 20 – 30 mph and 174 in the 10 – 20 mph. Agreed a letter of thanks should be sent to DoT for the exercise and the comprehensive results.

WC/03/2/11**FURTHER REPORTS****Refuse Depôt Snugborough**

Copies of a fax received from PB Power of Manchester had been circulated prior to the meeting. Members noted that the contaminated soil currently held in bags on a site adjoining the commissioners' refuse depôt was to be removed off Island for treatment. The company had requested permission to take down the fence between the commissioners' compound and the site in order to facilitate the loading of articulated vehicles. The Surveyor pointed out that this would alleviate blocking the roadway in front of the civic amenity site. After a brief discussion it was

RESOLVED

“that permission should be granted subject to a photographic survey showing the state of the fence being undertaken prior to any works commencing and that the company should not only reinstate the fencing but also provide new concrete posts where existing posts were broken on the front section of fencing”.

WC/03/2/12**CORRESPONDENCE/OTHER COMMUNICATIONS**a) **Reserved Parking**

Correspondence received from Peter Karran MHK enclosing past correspondence in connection with a recent laying down of a reserved space in Nursery Avenue had been circulated. Members noted the correspondence and there was a brief discussion about procedure within the commissioners' offices. Agreed that in future in addition to such notices from DoT being placed on the notice board, the applications should be included on the agenda for the following meeting of the Works and Cleansing Committee.

Mr Watterson expressed his concern that the letter from the Director of Highways to Mr Karran dated 3rd January 2003 pointed out a misquote from Mr Karran's letter of 10th

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December 2002 in which he had stated facts relevant to the commissioners which were not correct. Noted.

b) Building Covenants

Letter reported as received from a resident in Glen View Road regarding proposals to alter a property in Snaefell Crescent. Both properties were built on plots sold by Onchan Village Commissioners and carry a covenant whereby building was restricted to "bungalow dwellings". The writer's concern was that the proposals for the property in question would result in a building with the appearance of two storey house with and a flat roof. After a brief discussion it was agreed that a letter should be sent to the planning applicant drawing their attention to the covenant.

c) Litter Act

Copies of an e-mail received that afternoon from Lynne Turner of DOLGE were circulated. These had been sent to seventeen of the local authorities by e-mail and related to an amendment to be moved by Mr Karran regarding the Litter Act which was being discussed the following day in the House of Keys. Members noted the proposals but felt little could be done in the time scale. The proposed amendment would not in fact make any difference to the present situation for the commissioners but would certainly affect several of the parish authorities if they were compelled to employ a warden for which they had not budgeted.

WC/03/2/13**OUTSTANDING MATTERS**

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

WC/02/10/7(a)(ii) – Flooding problems, Church Road (The Butt) – remedial work – Delete as matter now in hand by DoT.

W/00/03/18(a) – Properties abutting lane rear of Third Avenue – Delete as bushes not only cut down but fence erected in lieu.

WC/01/10/01/18(1) – Willow House - Air Conditioning Scheme – Delete as scheme now complete

WC/02/10/7(a)(i) – Flooding problems, 82, 84 and 86 Summerhill Road – Remedial Work - Mr Crellin enquired as to the position in respect of this item. The Surveyor replied that work was currently being undertaken by DoT.

WC/02/04/02/03- Roads, Snugborough Trading Estate - Mr Watterson enquired as to whether there had been any progress in respect of this matter as the road was breaking up further. Members were advised that the matter was in the hands of Braddan Parish Commissioners.

WC/02/02/02(a) – White City Wayleave – Douglas Bay Site – Heritage Homes – Mr Quirk enquired as to the position in respect of this item. The Surveyor responded that he had spoken with Heritage Homes and the matter was being handled through the advocates.

WC/03/2/14**MATTERS REFERRED BY BOARD/OTHER COMMITTEES****(a) Dog Bins**

A request had been received from the Neighbourhood Watch Committee at Ballachrink requesting that dog bins be placed at either end of the lane running behind Ballachrink Drive. The Clerk explained the position that this area was in fact subject to a no fouling regulation and therefore to install bins would mean the public would assume it was a poop scoop area

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and therefore more dogs were likely to be brought into the vicinity. The Surveyor then read proposed changes to the Dog Act which would present a different aspect to the matter. Agreed that in the meantime the Clerk should write to the local Neighbourhood Watch co-ordinator and explain the situation.

WC/03/2/15

ANY OTHER BUSINESS**a) Next Meeting**

Monday 24th March 2003 at 7pm.

b) Street Light

Mr Quirk made reference to a street light which had been erected at the entrance to the new development off Kerrocoar Drive. He pointed out that this didn't conform with the commissioners' standard form of street light column, head or shade. The light in question was also full of condensation. The Surveyor to investigate.

c) Greeba Drive

Mr Quirk advised that the bollards which had been placed on the corner of a cul-de-sac by DoT had been hit by a vehicle and were leaning. Matter to be referred to DoT.

d) Mount View Road

Mr Crellin made reference to having telephoned the office when he discovered a Telecom junction box cover in the footpath in Mount View Road was broken. He advised that Telecom were quick to come and place a cone over the broken cover but it had not yet been repaired. Members thought that perhaps they were waiting for one to come in stock but appreciated the quick response.

e) Birch Hill Grove

Mr Crellin reported that a property at the junction of Birch Hill Grove and Birch Hill Avenue was about to build a garden wall in front of the property. The Surveyor advised that this was not on land sold by the commissioners and therefore was not subject to a covenant in respect of open space and furthermore a wall could be built up to three foot high without the necessity of a planning application being made.

Meeting terminated at 10.01pm.

IN PUBLIC

Minutes of a meeting of the **LEISURE AND AMENITIES COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Monday 17th February 2003 at 6.59pm.

Present: Mr G.K. Astill (in the chair) Messrs S.T. Black JP, A.T.W. Norton, D.J. Quirk and J.K. Watterson.

In attendance: Peter Kelly (Administration)

LA/03/2/1
MINUTES

Minutes of the meeting held on 20th January 2003, copies of which having previously been circulated, was taken as read, confirmed and signed.

LA/03/2/2
MATTERS ARISING

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

LA/03/2/3
PLAYGROUNDS/PARKS

a) **Playground Log Books**

The Chairman advised that he had not signed the logbooks that day but would do so when the Amenities Officer returned from his week's vacation. Mr Watterson enquired whether inspections were carried out in the absence of the Amenities Officer on holiday or during illness. The Administrative Officer advised that he was not aware as to the procedure but he doubted that anyone else undertook this task. Mr Watterson commented, and members concurred, that the Surveyor's staff should provide cover before this task particularly as there could be an item requiring attention which goes unattended for a couple of weeks and then an accident occurs.

b) **Amenities Officer's Report**

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

i) **Fencing**

Mr Quirk, made reference to the fact that some fencing which had been the subject of storm damage had been repaired. He described the repair with horizontal boarding and how the top board had come loose. Members expressed concern that horizontal boarding should be used as this would only act as a ladder to gain access into the stadium. Matter to be referred to the Amenities Officer for the appropriate action to be taken.

ii) **Springer**

Members noted the difficulty the Amenities Officer appeared to be having in respect of replacing at least one springer back within the Taverners Playground area. Mr Quirk expressed surprise that the springs were not universal and members concurred that an all out effort should be made to obtain a spring rather than purchasing a complete new item of equipment.

iii) **Changing Rooms**

IN PUBLIC

The Administrative Officer reported that he had been contacted that morning by the stock car concession holder to advise that there was a sound of running water coming from under the grandstand. A member of staff was dispatched and it was discovered that one of the showers had been left on since the football match on Saturday. Members expressed surprise given that somebody in the club was responsible for locking up after each match and therefore the matter to be drawn to the attention of the football club particularly as the water in Onchan Park is metered.

c) **Missing Petrol Can**

The Administrative Officer reported having requested a copy of the letter sent to the police by the Deputy Clerk. The deputy Clerk had been unable to put his hands on the copy. Agreed that the matter should be pursued and Mr Watterson obtained the consent of the other members that the commissioners decision in seeking compensation was reaffirmed.

d) **Skateboarding in Onchan Park**

Members noted from the Amenities Officer's report that the video for the day in question had been viewed but no skateboarders were observed on the slide or within the kiddie car area. The Administrative Officer reported that despite a month having past since his last discussion with a parent of the skateboarders no response had been received from them in respect of the various sites suggested for a skateboard park.

e) **Disturbances in the Park**

The Administrative Officer reminded members that it had been reported at the previous meeting by Commissioner Norton that the outreach worker had advised that there was no further congregation of youths in this area. An e-mail had been received from the Community Beat Officer which merely informed the commissioners that he was still looking into the matter. A request was also made for a copy of the district by-laws but this turned out to be for the benefit of one of the crime watch areas and nothing to do with Onchan Park.

Mr Quirk made reference to the pleasure park by-laws to which the Administrative Officer replied that these were still in force although considerably out of date. Revising them had been considered pending the outcome of any revision made by Ramsey. Ramsey's amendments were however apparently not accepted by Tynwald and nothing further had been done with the Onchan Pleasure By-laws. The Administrative Officer also reminded members that nothing could be permitted within those by-laws that was covered by other legislation. Agreed copies be printed and distributed to members for information.

f) **Park Inspection**

After discussion it was agreed that this should take place on Friday 28th March 2003 at 4pm. At the request of Mr Quirk the list prepared during the last inspection to be updated by the Amenities Officer showing the work that had been carried out and the work yet to be carried out. Visitation to be open to other commissioners as well.

LA/03/2/4

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 matter being discussed further:-

Benches

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The Administrative Officer explained the problem which was experienced when the bench was repositioned at the top of Alberta Drive. A complaint has been received from the adjoining property owner who found youths standing on the bench, spitting on his windows and then overturning his dustbin. Mr Quirk suggested that the views of the Community Beat Officer be obtained.

b) Port Jack Glen

The Administrative Officer produced sketch of the type of entrance that could be provided but pointed out that this was greatly affected by the height and width of the pick up truck which was likely to access the glen for maintenance. Members approved the outline of the sketch and the matter was left with the Administrative Officer to progress.

Letter reported as sent to the Ground Force television production team enquiring as to the possibility of work being undertaken in the glen by the Ground Force team. No reply received to date. Noted.

c) Jubilee Park

Letter read as sent to the commissioners' advocates enquiring as to progress on the conveyance papers in respect of the land to be given to the commissioners as a further month had passed. Noted.

d) Centenary Park

The Administrative Officer reported on correspondence with Oxford Brookes University whose cartography and geography group were coming to the Island at Easter and would undertake a physical survey of Centenary Park for the production of a map thereof. Noted.

e) Arbor Week

The Administrative Officer reported that matters were in hand for the planting of trees in Sunnybank Avenue on Monday 3rd March at 2.15pm. Press photographer had been requested.

LA/03/2/5**PUBLIC CONVENIENCES****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:-

Port Jack Toilets

Members noted the work undertaken of recent. Mr Quirk made reference to what appeared to be pellet holes in the wired glass and asked if this had been attended. The Administrative Officer advised that this was not a matter which Mr Quirk had raised at a previous meeting of the committee and wondered therefore whether the Amenities Officer was aware at all in respect of this complaint.

Mr Quirk then made reference to the recently opened Royal Skandia building and the fact that the concrete steps behind the public toilets were now being regularly used by staff. He suggested that perhaps the commissioners' park staff could therefore tidy up the land between the railings of the steps and the back of the toilet block.

Although nothing to do with the subject in question, Mr Quirk then referred to the railings on the opposite side of the road and how the grass was growing out between them. He

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suggested that perhaps the grass could be trimmed back and then the sods cut clean to the edge of the concrete.

LA/03/2/6**PUBLIC LIBRARY****a) Librarian's Report**

Copies of the Librarian's report had been circulated prior to the meeting and was noted. Mr Watterson made reference to the comments regarding the fax machine. He added that he didn't realise the new telephone line was not yet installed and urged that this be done as soon as possible. Members concurred.

Mr Watterson then commented on the recent visits to the library by pupils from Ashley Hill School and the Beehive Playgroup. He added that it was good to see children utilising the facilities at the library. He further commented on the excellence of the Chinese New Year exhibition which was currently on show.

Mr Quirk added that perhaps the library could put on an exhibition July to coincide with the "Noble Occasion" to be held in the School Road Recreation Ground.

LA/03/2/7**YOUTH & COMMUNITY CENTRE****Amenities Officer's Report**

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

i) Break In

Mr Quirk requested that the Community Beat Officer be asked for an update.

ii) Heating

Mr Quirk enquired as to whether the panel covers would diminish the heat in any way. Matter to be referred to the Amenities Officer.

*IN PUBLIC***LA/03/2/8**
PROMOTIONS/ADVERTISING/PUBLIC INFORMATION**a) Website**

The Administrative Officer reported receipt of a break down of statistics from the web provider. These figures covered the period February 2002 to January 2003. There had been a sharp increase in page views and user sessions from August to January. The total for the twelve month period was 51,231 page views, 44,906 total user sessions. The average number of hits per day was 744, the average number of page views per day were 224, the average number of user sessions per day was 198. Noted with pleasure.

The Administrative Officer advised as to receipt of an e-mail from an Onchan resident offering digital photographs taken of the Royal Skandia building during its illumination and firework presentation. One of these would be selected for a Tour of Onchan.

Further e-mail had been received from a former resident of Belgravia Road now living in Queensland Australia. He had come across the Onchan web site and found it most useful. As a result he requested contact with Commissioner Crellin with whom he was at one time at school, and also with the Administrative Officer who he knew years ago. Noted.

The Administrative Officer produced a copy of a Tour through Onchan which he had almost finalised. This was part one of the tour and covered Government House to the Commissioners offices with most buildings and streets en route. This he had written during his most recent time in Liverpool. The tour was to be well illustrated with modern and archive photographs. The second part of the tour would be written during his next trip away and would go from Lazy Corner down Summerhill Road, Strathallan Road, Hague Crescent, Imperial Terrace, Mount Royal, King Edward Road, Harbour Road and Church Road. Members looked forward to seeing the first tour on line.

Mr Norton commented that there were a number of public minutes not on the web site. The Administrative Officer replied that this was a not a matter under his direct control but he had prompted the Deputy Clerk to ensure that it was brought up to date. He had also referred to the Finance Officer the question of putting the latest rating information of the web site in lieu of the current year's information.

b) Christmas Light Competition

The Administrative Officer reported that the winning household had been notified and that trophies had been ordered from Manx Rockcraft and Celtic Engravings. Unfortunately Mr Smith the proprietor was currently moving from Ballakillowie to Maughold and there may be a slight delay on the delivery of the trophies. A general discussion took place and it was agreed that for 2003 the competition would be advertised and made public in advance.

c) Torchlight Procession

This matter had been referred to the Board for consideration in respect of its future. Mr Black commented that the only thing he could recall from the Board was a view that it should continue to end up at Springfield Court. Mr Norton added that there were thoughts as to whether it should or should not continue and that some concern was expressed over the burning torches. In the absence of minutes from the Board meeting of two weeks earlier members were uncertain as to the final outcome and it was agreed to hold over the matter until the next meeting when the minutes could be consulted.

d) Good Neighbour Award

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This matter had also been referred to the Board for consideration. Mr Quirk commented that a vote was taken and it was agreed that the scheme should proceed. Mr Astill felt that the matter was thrown out. Again due to the uncertainty it was agreed to hold over the matter until the minutes of the Board meeting were available.

e) Passports

The Administrative Officer produced a draft for the passports which would take a slightly different form to avoid the necessity of folding. He suggested that the passport should be operative from 1st May to 1st September as they would be delivered in the rates prior to Easter and if every local resident used them over the Easter period they would be very little in the way of takings at that time. Noted and agreed.

f) A Noble Occasion

The Administrative Officer reported that a memorandum was sent out to all clubs and societies in Onchan following the last meeting, advising them as to the event to take place on Saturday 5th July 2003. The intention of the circular was purely to give advanced notice and it was not anticipated that replies would be received. However Onchan Silver Band had replied advising that they would be willing to play on this occasion and also requested a stall. Reply as sent to them read. The Manx Model Boat Club also offered to put on a static display and again the reply sent to them was read to members. 2nd Onchan Scout Group had requested permission to have a bottle stall. They also offered the use of their new Scout Hall irrespective of the weather. The response to them suggesting the promotion of their hall as part of an open day to increase membership and leaders could be considered was also noted. The Administrative Officer reported having written to the licensees of the Archibald Knox, The Manx Arms Hotel and Molly's Kitchen and Tavern suggesting that on this occasion the tug of war between the public houses could be held again as in 1999. A request had been received from the Isle of Man Children's Centre to set up stall on this occasion. The Administrative Officer had informed them that the intention was that stalls would be restricted to Onchan groups and societies to which they responded that they had a number of children and parents from Onchan utilising the centre. After a brief discussion it was agreed that they should be permitted to attend in a similar way to the Lions Club being able to do so. Copies of the details of the event had now been sent to the Department of Tourism. The Onchan Jubilee WI had sent a note that day to indicate that they would also be taking part. A memorandum had been sent to the Booking Secretary of Y.C.C. regarding the decision to hold an open day at the Youth and Community Centre to coincide with the event and requesting that the matter be laid before the Management Committee to discuss how this could be undertaken.

The Administrative Officer related to some research which he was currently doing utilising the minute books to glean information on the history of the recreation ground with particular regard to the donation from the Noble's Trustees and the work necessary to convert the field into a recreation ground. Noted.

*IN PUBLIC***LA/03/2/9****OUTSTANDING MATTERS**

The list of outstanding matters had not been circulated prior to the meeting. Members were not aware of anything which required a follow up that was not already on the agenda.

LA/03/2/10**MATTERS REFERRED BY BOARD/OTHER COMMITTEES**

Nil.

LA/03/2/11**CORRESPONDENCE OR OTHER COMMUNICATIONS****a) Onchan School**

Letter reported as received from Onchan Primary School requesting the Administrative Officer to take part in World Book Day by reading to the children on 6th March 2003. The Administrative Officer reported that he would require the consent of the committee to do this but as in fact he would be off the Island on that occasion he had written to the school advising that he would be unable to take part. He noted however that a similar request had been sent to the Board Chairman and the Librarian.

b) Hospice Care

Correspondence to and from Hospice Care regarding the holding of a Teddy Bear's Picnic in Onchan Stadium was read. The matter had been partially discussed at a recent meeting of the Board. It was agreed that no charge would be made for the hire of the stadium, car parking would be available on the green area to the top side of the stadium and that there should be a condition requiring the hirers to remove from the site all rubbish and litter within the stadium area and on the car park area. Other matters relevant to the hiring to be dealt with at officer level.

c) Onchan Stadium

Correspondence reported as received from and sent to Mr Peter Karran MHK regarding the changing rooms under the principal grandstand at Onchan Stadium. Members were concerned to note that Mr Karran advised that he was acting on behalf of the football club to be a bridge between them and the commissioners. Concern was expressed that the football club had been kept fully informed as to progress on the renovation of the showers and that a monetary item had been included in the budget for the forthcoming year. After a general discussion it was agreed on the proposal of Mr Quirk that Mr Karran should be informed that the matter was in hand and that a copy of the Chairman of the Finance Committee's budget statement be forwarded to him for information.

d) AXA Isle of Man Services

Letter reported as received from their Human Resources Manager advising that they are looking towards work projects for a weekend in July. Examples of work previously undertaken by the staff was included in the letter.

The Administrative Officer reported that for some reason the letter had been received at the end of January but only just passed to him. Under the circumstances he sent an immediate reply putting forward two schemes, that may be suitable, one at Port Jack Glen and the other in Centenary Park. Members concurred with the proposals and Mr Quirk suggested that another scheme which could possibly be undertaken by volunteers in this way would be just inside the entrance to the Village Green. On the other side of the Mill Race was a small

IN PUBLIC

triangle of land owned by the commissioners which was greatly overgrown and would benefit from complete cutting down and possibly the creation of a garden. Agreed that this be added to the list already sent to AXA.

e) Dahlias

Fax as received from the President of the Isle of Man Dahlia Society was circulated to members at the meeting. Members noted that Mr Woods was prepared to plant dahlias in a bed provided by the commissioners' staff in Port Jack Glen. He would then tend to the dahlias throughout the summer months. Members were grateful for the offer but felt some concern over the vulnerability of the flowers in this location. On the proposal of Mr Watterson it was agreed that the committee should go along with the scheme subject to the views of the Amenities Officer and park staff. Mr Norton added that the commissioners could not hold themselves responsible for any damage to the planting.

LA/03/2/12**ANY OTHER BUSINESS****a) Date of Next Meeting**

Monday 21st March 2003 at 7pm.

b) Trees in Onchan Park

The Chairman commented that he had been contacted by a resident in The Park who advised that the trees growing in the park were affecting his fence. He was not aware in what way they were affecting the fence. Matter to be referred to the Amenities Officer for investigation.

c) List of Works

The Chairman commented that he couldn't see the work force getting through the list of works that had been prepared following the parks inspection held in 2002. Mr Quirk suggested that the Chairman should liaise with the Amenities Officer and that during the Chairman's forthcoming absence he would do so as Vice-Chairman. He further suggested that copies of the list be prepared showing the work to be done, the work that has been done and the work yet unstarted.

Meeting terminated at 9.37pm.

IN PUBLIC

Minutes of a meeting of the **POLICY AND FINANCE COMMITTEE** held in the Boardroom at Hawthorn Villa, Main Road, Onchan, on Monday, 3rd March 2003, at 5.30 p.m.

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

Apologies: Mr G.K. Astill

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

PF03/03/01
MINUTES

Minutes of the meetings held on 21st and 27th January 2003, copies of which having previously been circulated, were taken as read, confirmed and signed.

PF03/03/02
BUSINESS ARISING

1. Estimates 2003/04

Copies had been circulated of a rate analysis for the 2003/04 financial year as prepared by the Chief Finance Officer. The Clerk advised that the analysis had been added to the Commissioners' website together with the statement made by the Chairman of the Policy and Finance Committee on the year to 31st March 2003 and 2003/04 Estimates.

It was agreed that the rate analysis be noted in the minutes.

PF03/03/03
MATTERS ARISING FROM PREVIOUS MEETINGS

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

PF03/03/04
FINANCE OFFICER'S REPORT

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

1. Rates Collected

It was noted that the total estimated collectable rates and cash received in the current financial year to 24th February 2003 compared with the previous financial year were as follows:-

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2002/03 estimated amount collectable including arrears brought forward £1,098,373
2002/03 collected to 24th February 2003 less refunds £1,118,676 (101.85%)

Comparative figures

2001/02 estimated amount collectable including arrears brought forward £1,031,869
2001/02 collected to 24th February 2002 less refunds £1,038,744(100.67%)

The Finance Officer explained the reason for the excess of actual collections over estimates lay in the conservative forecast for new properties at the time of estimates preparation being exceeded by the actual completions during the course of the years. The report was noted with pleasure.

2. Revenue Account Payments

The list of payments from revenue account during the month of January 2003, copies of which having previously been circulated, was considered and it was **RESOLVED***:-

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

3. Debtors

The list of general debtors copies of which having previously been circulated was considered. Total sum outstanding as at 27th February 2003 was £14,054.58 which compared with an amount of £124,212.80 outstanding as at 22nd January 2003, the sum collected since the last meeting therefore was £110,158.22. The Finance Officer was confident that all debts would be collected in full before the end of the financial year.

PF03/03/05

HEALTH AND SAFETY AT WORK – ADMINISTRATION SECTION

It was reported that enquiries were being made with Tweeds the consultants with a view to holding health and safety training sessions for the office staff. The report was noted.

PF03/03/06

CORRESPONDENCE AND OTHER COMMUNICATIONS

1. Government Website Link

It was reported that an email had been received from Government's ISD Department enquiring whether the Authority wished to link the Onchan Website (www.onchan.org.im) with the Government's Website (www.gov.im) Finance Officer confirmed that the Commissioners' web master had been requested to arrange the link. *Noted.*

PF03/03/07

MATTERS REFERRED BY COMMISSIONERS/OTHER COMMITTEES

None to report in public.

PF03/03/08

RECOMMENDATIONS WITH POLICY OR FINANCIAL IMPLICATIONS FROM OTHER COMMITTEES

None.

*IN PUBLIC***PF03/03/09**
OTHER BUSINESS

There was no other business for consideration in public.

PF03/03/10
NEXT MEETING

It was agreed that the next ordinary meeting of the Committee be held at 5.30 p.m. on Monday 7th April 2003.

There being no further business the meeting terminated at 6.40 p.m.

IN PUBLIC

Minutes of an extraordinary meeting of the **POLICY AND FINANCE COMMITTEE** held in the Boardroom at Hawthorn Villa, Main Road, Onchan, on Tuesday 21st January 2003 at 7.00 p.m.

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

In Attendance Mr D. Crellin
Mrs E.J.C. Kelly
Mr A.W.T. Norton
Mr D.J. Quirk
Mr J.K. Watterson

Mr J.E.S. Smith (Chief Executive/Clerk)
Mr A.S. Booth, F.C.A (Finance Officer)
Mr M.J. Williams (Deputy Clerk)
Mr E.K. Convery (District Surveyor)

PF03/01/01
PROBABLE FINANCIAL RESULTS 2002/03
And DRAFT FINANCIAL ESTIMATES 2003/04

Copies had been circulated of schedules prepared by the Finance Officer detailing the probable financial results for the financial year ending 31st March 2003 and the draft financial estimates for the year ending 31st March 2004.

A discussion on the draft Estimates ensued after which it was **RESOLVED***:-

1. ***that the amounts included to provide for household waste disposal charges; increased civic amenity site costs; land purchase for new civic amenity site/composting facility; additional staff to control and administer waste collection and disposal including the 'user pays principle' be retained in the Estimates but that specific reference be made to the total cost of these measures in the public statement on the Estimates making it clear that they are a direct result of central Government policy and are largely beyond the control of the Commissioners;***
2. ***that the provision of £60,000 for the kerbside collection of green waste and purchase of home compost bins be reduced to £5,000 and the kerbside collection proposal be deferred to the 2004/05 financial year;***
3. ***that the sum of £27,000 for the renewal of part of the Park Stadium perimeter fencing from the Squash Courts to No 2 Car Park be deleted and the sum of £10,000 be included to cover the revenue charges on a capital borrowing of up to £60,000 – the capital cost of renewing the entire perimeter fencing but of a reduced specification (Leisure and Amenities Committee to consider);***
4. ***that the provision of £10,000 for refurbishment of the stadium showers and changing rooms be reduced to £5,000;***
5. ***that the provision of £5,000 to develop the triangular area in Nursery Avenue be deleted from the Estimates* (The District Surveyor was requested to ensure that the area was kept clean and tidy);**
6. ***that the sum of £8,000 to provide a new entrance/sign at the lower end of Port Jack Glen be deleted and that the proposed capital borrowing of £10,000 for the***

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refurbishment of paths in Port Jack Glen be increased to £15,000 to include provision for a new entrance/sign and the estimated revenue charges be increased from £483 to £725;

7. **that the provision of £9,000 to replace with uPVC, the soffits, fascias and rainwater goods at the Youth and Community Centre be deleted from the Estimates;**

After the above adjustments, it was agreed that the rate for the financial year 2003/04 be levied at 2.07p in the pound subject to further consideration should the Tynwald debate on Waste Disposal Charges result in deferment or cancellation of the proposed charges.

PF03/01/02**WAYLEAVE, STORM WATER OUTLET FROM SKANDIA HOUSE**

Reference was made to the laying of a storm water outlet pipe from the new Corporate Headquarters Office Building on the former Douglas Bay Hotel site in land belonging to the Commissioners known as the Brows, Onchan Head/Port Jack.

Discussions had taken place with the developers, Heritage Homes Ltd with a view to that company renewing the Port Jack Toilets building on a design and build basis at a cost that would take into account a consideration for the granting of a wayleave for the pipe.

After discussion, it was **RESOLVED***:-

Not to proceed with such arrangement with the Company for the renewal of the Port Jack Toilets building and to refer the matter of the wayleave to the Advocates with instruction to seek a consideration of £15,000 for the granting of a wayleave.

PF03/01/03**MISCELLANEOUS CHARGES 2003/04**

The Finance Officer had circulated a schedule detailing the miscellaneous charges and suggested revisions effective from 1st April 2003.

After discussion it was **RESOLVED***:-

That the miscellaneous charges be revised as follows, with effect from 1st April 2003 (existing charges shown in brackets):-

Search Fees	£60.00 (50.00)
Letter of Comfort	£50.00 (30.00)
Garage Rent – Tenant	£ 8.40 (8.00)
Garage Rent – Other (including V.A.T.)	£12.00 (£11.50)
Trade Refuse Collection - Onchan	+5% (+5%)
Boardroom Hire	£25.00 (£25.00)
Bond Early Repayment - Admin Charge	£30.00 (30.00)

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49 MAIN ROAD – SHOP PREMISES TO LET

Mr Kennaugh declared an interest and left the room.

Clerk reported that Black Grace Cowley had advised that Mrs Emma Brilley of 40 Ashley Park had made an offer to lease the premises at an initial rental of £6,000 per annum subject to a rental 'holiday' being granted for the first six months of the lease to carry out full internal redecoration, new flooring and refitting of shop premises, in order to operate a retail greeting cards business. After discussion, it was **RESOLVED***:-

That a three year lease be granted on the terms offered subject to contract.

The meeting terminated at 9.00 p.m.

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Minutes of a meeting of the **RURAL COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Wednesday 26th February 2003 at 5.17pm.

Present: J.K. Watterson (in the chair), Mrs E.J.C. Kelly (from 5.21pm), Messrs B.H. Moore and A.T.W. Norton

Apologise: Mr J.M. Bulley (ill)

In attendance: Peter Kelly (Administration) & E.K. Convery (Surveyor) (until 6.25pm)

R/03/2/1
MINUTES

Minutes of the meeting held on 22nd January 2003, copies of which having previously been circulated, was taken as read. Mr Norton advised that he wished to make a point of clarification. On page 6 the minutes read "Mr Norton commented that he was in favour of the levelling of the two rates but only over a period of time". He informed members that after that he said "say two or three years". Members noted that this did not change the content of the minutes and as Mr Norton was not asking for the minutes to be changed they were duly signed as being a correct record.

R/03/2/2
MATTERS ARISING

The following matters were arising from the minutes:-

a) **Dumping at Ballacreech**

The Surveyor reported a response as received from Inspector Hoggett in which he referred to the report received from the investigating constable. The Inspector appreciated the intention of the commissioners to have a firm stance on dumping but he had to weigh up each case on its own merits with particular regard to a successful prosecution. The Surveyor then added that when this was brought to the attention of the Board they further confirmed their concern over the potential increase in fly tipping once the proposed tipping charges come into force and the matter was to be brought to the attention of Mrs Crowe MHK, Minister for DOLGE. Mr Norton confirmed his view on the matter and the Chairman added that it was not often in the case of fly tipping that the culprit was actually caught yet the police were not prepared to go further.

b) **Street Lighting Hillberry Corner**

Correspondence read as sent to one of the residents confirming their verbal confirmation that they had no objection to the erection of the streetlight. Letter as sent to the MEA requesting a quotation was also read to the meeting. Reply from the MEA was read from which it was noted that they felt the pole was on private land and the commissioners would need to obtain a wayleave. The Administrative Officer reported having viewed the site and the pole was not the pole upon which the original light was attached, the replacement being set back behind the hedge which would prove difficult therefore with a bracket to extend out to the roadway as intended. The Administrative Officer had therefore spoken with the MEA regarding the possibility of erecting a five metre lamp standard within the verge with underground supply.

It transpired that an underground supply was to be laid from the sub station at Glen Dhoo to the pole in question, so it would be possible to take a supply to the lamp standard without having to obtain a wayleave from the adjoining owner. The proposals of the MEA necessitated crossing the TT Course and the planning technician was not aware as to whether this was to be undertaken before or after TT Week. After discussion it was agreed that a price should be obtained for a lamp standard being erected in this location rather than a bracket from the wooden pole.

*IN PUBLIC*c) **Begoade Road - Drainage**

Letter reported as sent to Mr Orry Mitchell of DoT thanking him for the prompt attention to the matter in having a survey carried out. Reply read from which it was noted that as a result of the survey the system had been cleaned out and confirmation was given as to the proposed improvements to the catchment of surface water by the installation of additional gullies near the entrance to Begoade Farm. Noted.

d) **Clucas Laundry Chimneys**

The Surveyor advised that he had not been aware of this matter until he was informed by the Administrative Officer. A Building Preservation Notice had been served on the owners of the chimneys at Clucas Laundry indicating an intention of the department to consider them for registration. The Surveyor had contacted the Conservation Officer who has subsequently sent a copy of the Preservation Notice which clearly indicated that a copy should have been sent to the commissioners as a statutory consultee. This had now been received as of 25th February 2003 the notice having been dated 16th December 2002.

Members noted that it was the commissioners who originally suggested to the DOLGE, at the time of the preparation of the Onchan Plan, that the large chimney at Clucas Laundry should be registered for posterity. When this matter was investigated by DOLGE it transpired there was an older smaller chimney in that location as well. After consideration, on the proposal of Mr Moore, seconded by Mr Norton it was

***RESOLVED**

“to recommend to the Board that the commissioners should write in support of the registration of the chimneys at Clucas Laundry as they represent the last vestige of Onchan’s industrial past through the laundry and its predecessor as a sailcloth works and that whilst the larger chimney is of more recent date it has formed a prominent landmark in that part of Onchan for many years”.

e) **Rates in Rural Ward**

The Chairman informed the meeting that the recommendation of the committee in respect of any alteration to the rating percentage for the Rural Ward being referred to the Rural Committee for consideration was not accepted by the Board of Commissioners and that consequently the Board were pushing ahead for equalisation of rates. It was however left to the Clerk to the Commissioners to write to the commissioners’ advocates to seek clarification on whether in fact the Board was obliged to refer to the Rural Committee in the first instance. To date it was not known whether a reply had been received. It was conformed however that the present arrangement of a 50% rate would continue for the 2003/2004 rating year. The Chairman further added that a letter from DOLGE indicated that any change should be phased over a period of years extending to perhaps the year 2008 but this advice was not accepted.

Mr Moore advised that in speaking to residents in the Rural Ward it was quite obvious that the people felt it unfair to equalise the rates when those in the Urban Ward received the benefit of facilities which those in the Rural Ward did not. He then made reference to street lighting and how from the figures recently published over £100,000 was planned on street lighting for the Urban Ward to which the rural community would be contributing through their 50% rate yet only one street light was anticipated in the Rural Ward. The Chairman added that he had received similar comments from rate payers that they did not feel the rates should be equalised when the dog warden did not patrol the Rural Ward, the pavement sweeper did not go into the Rural Ward, grass cutting was not undertaken in the Rural Ward yet the commissioners were now expecting full contribution towards them. He further added that people are saying they don’t mind paying a reasonable rate for the services they get but they don’t feel they should pay for those that they don’t.

*IN PUBLIC*f) **Creg-na-Baa Back Road**

Letter reported as sent to Mr Orry Mitchell of DoT thanking him for the prompt action regarding the break up of the road surface in the vicinity of the Peveril Motorcycle Scramble Course. Mr Norton enquired whether a letter had been sent to the club asking about their intentions. The Administrative Officer reported that if a letter had been sent it would have been by the Building Control Officer who is currently on holiday. Mr Moore advised that work had recommenced on site. Noted.

g) **Onchan Roads – Litter Bins**

Letter reported as sent to Mr Orry Mitchell of DoT as a result of correspondence with a resident in the Hillberry/Ballacottier Road area with respect to the placing of litterbins. Members noted that the matter was held pending decisions in respect of the collection of domestic refuse.

R/03/2/3**OUTSTANDING MATTERS**

Nil.

R/03/2/4**MATTERS FROM PREVIOUS MEETINGS**

Nil.

R/03/2/5**MATTERS REFERRED BY BOARD/OTHER COMMITTEES**

Nil.

R/03/2/6**PLANNING MATTERS**a) **Planning Decisions**

The Surveyor reported on the receipt of the following planning decisions:-

PA 02/1592 Conversion of garage to additional living accommodation 5 Larch Hill Grove from Mr & Mr O'Callaghan (ON REVIEW) – **Approved**

This was a decision at Review and was confirmation of the original approval. The commissioners had objected on the grounds that it resulted in the loss of car parking behind the building line and was contrary to policy O/RES/P/20 of the Onchan Local Plan. The Surveyor made reference to the fact that the applicant insisted that there was space for three cars on the forecourt which was quite probable but still did not comply with the requirements of the local plan in so much that one of them was not now going to be behind the building line. After discussion and on the recommendation of the Surveyor it was

***RESOLVED**

“not to proceed to Appeal with this application”.

PA 02/986 Approval in principle for conversion and extension to dwelling, building at Ballacashin Farm, Abbeylands for Mr & Mrs G. Owen (ON REVIEW) - **Approved subject to the renovation of the existing cottage and the reconstruction of the annex with the renovation reinstating the original appearance of the building.**

Members noted that a further report had been submitted by the structural engineer which gave a slightly different slant to their original report. Members confirmed that this application

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was not only contrary to policy in respect of new dwellings in the countryside but also the property was the subject of previous refusals and furthermore was the subject of a planning condition requiring its demolition if not required for agricultural storage. Under the circumstances it was

***RESOLVED**

“to recommend that an Appeal be sought in respect of this application”.

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ANY OTHER BUSINESS

a) **Time and Date of next meeting**

Wednesday 2nd April 2003 at 5.15pm.

b) **Manx Motor Racing**

Letter reported as received from the Department of Transport advising of a request from Manx Motor Racing Club to hold the Three Hills Championship this would affect the Rural Ward in respect of the Creg-na-Baa Hill Climb to held on Thursday 24th April 2003 commencing at 10am.

After a brief discussion it was agreed that the committee raises no objection to the proposal providing all properties adjoining the section of road to be closed are notified in advance.

c) **Phone Book**

Letter reported as sent by the Administrative Officer to Manx Telecom regarding the post codes within the latest addition of the Telephone Directory. In his letter the Administrative Officer made reference to the fact that on page 2 of that section it clearly states that Onchan does not require a secondary location in the address (i.e. Douglas). The following example addresses were therefore incorrect:-

Carr's Lane, Tromode, Douglas should read Carr's Lane, Onchan
Tromode Estate, Douglas should read Tromode Estate, Onchan
Larch Hill Grove, Douglas should read Larch Hill Grove, Onchan
Tromode Green, Douglas should read Tromode Green, Onchan

In writing to Manx Telecom the Administrative Officer pointed out that he anticipated the information had been supplied by the Post Office but trusted that when the 2004 edition of the phone book came out these corrections would be made. A very prompt reply was received from Mr Stephen Evans of Manx Telecom indicating that the post code data had been supplied by the Post Office who he assumed would be responding directly. There had been no communication from the Post Office to date.

d) **Four Wheel Drive Club**

Letter reported as received from the Four Wheel Drive Club advising as to a “user group” that had been set up between themselves and groups involved in mountain bikes, motorcycles, horses and representatives of DoT and DAFF. The letter forwarded a plan indicating the “green lanes” within the Onchan Ward and requested that any observations, positive or negative that occurred from time to time relevant to these lanes should be referred to the group. Members noted the request and it was agreed that copies of the plan should be distributed to all members of the Rural Committee for information.

e) **Heath Burning Bill 2003**

Copy of the Heath Burning Bill had been passed to the Rural Committee by the Clerk to the Commissioners. The object of the bill was to replace the control of heath burning under the Heath Burning Act 1938 by a new regime which basically registered sensitive heath land and

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required the issue of a licence for heath burning to take place in these locations. Members felt the proposals to be worthy and had no further comment.

Meeting terminated at 6.46pm.