

15th July 2004

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', written in a cursive style.

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

ONCHAN DISTRICT COMMISSIONERS

*Hawthorn Villa,
Main Road, Onchan.*

IN PUBLIC

15th July 2004

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, 19th July 2004

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 14th June 2004 *(Minutes - APPENDIX 2)*

 2. To dispose of business (if any) remaining or arising from the above said meeting
 - 2.1 C04/06/01/02(1) – Hawthorn Villa Project *(Building Control Officer to report)*
 - 2.2 C04/06/01/08(3) – Port Jack Glen Stream *(Letter circulated)*
 - 2.3 C04/06/01/16(4) – Cost Effectiveness of Present Local Authorities and Departments Supervisory Powers *(Copy letters circulated).*
 - 2.4 C04/06/01/16(6) – Policing Plan 2004/05 *(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.
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4. Chairman's Announcements

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

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

6.1 Housing Committee
- Meeting held 21st June 2004 *(Minutes – APPENDIX 3)*

6.2 Works and Cleansing Committee
- Meeting held 28th June 2004 *(Minutes – APPENDIX 4)*

6.3 Leisure and Amenities Committee
- Meeting held 6th July 2004 *(Minutes – APPENDIX 5)*

6.4 Policy and Finance Committee
- Meeting held 12th July 2004 *(Minutes – APPENDIX 6)*

6.5 Rural Committee
- Meeting held 7th July 2004 *(Minutes – APPENDIX 7)*

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 Richmond Hill Consultative Committee meeting held 27th May 2004 *(Minutes circulated)*

8.3 DOT – Summary Notes of Meeting held 6th July 2004 *(circulated)*

8.4 DOT – Road Safety Initiative 2004-2007 – Consultation Document *(circulated)*

8.5 Mr and Mrs Davies, Port Erin, re: Onchan Park *(email circulated)*

8.6 R.N.L.I. – Invitation to annual Sir William Hillary Commemorative Service 2005
(circulated)

8.7 DOLGE re: Removal and Disposal of Vehicles Regulations 2004 *(circulated)*

8.8 Any Other Communication

9. To consider any report from the Clerk, Surveyor or other Officer of the Authority

10. To consider Motions in the order in which notice has been received. *(ref Standing Order No 5)*

None.

Minutes of the ordinary meeting of the **ONCHAN DISTRICT COMMISSIONERS** held in the Boardroom, at Hawthorn Villa, Main Road, Onchan, on Monday 14th June 2004 at 7.00 p.m.

Present: Mr M.J. Kennaugh (Chairman)
Mr G.K. Astill
Mr S.T. Black
Mr E.D.R. Killey
Mrs W.E. Megson
Mr A.T.W. Norton
Mr D.J. Quirk
Mr B. Stowell
Mr J.K. Watterson

Apologies: Mr D. Crellin

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

C04/06/01/01
MINUTES

The minutes of the public section of the ordinary meeting held on 10th May 2004, copies of which having previously been circulated, were considered. An amendment was sought to the ordinary minutes – reference C04/05/02/02(4). The suggested amendment having been made, the Minutes were agreed as a correct record of proceedings and were signed by the Chairman.

C04/06/01/02
BUSINESS ARISING

1. C04/05/02/02(2) – Hawthorn Villa Project

The District Surveyor confirmed that on 8th June 2004, he had written to the Architects to point out that despite the revised programme which had been received and reported at the previous meeting of the Commissioners, the issue of tender documents did not appear to have proceeded in accord with that timetable. No further contact had been received from the Architect since the issue of the programme which had incorporated the intent to issue tender documents on 7th June 2004. A response had been received confirming that the report required under stage 5 of the capital procedure notes for such works had been issued in accordance with the timetable. It was hoped that the tender documentation would be issued on 2nd July 2004 and that the anticipated commencement on site, 20th September 2004, would still be achieved.

The District Surveyor confirmed that the report of the Quantity Surveyor at stage 3 of the capital procedures had estimated a capital cost of £521,500 for the project, based on March 2003 prices. The current pre-tender estimate was for £545,160, an increase of some 2.96% over the previous estimate, being in line with inflationary increases.

The approval of the Department of Local Government and the Environment to proceed to tender stage was awaited.

2. C04/05/02/04(3) – England Ladies Bowling Team

The Chief Executive/Clerk had circulated a copy of a letter received dated 12th May 2004 from the Secretary of the Isle of Man Flat Green Bowling Club, thanking the Commissioners for the reception provided for the England Elite Squad. The letter provided details of some success for the Isle of Man in their matches with the England Team. *Noted with pleasure.*

3. C04/04/02/16(5) – Local Authority Induction Course

The Chief Executive/Clerk confirmed that the Course to be held on 22nd and 23rd June 2004 had been over subscribed and that Authorities had therefore been limited to attendance by one person from each Authority. Mrs Megson would attend but a further course would be arranged later in the year for attendance by Mr Stowell.

C04/06/01/03

BUSINESS ARISING FROM PREVIOUS MEETINGS

None.

C04/06/01/04

CHAIRMAN'S ANNOUNCEMENTS

The Chairman made the following announcements:-

1. Flat Green Bowling

The Chairman confirmed that he had attended at the Onchan Flat Green to present a trophy following competition. The event had taken place on 13th June 2004.

2. Litter Bins

The Chairman drew attention to the provision of additional litter bins in Ballachrink and expressed encouragement to members of the public to utilise the facilities.

3. Dance Festival

The Chairman confirmed that he had been pleased to attend the recent Dance Festival and present awards as a result of competition.

4. Beating the Bounds

The Chairman confirmed that the "Beating the Bounds" event would take place on 30th June 2004.

5. Tynwald Day 2004

The Chairman confirmed that both he and his wife would be very proud to represent the Onchan District Commissioners at the Tynwald Day Ceremony on 5th July 2004.

C04/06/01/05

QUESTIONS

The following questions were asked in accord with Standing Order Number 7. The responses, given in italics were also provided.

1. Commissioner D.J. Quirk to ask the Chairman of the Commissioners – Ref Tynwald Standards and Member's Interests Committee

1. Have Onchan Commissioners received any letters from this Committee?

No.

2. Have Onchan Commissioners as the area Local Authority for planning be asked to go before the Tynwald Standards and Members Interests Committee?

No.

2. Commissioner D.J. Quirk to ask the Chairman of the Onchan District Commissioners – Ref Local Authority Housing

1. What are the total number of people requiring housing?

81.

2. How many require the following:-

1 Bedroom	25
2 Bedroom	49
3 Bedrooms	7
4 Bedrooms	0
EPC	32

3. How many new applications are in the process of being assessed?

No completed applications are waiting for processing. However, 22 are awaiting further information or policy decision.

4. How many new applications since December 2003 have been rejected?

11 refused at application. 2 refused at annual review. 10 withdrawn because of non-compliance.

C04/06/01/06

HOUSING COMMITTEE MINUTES

The minutes of the public section of the Housing Committee meeting held on Monday 17th May 2004, copies of which having previously been circulated, were considered. The following matters were arising therefrom:-

1. H04/05/01/03(2) - Public Sector Housing - Conservatories

In answer to enquiry, the Deputy Clerk confirmed that he understood that the Department of Local Government and the Environment had considered the matter, formed a view which was to be conveyed to the Commissioners in written form. Receipt awaited.

2. H04/05/01/06(2)(b) – Road Crossing – Hillberry Road

In answer to enquiry, the District Surveyor confirmed that the suggestion of a crossing on Hillberry Road had been referred to the Central Management Liaison Group where the matter was being considered. Comments would be referred back in due course.

C04/06/01/07

RECEIVING OF MINUTES

It was **RESOLVED** that the minutes of the public section of the Housing Committee meeting held on 17th May 2004, be and are hereby received. There were no resolutions contained therein requiring the consent of the Board.

C04/06/01/08

WORKS AND CLEANSING COMMITTEE MINUTES

The minutes of the public section of the Works and Cleansing Committee meeting held on Monday 24th May 2004, copies of which having previously been circulated, were considered. The following matters were arising therefrom:-

1. **WC/04/5/2(a) – Onchan Secondary School**

In answer to enquiry, the District Surveyor confirmed that amended plans in relation to Onchan Secondary School had not yet been approved.

2. **WC/04/5/2(b) – Bemahague Avenue**

In answer to enquiry, the District Surveyor reported no progress in this matter.

3. **WC/04/5/3 - Matters Arising from Previous Meetings – Port Jack Glen Stream**

The Chief Executive/Clerk reported receipt of a letter from the Senior Assistant Drainage Engineer at the Drainage Division of the Department of Transport, dated 8th June 2004. The letter stated that the Isle of Man Highway and Transport Board installed the drainage in 1987 and that the system was put in to supplement the existing combined foul and water sewerage system. He confirmed that having spoken to one of the Engineer's involved in the scheme, he had been informed that relative to the existing flow, there was little additional water discharged to the glen as a result of those works. He could find no indication of proposals to discharge this into the sewerage system at Port Jack. He concluded that the drainage discharging into the glen was highway drainage and therefore the responsibility of the Highways Division of the Department. On that basis, he confirmed that the Drainage Division was not in a position to contribute to the works to the watercourse in the glen.

It was suggested that a letter should be issued to the Highways Division. It was suggested that recent development had meant that surface water sewerage had now been piped into the glen causing a more severe wash which travelled in pulses rather than a constant stream. Disappointment was also expressed that the Drainage Division did not simply refer the Commissioners' enquiries to the Highways Division for attention.

It was confirmed that whilst the IRIS system was fully functional, that was separate to the surface water drainage travelling into Port Jack Glen. The matter was raised due to complaints of malodour from householders, particularly in the lower portion of Onchan, the cause of which had not yet been determined. Reference was made to discoloured water on the foreshore at the bottom of Summerhill and to the possibility that this may be a contributory factor to the malodour issue. It was suggested that a letter be sent to Douglas Corporation and, if appropriate, to the Environmental Health Division of the Department of Local Government and the Environment, to seek comment on the possibility of the malodour issue emanating from the discoloured water on the Douglas foreshore.

4. **WC/04/5/4(c)(ii) – Manx Arms Car Park**

In answer to enquiry, the District Surveyor confirmed that broken glass had been cleared from the Manx Arms Car Park. It was indicated that there may be more broken glass in the car park. It was also indicated that there may be two further abandoned vehicles in that car park.

The District Surveyor took the opportunity to report that the Authority would take delivery of a new pavement sweeping machine the following day. The machine, which would remain the property of the Department of Transport, would provide more manoeuvrability.

5. **WC/04/5/5(c)(iii) – Manx Arms Clock**

It was suggested that further enquiries be made with regard to the time displayed on the Manx Arms Clock, which still appeared to be inaccurate.

C04/06/01/09
RECEIVING OF MINUTES

It was **RESOLVED** that the minutes of the public section of the Works and Cleansing Committee meeting held on 24th May 2004, 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. ***To improve instructing Cornerstone Architects with regard to the design and construction of a new toilet block to replace the existing building at Port Jack. .***

C04/06/01/10
LEISURE AND AMENITIES COMMITTEE MINUTES

The minutes of the public section of the Leisure and Amenities Committee meeting held on Tuesday 1st June 2004, copies of which having previously been circulated, were considered. Arising therefrom:-

1. **LA/04/6/4(j) – S.T.R.I. Report**

It was suggested that a request had been made for a full copy of the STRI report to be circulated. It was confirmed that the shortened version had been issued, and that it had previously been policy not to issue a full copy of the report as the recommendations contained therein had fallen into wrong hands. Messrs Norton, Quirk and Stowell indicated an interest in receiving a copy of the full report.

2. **LA/04/06/5(c) – Seat at Lazy Corner**

It was suggested that the allegation of liable contained within the minutes be investigated. Further, that the question of verbal abuse should be referred to the Police should it occur again. The Chief Executive/Clerk to investigate the circumstances.

3. **LA/04/6/4(m) – Football Practice**

The wording of the resolution recorded was queried, and after a short discussion it was agreed that the wording "(approximately 9.00 p.m.)" should be removed from the resolution.

C04/06/01/11
RECEIVING OF MINUTES

It was **RESOLVED** that the minutes of the public section of the Leisure and Amenities Committee meeting held on 1st June 2004 be and are hereby received. It was further **RESOLVED** that the following resolution contained therein which required the consent of the Board be approved:-

1. ***To purchase and install three electric hand dryers for the public conveniences in Onchan Park at an approximate cost of £600 for two.***

It was further **RESOLVED** that the following resolution not approved:-

2. ***To obtain tenders direct from local garages for the supply of a tipper pick-up truck with tail lift and to request an inclusive trade-in price on the existing vehicle.***

Finally, it was **RESOLVED** that the following resolution, the wording of which had been slightly amended from the minutes circulated, be approved as follows:-

3. ***To grant permission to Onchan AFC to use the Stadium Football Pitch for practice on Tuesday evenings after the go-karts have finished for an unspecified period and at no charge.***

C04/06/01/12
POLICY AND FINANCE COMMITTEE MINUTES

The minutes of the public section of the Policy and Finance Committee meeting held on Monday 7th June 2004, copies of which having previously been circulated, were considered. Arising therefrom:-

1. **PF04/06/09(3) – Recommendations with Policy or Financial Implications from Other Committees**

A short discussion took place with regard to the resolution of the Policy and Finance Committee arising out of the recommendation from the Leisure and Amenities Committee with regard to the provision of tenders for a supply of a tipper pick-up truck with tail lift.

2. PF04/06/07(1) – Digital Divide Access to IT

It was noted that the recommendation to provide for free access to the internet for the first quarter of an hour was a new provision, there being no free access under the present charging scheme.

C04/06/01/13
RECEIVING OF MINUTES

It was **RESOLVED** that the minutes of the public section of the Policy and Finance Committee meeting held on 7th June 2004, be and are hereby received. It was further **RESOLVED** that the resolutions contained therein requiring the consent of the Board be approved as follows :-

1. *That the said payment from revenue account as detailed on the list attached to the Minutes be endorsed*
2. *That the charge for public access to the internet be amended to provide for free access for the first quarter of an hour and thereafter £1 per quarter hour (note: present charge £1 per quarter hour with no free access).*
3. *To accept the lowest quotation obtained by the Department of Transport in the sum of £14,776.65 for the supply through Eurocars Limited of a new Citroen Relay 1800 TD long wheel base chassis cab, 2300 cc, diesel engine and tipper body and to advertise the existing vehicle for sale by tender.*

C04/06/01/14
RURAL COMMITTEE MINUTES

The Minutes of the Public section of the Rural Committee Meeting held on Wednesday 2ND June 2004, copies of which having previously been circulated, were considered. Arising therefrom:-

1. **R/04/6/4(c) - Scramble Course**

It was believed that a scrambling event had taken place on the site owned by the Peveril Motorcycle Club.

2. **R/04/6/5 – Outstanding Matters – Registration of Chimneys – Clucas Laundry**

It was noted that the two chimneys and associated switch room – also known as the old Engine Room and sluices at Clucas Laundry, Carrs Lane, Tromode, Onchan, had been registered as registered building number 222. It was further noted that the owners had 28 days in which to request deregistration.

C04/06/01/15
RECEIVING OF MINUTES

It was **RESOLVED** that the minutes of the public section of the Rural Committee meeting held on 2nd June 2004 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 subject to confirmation that the machines were not of a gambling nature then the Isle of Man Gaming Control Commissioners be advised that there was no objection to their positioning within the complex. .*

C04/06/01/16
LETTERS PETITIONS MEMORIALS AND OTHER COMMUNICATIONS

1. **Planning Decisions/Communications From The Department Of Local Government And The Environment Planning Committee**

The following planning communications were considered:-

P A NUMBER	DESCRIPTION	COMMENT
04/0260	Vehicle Hardstanding,	ODC recommendation - Approval

	73 Main Road	Initial planning decision - Refusal Review decision reported – refusal confirmed
03/1289	First Floor Dormer Extension, 16 Beech Avenue	ODC recommendation - Refusal Initial planning decision on review – Approval Appeal decision report – approval confirmed.

2. Public Sector Housing Discussion Document

Reference was made to the Public Sector Housing Discussion Document issued by the Department of Local Government and the Environment which had been previously circulated to Members. It was noted that the Authority had not yet formulated its response to the document and that an extraordinary meeting of the Commissioners was to be held to achieve this.

3. Local Elections 2004

The Chief Executive/Clerk had circulated with the Agenda a copy of a letter received from the Local Government Unit Manager at the Department of Local Government and the Environment, dated 2nd June 2004, with regard to the conduct of Local Elections in the current year. A discussion ensued during which it was recognised that the Department of Local Government and the Environment and indeed the Local Press had each played their part in raising public awareness of the Elections.

Concern was expressed with regard to the following matters:-

- (a) Postal Voting - A number of Members expressed reservations with regard to the possible introduction of postal voting; and
- (b) The minimum period of three weeks between nomination day and polling day was too short.

Support was expressed for the following suggestions:-

- (i) that the same nomination day be set for all local elections in the general election timetable;
- (ii) that the provision of a rolling programme for the registration of electors be further investigated.

A request was to be made to view the results of the survey carried out by the Department of Local Government and the Environment, particularly in relation to the responses from other Local Authorities.

Reference was made to the fact that certain primary schools, particularly within the district had made reference to the local elections in their teaching programme. It was subsequently suggested that it might be appropriate for individual Commissioners to undertake to visit the local primary schools to explain to pupils as to what the Local Authorities were all about.

4. Cost Effectiveness of Present Local Authorities and Departments Supervisory Powers

The Chief Executive/Clerk had circulated with the Agenda a copy of a letter received from the Local Government Unit Manager at the Department of Local Government and the Environment dated 14th May 2004, which was issued following the recent Tynwald motion requiring the Department to report to the November sitting on the effectiveness and efficiency of the present Local Government Structure and the supervisory powers of the Department.

During a short discussion, consideration was given to the individual matters contained within the letter. After such consideration, it was **RESOLVED** that the Authority did not wish the Department to seek greater supervisory powers regarding the fiduciary responsibilities of Local Authority Members, the Authority believing that the existing petition procedures were sufficient in this area.

Comment was passed that the accounting system at Onchan District Commissioners worked very well.

The Chief Executive/Clerk had completed the proforma which was enclosed with the letter, which gave examples of existing functions and duties of Local Authorities as applied to the Onchan District Commissioners. In addition to the functions specified in the list, the Chief Executive/Clerk had added the provision of sports facilities. It was **RESOLVED** to adopt the completed proforma document which gave examples of existing functions and duties of Local Authorities as applied to the Onchan District Commissioners.

In relation to the enquiry as to whether there were any other functions or duties which it was considered appropriate for the Local Authority to undertake, it was considered inappropriate for any additional duties to be undertaken at present. Discussion took place in relation to the possible provision of first stage planning, but it was considered that the status of the Local Authority as an interested party in respect of all planning applications for the Local Authority area in question was sufficient. The provision of planning enforcement was also considered, but it was felt that if planning conditions were to continue to be set by the Department of Local Government and the Environment, that the enforcement of those conditions was for the Department to address.

The question of beach cleaning was raised, to which confirmation was given that the Onchan District Commissioners would react to specific difficulties as and when such difficulties arose.

On the proposal of Mr Stowell, seconded by Mr Astill, it was **RESOLVED** *that a response be issued to the Department of Local Government and the Environment, giving the Authority's views in relation to the cost effectiveness of present Local Authorities and the Department's supervisory powers, in accord with the decisions formulated.*

5. Civic Sunday – Douglas Corporation

The Chief Executive/Clerk had circulated with the Agenda a copy of the invitation received dated 24th May 2004 for the Commissioners and Chief Executive/Clerk to attend the service and to take refreshment at the Town Hall afterwards, on Sunday 20th June 2004 at 10.30 a.m.. Four Members indicated their intention to attend.

6. Policing Plan 2004/05

The Chief Executive/Clerk had previously circulated a copy of the Policing Plan 2004/05.

Reference was made to the previous decision of the Leisure and Amenities Committee to invite the Chief Constable to attend a meeting to discuss policing in the Onchan District. It was **RESOLVED** *that an invitation should be extended to the Chief Constable to attend an extraordinary meeting of the Board, on a date to be agreed later in the meeting, to discuss policing in the Onchan District.*

7. Richmond Hill Consultative Committee

The Chief Executive/Clerk had circulated with the agenda a copy of a letter received dated 2nd June 2004 and the approved minutes of the meeting of the Richmond Hill Consultative Committee which had been held on 4th March 2004. *Noted.*

8. Manx Blind Welfare Society – Invitation

The Chief Executive/Clerk reported receipt of a letter dated 7th June 2004 from the Administrator of the Manx Blind Welfare Society, inviting a representative of the Authority to join the Society Volunteers who had won a Queens Award for Voluntary Service at a thank you event to be held on Friday 25th June 2004. The letter expressed gratitude to the Authority for the contribution made in cutting the grass on a regular basis at the Corrin Court facility, Heywood Avenue, Onchan.

After a short discussion it was **RESOLVED** *that the Chairman should represent the Onchan District Commissioners at the event to be held by the Manx Blind Welfare Society in respect of the volunteers who had won the Queens Award for Voluntary Service, such event to be held on Friday 25th June 2004.*

C04/06/01/17
CLERKS REPORT

None.

C04/06/01/18
DISTRICT SURVEYORS REPORT

None.

C04/06/01/19
MOTIONS

None.

There being no further business the meeting terminated at 8.05 p.m.

Minutes of a meeting of the **HOUSING COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Monday, 21st June 2004 commencing at 7.00 p.m.

Present:	Mr J.K. Watterson	(Chairman)
	Mr S.T. Black	
	Mrs W.E. Megson	
	Mr B. Stowell	
Apologies:	Mr M.J. Kennaugh	
In attendance:	Mr M.J. Williams	(Deputy Clerk)
	Mr A.B. Sutherland	(Housing Maintenance Manager)
	Mrs S. Dougherty	(Administrative Assistant/Housing Officer)

H04/06/01/01 **MINUTES**

The minutes of the meeting of the Committee held on Monday, 17th May 2004, copies of which having previously been circulated, were considered, agreed as a correct record of proceedings and signed by the Chairman.

H04/06/01/02 **MATTERS ARISING FROM THE MINUTES**

The following matters were arising from the minutes, being items which had not been referred to elsewhere on the agenda:-

1. Deputy Clerk's Report

The Deputy Clerk had prepared a report dated 18th June 2004, which was circulated with the Agenda.

a) H04/05/01/02(1)(a) Proposed bus shelter – Ballachrink Drive

In his report, the Deputy Clerk confirmed that the matter was still ongoing and was being dealt with through the Works and Cleansing Committee by the District Surveyor.

b) H04/05/01/02(1)(b) – House Purchase Policy

In his report, the Deputy Clerk reiterated that the Department of Local Government and the Environment had been asked to confirm the current policy of the Department with regard to the purchase of existing properties within the district, for public housing usage. It was noted that the addressee in correspondence had been absent from work for a lengthy period due to illness, and in the knowledge that the officer was still absent, the Deputy Clerk had not issued a further reminder since the last meeting of the Committee. *Noted.*

c) H04/05/01/02(1)(d) - Housing Transfer Policy

The Deputy Clerk confirmed that the Administrative Assistant had completed her review of the housing transfer list, and had identified those applicants who were compliant with the Commissioners' policy for qualification and inclusion on that list. It was confirmed that the qualification included a requirement that an applicant must have been free of arrear of rent and/or mesne profit for the previous six months, and maintain a clear account, for the application to be considered. Furthermore, the property must achieve a satisfactory grading upon inspection by the Housing Maintenance Manager.

The review had identified, however, a significant number of existing transfer applications where the letter of the policy could not be satisfied albeit that the non-compliance was minor in nature. A set of graphs had been printed off illustrating outstanding balances in respect of transfer applicants where small outstanding balances, equating to one or two weeks in arrear were shown. The Deputy Clerk enquired whether the Housing Committee wished the rule to be stringently enforced, or whether, on an individual basis, certain applications could be reviewed and perhaps allowed to proceed.

It was argued that the policy should be adhered to. It was stated considered that there was already a requirement for a tenant to maintain a satisfactory rent record as specified in the Memorandum of Agreement, and so the maintenance of the clear account should be expected. In the main, transfers were to achieve a larger property and if any particular tenant was finding difficulty in maintaining a clear rent account on a smaller property, the problems would only increase when a larger property was obtained. A contrary view was expressed, however, that an outstanding balance should not be a factor in determining whether a transfer applicant could have their name placed upon the housing transfer waiting list.

The Deputy Clerk suggested that in respect of those applicants who had been on the housing transfer waiting list, a compromise might be to write to those applicants affected, advised them that they were not presently compliant with the Commissioners' policy to allow their application to continue, but to offer such applicants the opportunity to clear any outstanding balance and subsequently maintain a clear account. The compromise would be that the historical element of the Commissioners' transfer policy, that requiring the maintenance of a clear account for six months prior to the acceptance of an application, would be relaxed as a one off gesture to encourage the transfer applicants to clear their account. It was suggested that a strong stance should be taken in relation to any arrears at an early date, since this would avoid the situation where a significant arrear accrued, which would become more and more difficult for a tenant to rectify. Furthermore, the accrual of a significant arrear may also be detrimental in enabling a tenant to progress and perhaps purchase a property in the private sector. Mr Stowell proposed the suggestion of the Deputy Clerk be adopted. The proposal was seconded by Mrs Megson.

Mr Black proposed an amendment, to the effect that a debt owed to the Authority in respect of the current occupancy of a Commissioners' house should not be taken into account in assessing whether an applicant should have their name added to the housing transfer waiting list within the Onchan District. The proposal was not seconded.

After a further short discussion it was **RESOLVED***:-

That a letter should be issued to each of those applicants, whose name had appeared on the Housing Transfer Waiting List, but now no longer satisfied the criteria due to an arrear accrual, offering the opportunity for an applicant to clear that arrear and subsequently maintain a clear account, in order that the applicant's name could remain upon the Housing Transfer Waiting List.

(d) H04/05/01/02(1)(e) – Proposed Meeting with Mrs A. Craine, MHK

In his report, the Deputy Clerk confirmed that he had been advised by the Director of Estates and Housing at the Department of Local Government and the Environment that neither of the suggested dates had been acceptable. The Director had suggested that, due to leave and so forth, that the meeting be held over to a date to be arranged in August 2004.

In answer to enquiry, the Deputy Clerk suggested that the meeting would be a Housing Committee meeting, to which all of the Members of the Board would be invited. It was suggested that the Deputy Clerk should liaise with the Department with a view to establishing a mutually convenient date for the meeting to be held.

(e) H04/05/01/02(2) - Common Tenancy Agreement

In his report, the Deputy Clerk advised that the issue of the proposed Common Tenancy Agreement by the Department of Local Government and the Environment was still awaited although it had been recognised in the Housing Discussion Document which had been issued recently by the Department.

(f) H04/05/01/03(2) – Public Sector Housing – Conservatories

In his report, the Deputy Clerk indicated that he understood that the matter had been considered by the Department of Local Government and the Environment and that a letter confirming the Departmental view was to be issued to Onchan Commissioners shortly. The indications, however, appeared to be that the Department would have no difficulty with the principle of permitting conservatories to be erected by tenants, but the indications did not answer all of the questions which had been asked in relation to maintenance, rents and so forth. The written response must therefore be awaited before considering the matter further.

(g) **H04/05/01/09(2) – Housing Application Policy – Maintenance Payments**

In his report, the Deputy Clerk confirmed that he had taken the opportunity to raise the apparent inequality of the way maintenance payments were dealt with in relation to housing applications at the recent Public Housing Consultative Committee meeting, when the Department had asked to be made aware of any issues which had arisen. The outcome of that discussion was awaited.

H04/06/01/03

BUSINESS ARISING FROM PREVIOUS MEETINGS

The following matter was arising, which were items which had previously been discussed by the Housing Committee, and which had not been referred to elsewhere on the agenda:-

1. Public Sector Housing

The Deputy Clerk had recirculated a letter received dated 22nd March 2004 from Mr P. Karran, MHK, who had indicated that he wished to take the opportunity, if possible, to attend at the Commissioners' Office and speak to the new Housing Committee to discuss ways of increasing the number of properties within the Housing Stock, in order to reduce the waiting time, even allowing for the higher criteria that the Department of Local Government and the Environment had introduced. The Deputy Clerk reminded Members that the previous Housing Committee saw no difficulty with regard to the principle of meeting Mr Karran, and the matter had been held over until the new Housing Committee had settled in, in order to arrange an appropriate date.

The Deputy Clerk indicated that he had assumed that, if the meeting was to proceed, the Housing Committee would wish to invite other Board Members to attend such a meeting, and further enquired whether, in the light of the issue of Public Sector Housing Discussion Document by the Department of Local Government and the Environment, the Committee would wish to widen the topic for discussion, and perhaps invite the other Members of Tynwald from the Onchan District to attend such a discussion.

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

That the Housing Committee should meet with the Members of Tynwald from the Onchan District, to discuss various housing issues arising from the Public Sector Housing Discussion Document, such meeting also to include the subject suggested by Mr P. Karran, MHK, to consider ways of increasing the number of properties within the housing stock to reduce the waiting time for housing applicants.

It was agreed that the principle would be referred to at the extraordinary meeting of the Board to be held on 1st July 2004, such meeting to be held to consider the detail of the Public Sector Housing Consultative Committee. A date for the meeting with Tynwald Members would then be determined.

H04/06/01/04
HOUSING AND OTHER ESTATES BUSINESS

1. Maintenance Report

The Deputy Clerk had circulated with the agenda a copy of a report compiled by the Housing Maintenance Manager dated 18th June 2004. Arising therefrom:-

(a) Replacement of Fascias, Etc – Ashley Park (Scheme 13 – 60 units)

The Housing Maintenance Manager confirmed that the renewal of fascias, soffits and rainwater goods to properties at Ashley Park had commenced on 19th April 2004. It had been anticipated that the project would take some 30 weeks to complete, but the contractor was presently ahead of schedule with the project some 55% complete.

Comment was made with regard to an enquiry received from a resident in Ashley Park, with regard to the procedure which was being adopted for the removal of the soffit, which contained traces of asbestos, such removal being undertaken by a specialist contractor. On the suggestion of the Deputy Clerk it was agreed that the Housing Maintenance Manager contact the Clerk of Works in relation to the project, to make him aware of the enquiries made, and to ensure that all of the appropriate precautions prescribed for the removal of the soffits were being adhered to.

(b) Replacement of Fascias, etc – Hackett Close/Meadow Close/Nursery Avenue (Schemes 11, 11a and 12 – 36 units)

The Housing Maintenance Manager confirmed that works in relation to the renewal of fascias soffits and rainwater goods to the properties in Hackett Close, Meadow Close and Nursery Avenue had commenced on 10th May 2004, and it had been anticipated that the project would take 15 weeks. The project was well ahead of schedule, with 50% of the project now having been completed.

(c) 56 School Road – Refurbishment of Property

In his report, the Housing Maintenance Manager confirmed that the necessary refurbishment work in respect of the property at 56 Main Road was underway, the contractors having commenced work on 16th June 2004.

(d) The works were approximately 5% completed.

2. Deputy Clerk's Report

The Deputy Clerk had circulated with the agenda a copy of a report which he had compiled dated 18th June 2004. Arising therefrom:-

(a) H04/05/01/04(2)(3) – Occupancy Survey

In his report, the Deputy Clerk confirmed that as indicated at the previous meeting, the analysis of the occupancy survey results had still to be completed.

H04/06/01/05
SPRINGFIELD COURT MATTERS

1. Maintenance Report

Nothing to report.

2. Deputy Clerk's Report

The Deputy Clerk had circulated with the agenda a copy of the report which he had compiled dated 18th June 2004. Arising therefrom:-

(a) H04/05/01/05(2)(a) - Feeding of Birds

In his report, the Deputy Clerk confirmed that the memorandum to be issued to residents at Springfield Court pointing out that the feeding of gulls and other large birds at Springfield Court was prohibited had still to be issued.

(b) H04/05/01/05(2)(b) - Communal Television Licence

In his report, the Deputy Clerk confirmed that he had been advised by the Administrative Assistant that the television licence had been applied for and its delivery was awaited.

(c) H04/05/01/05(2)(c) - Fire Alarm - Standby Back Up Batteries

In his report, the Deputy Clerk confirmed that the fire alarm stand-by batteries had been ordered and fitting was awaited.

(d) H04/05/01/05(2)(d) - Fire Alarm Monitoring

In his report, the Deputy Clerk confirmed that the review of the fire alarm monitoring procedures, and the testing procedures, were ongoing.

(e) H04/05/01/05(2)(e) - Lift

In his report, the Deputy Clerk confirmed that due to the annual leave taken by the Housing Maintenance Manager and his own annual leave, which had been consecutive to that of the Housing Maintenance Manager, the opportunity had not yet arisen to discuss the issue of the lift at officer level. It was hoped that this would be completed within the next few days.

(f) H04/05/01/05(3) – Lifts – Risk Assessments

In his report, the Deputy Clerk confirmed that this was another matter which due to annual leave, had not been discussed at officer level. Once again, he hoped to achieve this within the next few days.

H04/06/01/06

HEYWOOD COURT MATTERS

1. Maintenance Report

The Deputy Clerk had circulated with the agenda a copy of the maintenance report compiled by the Housing Maintenance Manager dated 18th June 2004. Arising therefrom:-

(a) H04/05/01/06(1)(a) - Defect List

In his report, the Housing Maintenance Manager confirmed that all outstanding works on the defect list had now been completed. The Deputy Clerk clarified that there were one or two administrative issues which needed to be resolved before the Architect would acknowledge the completion of the contract. It was anticipated, however, that these issues would be resolved shortly.

2. Deputy Clerk's Report

The Deputy Clerk had circulated with the agenda a copy of the report which he had compiled dated 18th June 2004. Arising therefrom:-

(a) H04/05/01/05(2)(d) – Fire Alarm Monitoring – First Aid Training

The Deputy Clerk had received an email response to his enquiry with regard to the possibility of training the warden at Heywood Court in first aid provision. The Director of Estates and Housing at the Department of Local Government and the Environment was generally supportive of the request by the Warden. The Deputy Clerk confirmed, therefore, that he would make the necessary arrangements to proceed with the training.

(b) H04/05/01/06(2)(a) – Monument/Entrance Stone

In his report, the Deputy Clerk indicated that he believed that the response from the Isle of Man Joint Ex-Service Association with regard to the size and design of the monument/entrance stone at Heywood Court were still awaited.

(c) H04/05/01/06(2)(b) – Road Crossing – Hillberry Road

In his report, the Deputy Clerk confirmed that he understood from the District Surveyor that he had reported the issue of a road crossing on Hillberry Road to the Central Traffic Management Liaison Group and that the Group was considering the implications of the suggestion.

H04/06/01/07
GARAGE MATTERS

None.

H04/06/01/08
PLANNED HOUSING MAINTENANCE

The Deputy Clerk had circulated with the agenda a copy of a report which he had compiled dated 18th June 2004. The following matters were noted therefrom:-

1. Planned Housing Maintenance Survey Update

In his report, the Deputy Clerk had confirmed that the submission of the Planned Housing Maintenance Survey report was still awaited.

2. Upgrade of Electrical Wiring - Nursery Avenue, The Park and School Road (Schemes 1 -5 – 90 units)

In his report, the Deputy Clerk confirmed that the survey of the electrical installations which had been suggested by the officer at the Department of Local Government and the Environment responsible for the Planned Housing Maintenance Programme within the Onchan District, was underway and it was hoped that this would be completed within the next two months. Furthermore, the Deputy Clerk reported that the results of the survey at Nursery Avenue that had been undertaken were to be referred to a consultant and that the Department had undertaken to consult with the Treasury to advise as to the appropriate consultant to be approached. That information from the Department was still awaited.

3. Upgrade of Electrical Wiring – Upgrade of Electrical Wiring – Barrule Drive (Schemes 6 and 7 – 42 units)

There had been no progress to report in relation to this project but it was noted that the Commissioners' Electrical Contractor would be asked to undertake a sample survey of the properties in question and report back, in order to assess the existing electrical installation at each property before determining the specification of any future project to upgrade same.

4. Proposed Render Works – School Road (30 units)

In his report, the Deputy Clerk reiterated that Richard Greene Associates had been appointed as an appropriate consultant to advise on ways in which the render and environmental issues at School Road might be addressed. A report on this was awaited, but it was hoped that it would be available very shortly. The Deputy Clerk went on to confirm that the original concept of the scheme, discussed with officers at the Department some years previously, was to undertake render repairs at Nursery Avenue, School Road and at Barrule Drive. The housing schemes covered were numbers 1, 2, 5, 6 and 7 – a total of 118 units. A provisional financial package of some £2,000,000 (two million pounds) had been earmarked by the Department, although not specifically included in the capital programme. The units at School Road were regarded as the properties which were in most need of render works, as the facing brick work was beginning to deteriorate.

In answer to enquiry, the Deputy Clerk confirmed that the small scale project which had been undertaken some years previously to replace the external cladding of the porches to the units at Barrule Drive at schemes 6 and 7 had not progressed as it had not been as successful as originally envisaged. The properties in question were included in the overall project for render refurbishment, and the need to address the remaining porches would be assessed in relation to that project.

5. Paths/Walls – The Park Houses (Scheme 4 - 12 units)

The Deputy Clerk indicated that he had reported the previous month that the petition with regard to the refurbishment of paths/walls at the Park Houses had been submitted. In fact a difficulty had occurred with regard to the tender period which had subsequently been resolved and the Petition had been lodged after the previous meeting.

H04/06/01/08

HEALTH AND SAFETY BUSINESS

None.

H04/06/01/09

OFFICERS REPORT

1. Housing Allocations

The Administrative Assistant confirmed that there were presently four properties in the process of maintenance work prior to reallocation. In addition, there were two properties where notice had been received that the properties were to be returned to the Commissioners shortly for reallocation. Finally, there were two other properties where the occupancy thereof was in doubt, and the individual circumstances were being investigated and progressed which might ultimately result in the properties requiring reallocation.

H04/06/01/10

ANY OTHER CORRESPONDENCE/COMMUNICATIONS

1. Public Sector Housing Discussion Document

The Deputy Clerk confirmed receipt of correspondence in relation to the Public Sector Housing Discussion Document, which had been circulated to Members upon receipt. He further confirmed that the Board were to meet on 1st July 2004, to discuss the detail of that report and that the Deputy Clerk hoped to have issued a report to Members for consideration by the end of the current week.

H04/06/01/11

FINANCIAL REPORTS

None.

H04/06/01/12
MATTERS REFERRED BY THE BOARD/OTHER COMMITTEES

None.

H04/06/01/13
ANY OTHER BUSINESS

1. **Date of Next Meeting**

It was noted that the next meeting of the Housing Committee would take place on Monday 26th July 2004, commencing at 7.00 p.m.

2. **Commissioners' Surgery**

It was noted that the next Commissioners' Surgery was to take place on Thursday, 22nd July 2004, commencing at 6.30 p.m.

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

Minutes of a meeting of the **WORKS & CLEANSING COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Monday 28th June 2004 at 6.58pm.

Present: Mr D. Crellin (in the chair), Messrs S.T. Black, E.D.R. Killey and D.J. Quirk

Apologises: Mr M.J. Kennaugh JP

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

WC/04/6/1
MINUTES

Minutes of the meeting held on 24th May 2004, copies of which having previously been circulated, was taken as read, confirmed and signed.

WC/04/6/2
MATTERS ARISING

a) **Bemahague Avenue – Garages Area**

The Surveyor reported that he had visited the site that day. There were six vehicles on the car park and one collapsible type caravan. Of the six vehicles five were either without tax discs displayed or the tax discs had expired. None of the vehicles were in an unreasonable state. The remainder of the area was relatively clean. The woodwork to the door frames and fascia boards to the garages was flaking and the up and over doors needed painting. It was the intention of the Surveyor therefore to write to the owners requesting that they be tidied up. Mr Quirk commented that some of the concrete in the area was breaking up. Mr Black pointed out that this was a private area and the commissioners had no control over the road and forecourt surfacing. Mr Quirk replied that it was an area to which the public had access.

b) **Port Jack Glen Stream**

Mr Quirk commented that he had been down the glen on Saturday morning following a period of excessive rain and it was surprising how much water was discharging through the stream from the road gullies in the district. He hoped that the commissioners would push with seeking financial assistance from DoT on the basis that the stream was serving as a storm water drain even if it meant the Chairman of the Committee together with the Surveyor going down to the Sea Terminal to see members of DoT. Mr Killey commented that he didn't see that any harm would be done by doing so. Mr Quirk suggested that a further ten days be given for a reply to be received from DoT and failing that the visitation should take place.

WC/04/6/3
MATTERS ARISING FROM PREVIOUS MEETINGS

Groudle Road

Mr Quirk commented that the Surveyor had promised to raise the question of the deterioration of road surface and the accumulation of surface water on Groudle Road at the Traffic Liaison Committee for the Eastern Area. The Surveyor advised that he had raised this matter with DoT and it was to be placed on the agenda for the next meeting on 9th July 2004. Noted.

a) **Officer's Report**

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

i) **Bin Weighing**

The Surveyor confirmed that the number of misreads was down to half a dozen bins but not necessarily the same half a dozen each time. It was failing trade bins in Onchan as well as in Braddan and the bin types were being changed where there was a constant problem.

ii) **Vehicle Serviceability**

The Chairman enquired whether the Surveyor's Department was monitoring the repairs to each vehicle so as to build up a history thereon. The Surveyor replied that that was the case.

The Surveyor informed members that the officers had been discussing the possibility of down sizing future refuse vehicles from 23 cubic metres to 19. This was because of the shorter travel distance to the incinerator compared to the tip at the Ayres which had resulted in the present policy of having as large as possible to reduce the number of trips. A smaller vehicle would certainly give greater mobility when it comes to some of the back lanes and other areas in the district.

iii) **Staffing**

Noting that Mr Jay would be leaving the employment of the commissioners on 14th July having reached retirement age Mr Killey proposed that a presentation should be made to him. Agreed.

iv) **Disposal Routes**

Mr Quirk enquired whether the commissioners were still being charged for domestic refuse to which the Surveyor replied in the affirmative although a ticket was not issued on every occasion due to problems at the incinerator. Mr Quirk then enquired about pavement sweepings and the method of disposal for them. The Surveyor replied that they went to the landfill tip at the Point of Ayre once they were transferred to a refuse wagon and an experiment was now being held to collect the sweepings from Peel Town Commissioners enroute. Mr Quirk then asked what weight was in the sweepings to which the Surveyor replied there was approximately one tonne. Mr Quirk enquired why these were not sent to the transfer station which would be a cheaper alternative than going to the Point to Ayre. The Clerk replied that the cost of disposal for the pavement sweepings was recharged to DoT in any event. Noted.

Mr Quirk then asked about special collections suggesting that they be taken direct to the Energy from Waste Plant as it was not going to cost anything for their disposal during the next two weeks. The Surveyor replied that a lot depended on the content of the special collection as to whether it was acceptable at the incinerator or not.

v) **Amnesty**

The Clerk reported a communication received from DOLGE advising as to an agreement reached with the operators of the Waste Disposal Plant that in order to stock pile suitable material for incineration to test the plant to 110% there was to be a two week amnesty up to close of business on 17th July. This related to commercial waste and also other items brought from the civic amenity sites. The Minister had been on Manx Radio the previous day encouraging the population to have a spring clean and take any unwanted good to the civic amenity sites. The outcome was to be that no disposal charge for commercial waste would be levied during this period. Mr Quirk enquired whether that applied to domestic waste as well to which the answer was given in the negative. Mr Quirk then commented that representation should be made to the department that domestic was being discriminated against. The Clerk replied that the Minister had encouraged the public to take surplus waste to the civic amenity sites.

vi) **Street Cleaning**

Members noted that the pavement sweeper had now been replaced with a new machine which was perhaps more suited to the differing pavement surfaces in Onchan compared to the original machine which was more akin to shopping precincts. Mr Quirk commented that a route needed to be planned for the machine to which the Surveyor replied that the routes had been planned at the time of the first machine and a copy of the plan showing the routes was available for inspection at his office. Mr Quirk asked how the machine was, to which the Surveyor replied the day after its delivery an oil leak was noted but this was fixed straight away. Mr Quirk then asked if there was any way in which the commissioners could use the pavement sweeper to sweep the pavements in Braddan as sub contractors to them. The Surveyor replied that on the present staffing level that was not possible and the Clerk added that the machine was in use five days a week in Onchan alone. Mr Quirk suggested that a photograph should be taken of the Chairman of the Commissioners or the Chairman of the Committee alongside the new vehicle for some publicity.

The Chairman enquired whether the machine was accessible to all rear lanes and footpaths. The Surveyor responded that it was suitable for most places wherever the previous machine went. Mr Quirk enquired whether the vehicle had the commissioners' phone number or Surveyor's e-mail address on the side to which the Surveyor replied that it had the telephone number of DoT on it and any other proposals would necessitate discussion with them as it was their vehicle.

b) RCV Display Board/Advertising

The Surveyor reported that a sign advertising Onchan Park was in the process of being printed and he hoped that this would be on the vehicle later that week. Noted.

WC/04/6/5

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) Port Jack Toilets

The Surveyor reported that he was now in receipt of the projected programme and the fee proposals from the architects. He was meeting with Mr Gerry McGarvey of DOLGE the next day to discuss same. The current budget figure was in region of £80,000.

ii) Replacement Heads

Mr Quirk enquired whether the quotation received from the MEA for the replacement heads included labour. The Surveyor replied in the affirmative. Mr Quirk then pointed out that Douglas Corporation had a stock of replacement heads and a better price may be obtained from them.

iii) Street Signs

Mr Killey enquired when the various missing street signs were to be replaced. The Surveyor replied that the matter was ongoing with signs being replaced when time permitted. The Chairman requested the Surveyor to arrange for the staff to make special effort to get the job done.

vii) Public Clock

Mr Black stated that one side of the clock at the Manx Arms was still stuck on 6.30. The Surveyor to investigate. Mr Killey added that on the subject of the Manx Arms there were six abandoned cars in the car park at the rear.

b) **Any Other Business**

Belgravia Road

Mr Quirk informed the meeting that there were two large commercial vehicles parking in Belgravia Road at night contrary to the road Traffic Act and that a car also parked there had two fixed penalty notices on it. He requested that the relevant departments be contacted to rectify the situation.

WC/04/6/6

DRAINAGE FUNCTION

a) **Officer's Report**

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

b) **Private Sewerage Treatment Works – Groudle Hotel**

A copy of a letter from the Environmental Health Officer to the hotel in connection with investigations regarding the malodour emanating from the sewerage treatment works had been circulated prior to the meeting and was noted.

c) **Other Drainage Works**

Mr Quirk informed the meeting that he had that day been in touch with DoT regarding a number of road gullies which required cleaning. He then listed several of those which were blocked and the Surveyor advised that he would formally write in that regard.

WC/04/6/7

PLANNING MATTERS

a) **Planning Communications**

The Surveyor reported on the following application

PA 03/1873 Proposed residential development Ballachrink for Heritage Homes. The Surveyor advised that revised plans had been submitted at Review stage. Mr Quirk enquired why this had come about. The Surveyor replied that the applicants had taken into account the views submitted on the application and had submitted revised plans to take some of these into account with particular regard to the removal of the three storey units. He added, however, that there was nothing in the revision which altered the views submitted by the commissioners. Agreed to continue with opposition.

b) **Minutes**

Minutes of the sub committee meetings held to consider planning applications on the 9th and 23rd June 2004 had been circulate prior to the meeting, were taken as read, confirmed and signed.

c) **Applications received since 23rd June 2004**

Nil.

d) **Any Other Planning Business**

Mr Quirk enquired whether the decision on the application for the Onchan Secondary School had been received. The Surveyor replied that nothing had been received to date. Noted.

WC/04/6/8

CAPITAL AND REVENUE SCHEMES

Officer's Report

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

Pennington Hall

The Surveyor advised that he needed to arrange a meeting between himself, the Chairman of the Works and Cleansing Committee and the Chairman of the Leisure and Amenities Committee in order to progress matters further. Noted.

WC/04/6/9

HIGHWAY AND TRAFFIC MATTERS

Mr Quirk commented that the tarmacadam footpath outside the post office and Kestrel Insurance required patching. The Surveyor stated that there was also some patching required outside Robinsons, and the car park belonging to the commissioners in Elm Tree Road was requiring attention.

Mr Killey enquired why the pavement was not lowered when the work was carried out outside the post office on the corner of Kelvin Road. The Surveyor replied that DoT were reviewing the outcome of the build out which may necessitate alterations.

Mr Quirk added that there was a tree growing out over the footpath making it very difficult for pedestrians to pass outside No 8 Auburn Road.

WC/04/6/10

FURTHER REPORTS

There were no further reports from the Clerk or Surveyor in public.

WC/04/6/11

CORRESPONDENCE/OTHER COMMUNICATIONS

Nil.

WC/04/6/12

OUTSTANDING MATTERS

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

i) **Adoption Heywood Way/Marion Court**

Mr Quirk enquired as to the present position to which the Surveyor replied that there had been no communication from DoT. Mr Quirk suggested that a letter be sent to the department in effort to expedite matters.

ii) Widening Corner at Ashley Park

Mr Quirk enquired as to the position regarding the widening of the corner at Ashley Park to facilitate the refuse vehicle turning into a lane. The Surveyor advised that he was currently preparing a scheme.

iii) Bollard Lighting Heywood Park

Mr Quirk enquired as to the present position regarding the replacement of the bollard lighting at Heywoow Park with standard lighting. The Surveyor responded that he was awaiting a scheme from the MEA. Noted.

WC/04/6/13

MATTERS REFERRED BY BOARD/OTHER COMMITTEES

Nil.

WC/04/6/14

ANY OTHER BUSINESS

a) Time and Date of Next Meeting

Monday 6th September 2004 at 7pm.

b) Wayleave Skandia House

Mr Quirk drew to the attention of the meeting the reinstatement carried out by Heritage Homes when installing the surface water pipe across the commissioners' land at Port Jack. He added that the turf which had been laid was now dead and needed to be replaced. There was also a mid rail missing from one section of railings at Port Jack.

c) Belgravia Road

Mr Killey enquired when Belgravia Road was likely to be opened up again now that the new building on Imperial Terrace was at roof level. The Surveyor to investigate. The Surveyor further added that in doing so he would enquire from the developers as to a tentative scheme for the landscaping of the corner plot on Hague Crescent currently used for site offices.

d) North Bank Land

The Surveyor made arrangements for a site visit to the land eventually to pass into the commissioners' ownership on the North Bank Land. This is to take place at 5.45pm on 14th July 2004.

Meeting terminated at 8.45pm.

Minutes of a meeting of the **LEISURE AND AMENITIES COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Tuesday 6th July 2004 at 6.58pm.

Present: Mr A.T.W. Norton (in the chair), Messrs M.J. Kennaugh JP, D.J. Quirk and B.Stowell

Apologises: Mr E.D.R. Killey

In attendance: Peter Kelly (Administration) Ray Quane (Amenities Officer)

LA/04/7/1
MINUTES

Minutes of the meeting held on 1st June 2004, copies of which having previously been circulated, was taken as read, confirmed and signed.

LA/04/7/2
MATTERS ARISING

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

LA/04/7/3
PLAYGROUNDS/PARKS

a) **Playground Log Books**

The Amenities Officer reported that the books were ready for signing by the Chairman. There was a problem with the safety tiles at Lakeside Gardens Playground as the tiles were “creeping”. He anticipated an edging was required in order to retain the tiles but he would speak to the workmen from Lappset when they came to undertake the safety flooring under the new train feature in Onchan Park.

Mr Quirk commented that the chains on the new baby swings in the School Road Recreation Ground were quite often twisted. The Administrative Officer replied that whilst they were designed with a special fitting on the tops so that the chains could not be wrapped round the top bar some elder children seemed to have evolved a method of doubling up on the links but these pulled out quite easily. Noted.

b) **Amenities Officer’s Report**

Copies of the report had been circulated prior to the meeting with the following items being discussed further:-

i) **Greenkeeper’s Hut**

The Amenities Officer elaborated on the incident in the park on 7th June 2004 praising Constable Kemp for his prompt and efficient action. The Amenities Officer was requested to obtain a costing for the replacement window and to send this information to the police.

ii) **Football Pitch**

The Amenities Officer reported that the Vertidrain work had now been carried out on the football pitch. There was a degree of surplus sand on the surface where the sand butts had been located. The contractor was arranging to harrow this prior to Saturday's Village Fair. Noted.

iii) Train Feature

The Amenities Officer confirmed that the feature was now installed but awaiting the safety flooring to be undertaken shortly. Noted.

iv) Tree Growth adjoining Houses

The Amenities Officer reported receipt of a letter from DAFF regarding the concerns of a nearby neighbour over root growth from a cherry and whitebeam tree in the verge forward of the pavement in front of his house. Members noted the action recommended, which did not include cutting down the trees. The Amenities Officer advised that he would now go and see the complainant to explain the views of the Arboricultural Officer. Mr Quirk suggested that a copy of the letter/report received should be given to the complainant.

The Amenities Officer advised that there were three other trees in the park however which had to be removed as they were diseased. Noted.

c) Park Foreman's Report

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

i) Cold Frames

The Amenities Officer confirmed that the cold frames in the Pennington Hall depôt had been removed completely.

ii) Flower Festival

The Amenities Officer elaborated on the report to advise that two pots were planted up for location outside St Peter's Church in connection with the Heritage Flower Festival. Noted.

d) Relief Boatman

The Amenities Officer informed the meeting that he had dispensed with the services of the Relief Boatman who was taken on at the beginning of the season on grounds of unreliability and had filled the position with a university student who had several years experience working on the boats as a boat boy. Noted.

e) Annual Tour of the Park

Members viewed the updated list and the Amenities Officer advised as to what work had been carried out since the previous meeting viz:-

Open area behind Pennington Hall – **logs removed and cold frames removed**

Flat Green – **hedging planted alongside new fence.**

Children's playground – **self closer adjusted at pencil entrance**

Additional seats – **additional seats provided but not opposite the central equipment**

Disabled person's toilet – **suitable signage reference radar key now fitted**

f) Skateboard Park

The Administrative Officer reported receipt of planning approval notice at Review stage in respect of the application for a skateboard park in the School Road Recreation Ground. Memorandum reported as sent to Commissioner Wendy Megson enquiring as to her comments about skateboard parks not being adjacent to children's play parks "in law". No reply received. Letter reported as sent to a resident in Peel advising that the committee had decided to write to the other authorities with skateboard parks enquiring as to whether they were still popular and whether any problems had been experienced. Reply from Port Erin Commissioners reported which indicated that the skateboard equipment was very popular when first erected and there had been a selected few complaints. The equipment was probably now not as popular as at first but this may be due to extenuating circumstances.

An e-mail from Peel Town Commissioners indicated that their skateboard park was still as popular as when first set up three years ago. No complaints had been received regarding noise but this may be attributed to the fact that it is situated well away from residential property. No vandalism has been experienced although users have climbed over the fence and onto the bowling green to play. As with Port Erin there are no plans to extend the facility although the surfacing and fencing need replacement.

No reply had been received from Douglas Corporation. The Administrative Officer had however arranged to be visited by the representative of the firm who had been in discussion with Ramsey Commissioners of recent. A meeting took place in the company of the Surveyor who retained the details of the equipment which was designed to be interchangeable. It was interesting to note that the preferred surface for skateboarding was concrete rather than tarmac. Noted.

g) Train Feature

The Administrative Officer reported that he had signed off the new train as installed by Lappset. Separate contractors would be installing the safety surfacing which was now awaited.

h) Replacement Vehicle

The Amenities Officer confirmed that the Board had accepted the quotation and the vehicle had now been ordered. Mr Quirk suggested that the vehicle should have a crew cab. The Amenities Officer responded that there were two vehicles for the park staff and only six men so generally speaking it was three in each and a crew cab was not necessary. Mr Quirk was still of the opinion that it should be investigated. The Chairman commented that it was too late now that the order had been placed.

j) Season Takings

Copies of the figures for the season to date had been circulated prior to the meeting. It was noted that compared to the 2003 season to date there was an increase of 2.1%.

k) **“Wembley Football Arena”**

The Surveyor had been requested to obtain an approximate costing for such a piece of equipment for installation at the School Road Recreation Ground. In his memorandum he pointed out that the Chairman had advised that the agent for Record was coming to the Island mid June and would contact the commissioners. To date no contact had been made and consequently no indication of price was available. Noted.

m) **Electric Hand Dryers**

The Amenities Officer reported that the two mirrors ordered for replacement in the park toilets had arrived that day and the hand dryers were due later in the week. Noted.

n) **Use of Stadium for Cup Finals**

Letter reported as sent to the Isle of Man Football Association enquiring as to the possibility of holding cup finals in Nivison Stadium. No reply received to date.

LA/04/7/4

OPEN SPACES

a) **Amenities Officer’s Report**

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

Manx Flags

Mr Quirk enquired when the rest of the Manx flags were to be put up. The Amenities Officer responded that the street lighting contractor had forgotten to put the flags out in Belgravia Road. He had also collected all the flags from the commissioners’ store and therefore the commissioners’ own men were not in position to put the flags on the houses. Mr Quirk requested that this be done as soon as possible.

b) **War Memorial**

The Amenities Officer reported that he had contacted Commissioner Killey regarding a site meeting with the parade marshal to discuss the replanting of the war memorial site. Mr Killey had suggested however that the Amenities Officer proceeds with the Parks Foreman as soon as possible. Mr Quirk informed the meeting that Mr Len Templeton was the person to contact and the matter was left in the hands of the Amenities Officer.

c) **Centenary Park**

Letter reported as received from the staff at Royal Skandia in connection with their proposed community work to be carried out at Centenary Park. The site had been visited by some of the managers from the firm who were concerned that as this was a long term project the work which would be carried out by the staff would not be seen by the public for sometime and therefore their efforts would go unrewarded in terms of publicity. As a result the Administrative Officer had replied suggesting certain work in playgrounds could be carried out. Mr Quirk suggested that they could tackle the gorse in Port Jack Glen and as an alternative create the fitness trail in the land at

North Bank. The Amenities Officer added that the triangle in Nursery Avenue which was intended to become an amenities area could also be tackled. Further contact from the firm was awaited.

d) **Millennium Shelter – Port Jack Glen**

The Amenities Officer advised this was still in the hands of the Surveyor. Noted.

e) **Any Other Matters**

Mr Quirk enquired as to when the dog sign was to be returned to Port Jack Glen. The Amenities Officer replied that he was waiting for a post to be set into concrete to which the sign would be attached and also a new dog bin provided.

LA/04/7/5

PUBLIC CONVENIENCES

a) **Amenities Officer's Report**

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

b) **Port Jack Toilets**

The Amenities Officer reported that the Surveyor was proceeding with the scheme which was now being designed by Cornerstone Architects of Ramsey

LA/04/7/6

PUBLIC LIBRARY

a) **Librarian's Report**

Copies of the Librarian's report had been circulated prior to the meeting and was noted with particular regard to the fact that the Ration Book system introduced for the 60th anniversary of the library was proving popular. During April and May a total of 40 new members took advantage of the free trial period and 104 members renewed their membership claiming the extra three months on offer. There has been an enthusiastic response to the "Reading Rollercoaster" for children and the library is also promoting the "Richard and Judy" summer titles for adult holiday reading.

The use of the internet will now be logged separately from total computer use and the figures supplied monthly. The computerisation of the library was progressing with nearly 1,000 books now entered. The photocopier has now made in excess of 96,000 copies although it has an expected life span of 80,000. The Librarian was requesting therefore the consideration of the committee for a replacement copier. Anticipated cost was in the region of £2,500. After a brief discussion it was agreed that competitive tenders should be sought and the Librarian liaise with the Finance Officer to establish whether there is financial provision in the office equipment budget.

b) **Amenities Officer Report**

No items of maintenance had been carried out during the past month. Noted.

LA/04/7/7

YOUTH & COMMUNITY CENTRE

a) **Amenities Officer's Report**

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

i) **Car Park**

A brief discussion took place in respect of the marking out of two reserve spaces for disabled persons. It was agreed that one should be close to the main entrance and the other one adjoining the ramp down to the sports hall. Both to have hatched areas alongside.

ii) **Basketball**

Mr Quirk enquired as to when the other basketball post was to be returned to the site. The Amenities Officer replied that it had snapped off and therefore would be too short. Mr Quirk responded that he was sure it could be put back together again.

b) **Fascia Replacement**

The Amenities Officer advised that the documents had not yet been sent out for tenders.

LA/04/7/8

PROMOTIONS/ADVERTISING/PUBLIC INFORMATION

a) **Website**

The Administrative Officer reported statistics received from Web One UK which showed for the month of June the total number of hits was 20,978. Page views 7,115, visits 2,415 and average page views per day 237.

b) **Village Fair/Memorial to J.A.C.K. Nivison**

The Administrative Officer gave a run down on the arrangements for the village fair to take place on 10th July 2004. Notification had been received that day from the Health and Safety Department enclosing a comprehensive booklet for study in respect of such events. Posters had been produced and were now being placed throughout the district. Flyers were being distributed through the two schools. No firm commitment had been received from the Manx Arms Hotel as yet in respect of the tug of war between the Manx Arms Hotel and the Archibald Knox. Mr Quirk advised that the junior members of the band had challenged the St John Ambulance to an informal tug of war following the main event. Full details and instructions would be sent out to all members of the commission.

With regard to the renaming of the stadium, the plaque was due to arrive on Wednesday. Only Marilyn and Carole Nivison would be there, their brother would not be coming from the UK.

c) **SEA Isle of Man 2005**

A further reminder had been sent to the Department of Tourism in respect of the previous letter sent to them enquiring as to what the department and government were doing for the bicentenary

of the Battle of Trafalgar. The reply was received by e-mail indicating that the Isle of Man Steam Packet would be celebrating its 175th anniversary and would be putting on events. The Manx Museum already depict much of the Island's maritime history which may be enhanced, the tall ships may return but nothing has been finalised and Peel will be playing host to the traditional boat festival which has not taken place for a couple of years. Members noted the list with interest and the fact that the Department of Tourism and government themselves did not appear to be putting on anything extra for the celebratory year. There was no further discussion as to Onchan's contribution.

d) Manx Radio Reception

Mr Quirk commented on what a good evening it was. Letter read as received from Charles Guard on behalf of the directors of Manx Radio thanking the commissioners for the reception and how pleased they were to meet up with some of the early presenters and other persons involved with the formative years of Manx Radio. They were also extremely grateful for the glass engraved plaque as produced by Manx Rockcraft and Celtic Engraving. This depicted the caravan on the site at Ballachurry, Onchan where Manx Radio was born in June 1964.

e) Southern Motorcycle Racing Limited

The Administrative Officer reported having written to them advising as to the terms and conditions upon which Onchan Stadium could be hired for a Purple Helmets event in August. No further communication had been received from the enquirers. Noted.

f) Church Flower Festival

The Administrative Officer reported receipt of a letter from St Peter's Church inviting the commissioners to send a representative to a meeting with regard to the Flower Festival from 4th to 11th July 2004 and also enquiring if the commissioners could become involved in some way. Letter had been passed to the Chairman of the Committee. Mr Norton advised that he did not attend the meeting on the basis that there was little the commissioners could do in respect of undertaking a floral display. Noted.

g) Advertising

The Administrative Officer reported that details for a large sign to go on the side of one of the refuse vehicles had been passed to the Surveyor for manufacture. Advertising had been booked with Isle of Man Newspapers to cover the three papers coming out at the time of the schools breaking up as in the past two years. An advertisement had been placed in the Isle of Man Church Leader regarding Sunday School Picnics which had already had results.

With regard to placards for hotels as suggested by Mr Killey, the Administrative Officer had spoken with the Department of Tourism in this regard. Few hotels continued with the practice of hanging placards from coat hooks in the hall and now tended to have room information packs with A4 size information sheets set within plastic holders in a compendium. The Administrative Officer suggested that this may be a better line of approach but it would be necessary to establish the number of hotels who had this facility and the number of rooms per hotel so that the appropriate number of sheets could be produced. This would obviously be for the 2005 season. Noted.

The Chairman commented that at the meeting of the Board the suggestion was put forward about advertising on taxis. He had paid special regard to taxis since that time but did not see many advertisements. He wondered however whether stickers produced for people to put in the back window of their car advertising the park would be worthwhile. Comment was made that people would need an incentive to do this such as one of the petrol companies who had a £10 prize per day if your car was spotted. This however was linked in with Manx Radio which therefore would result in an expensive exercise both in providing prizes and radio air space for the sake of what would probably be a limited number of stickers on display. Mr Stowell suggested that perhaps Onchan Park could be advertised on the reverse of the car window holder provided for the amenity site permits.

h) Band Concert

The Administrative Officer reported that the Warwick University Band had played in Onchan Park on Tuesday 29th June 2004. Unfortunately the weather was overcast and not many people came to hear the excellent performance despite a number of announcements on Manx Radio. Noted.

LA/04/7/9

OUTSTANDING MATTERS

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

LA/04/6/5(d) Visit Castletown to view CCTV - Hold over until park inspection with Constable Radcliffe. – **delete as visit no longer necessary.**

LA/03/7/4(b) Port Jack Glen – Lighting Scheme - Surveyor to contact lighting firms. Mr Stowell commented that he felt the commissioners should drop this idea all together. Any illumination in the glen would encourage people in there at night and if it was not sufficiently well lit then they were inviting trouble if someone tripped or whatever. The paths were narrow and meandering and the banks were steep. He was of the opinion that this was definitely a health and safety issue.

Mr Quirk commented that there was a hole in the grass near the Y branch in the paths. The Amenities Officer to investigate and rectify.

LA/02/7/12(b) New shower installation at Onchan Stadium – obtain tenders and carry out work during the summer – **nothing done as yet, matter to be expedited so that showers are complete before the commencement of football season.**

LA/04/7/10

MATTERS REFERRED BY BOARD/OTHER COMMITTEES

Cost of Signs

The Chairman reported that at the meeting of the Policy and Finance Committee he queried an amount shown against signs for Onchan Park as he was only aware that some small signs were required as referred to at the previous meeting. He had since spoken with the Amenities Officer who advised that large advertising signs located at the top of Belgravia Road had now been replaced in plastic in total 17 signs were involved in the invoice. Noted.

LA/04/7/11

CORRESPONDENCE

a) Port St Mary Carnival

Letter reported as received from Port St Mary Village Fair Committee advising that they are holding their carnival on Sunday 29th August 2004 and invited the commissioners to enter a float or carnival queen in the parade. The Administrative Officer informed members that he had considered the reintroduction of the village princess etc during the village fair as had happened on two occasions in the past. Unfortunately the lady who assisted in this, Mrs Doreen Callister was going to be off the Island with the Onchan Entertainers and could not assist. Under the circumstances it was agreed that a letter should be sent to the Port St Mary Village Fair Committee regretting that the commissioners would not be taking part in their carnival.

LA/04/7/12

ANY OTHER BUSINESS

a) Date of Next Meeting

Monday 13th September 2004 at 7pm.

b) Croquet

The Administrative Officer reported having received a telephone call at the end of the previous week from a representative of the Isle of Man Croquet Association advising that they would not be taking up the offer of Onchan Park this year as they had now secured a new home on the third bowling green at Nobles Park which is surplus to requirements. Noted.

c) Crazy Golf

Mr Quirk requested that the Chairman look at a catalogue provided in respect of new crazy golf equipment.

Meeting terminated 9.44pm.

Minutes of a meeting of the **POLICY AND FINANCE COMMITTEE** held in the Boardroom at Hawthorn Villa, Main Road, Onchan, on Monday, 12th July 2004, at 5.30 p.m.

Present: Mr G.K. Astill (Chairman)
Mr D. Crellin
Mr A.T.W. Norton
Mr J.K. Watterson

Apologies: Mr M.J. Kennaugh, J.P. (Vice-Chairman)

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

PF04/07/01
MINUTES

Minutes of the meeting held on 7th June 2004, copies of which having previously been circulated, were taken as read, confirmed and signed.

PF04/07/02
BUSINESS ARISING

1. **Statutory Annual Accounts 2003/04 – Audit**

The Chief Finance Officer confirmed that the annual audit had been completed and the Statutory Annual Accounts would shortly be signed off by the Auditors. Mr Watterson expressed appreciation of the work of the Chief Finance Officer and the Accounts Section of the Authority which sentiment was echoed by the other Members.

PF04/07/03
BUSINESS 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.

PF04/07/04
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 6th July 2004 compared with the previous financial year were as follows:-

2004/05 estimated amount collectable including arrears brought forward	£1,340,222.00
2004/05 collected to 6 th July 2004 less refunds	£1,095,425.00 (81.73%)

Comparative figures

2003/04 estimated amount collectable including arrears brought forward	£1,419,928.00
2003/04 collected to 6 th July 2003 less refunds	£1,129,880.00(79.57%)

2. **Revenue Account Payments**

The list of payments from revenue account during the month of June 2004 copy of which having previously been circulated were considered and it was **RESOLVED***

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

PF04/03/05

CORRESPONDENCE AND OTHER COMMUNICATIONS

1. Department of Local Government and the Environment – Port St Mary – Inquiry Report

Copies had been circulated of a report to the Department of Local Government and the Environment on the findings of an inquiry in terms of Section 4(1)(d) of the Local Government Act 1985 in to the exercise of functions by Port St Mary Village Commissioners in the period from 1st April 1998 to 31st March 2004.

The Clerk referred to the recommendations at the end of the report with particular regard to the recommendation that the Department should have the statutory right to disapprove a Local Authority rate proposal of a town or village which would require a change in the law. After a short discussion, it was **RESOLVED:-**

That the report be noted and the Department's proposals arising from consideration of the report be awaited before submitting any views thereon.

PF04/07/06

MATTERS REFERRED BY COMMISSIONERS/OTHER COMMITTEES

None to report in public.

PF04/07/07

RECOMMENDATIONS WITH POLICY OR FINANCIAL IMPLICATIONS FROM OTHER COMMITTEES

None to report in public.

PF04/07/08

OTHER BUSINESS

There was no other business for consideration in public.

PF04/07/09

DATE OF NEXT MEETING

It was agreed that the next meeting of the Committee be held at 5.30 pm on Monday 20th September 2004.

There being no further business the meeting terminated at 7.00 pm.

Minutes of a meeting of the **RURAL COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Wednesday 7th July 2004 at 5.20pm.

Present: Mr J.K. Watterson, (in the Chair), Mrs W.E. Megson and Messrs B.H. Moore, D.J. Quirk and W.A. Skillicorn

In attendance: Peter Kelly (Administration) & E.K. Convery (District Surveyor)(until 5.38pm)

R/04/7/1
MINUTES

Minutes of the meeting held on 2nd June 2004, copies of which having previously been circulated, was taken as read, confirmed and signed.

R/04/7/2
MATTERS ARISING

The following matters were arising from the minutes:-

a) **Scramble Course**

The Administrative Officer reported that whilst the scramble course on the Creg-na-Baa Back Road was now complete the planned event for TT Week did not take place owing to the rearrangement of race dates caused by inclement weather. Noted.

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

The Administrative Officer reported that there had been no further communication from the Department of Transport regarding the letter sent in connection with the break up of the road in certain places. The Chairman commented that a pile of scalplings which had been positioned by the roadside were in fact for use on the Honey Hill Lane.

c) **Gaming Control Commissioners**

Letter reported as sent to the Gaming Control Commissioners in respect of the application for amusement only machines at Ballakaighen Farm for use in connection with the laser gun operation. The Administrative Officer confirmed having established that a WP was for amusement machines with prize and AO was for amusement only. Members commented that having visited the establishment during the Beating of the Bounds they could see the necessity for some other form of pastime for those who had been on the laser game and had to have a fifteen minute break between sessions.

d) **Beating the Bounds**

A list of items noted during the trip had been circulated with the agenda. The Chairman commented that the pecker which had been left on the grass verge beside the seat at Ballacreech had been removed within a couple of days of the tour. He understood the scaffold lorry was no longer parking in that position and there was the possibility that the trailer would be moved as well. With regard to apparent tipping at Sir George's Bridge, the Chairman pointed out that the owner of property alongside collected wood and periodically had a bonfire and barbecue for his friends. After a brief discussion it was agreed that a letter should be sent to the property owner

requesting that the material be kept in a tidy condition so as to discourage others from fly tipping in that area.

e) **Tromode Green**

The Administrative Officer reported correspondence with the Department of Transport which resulted in the establishment of the fact that the road at Tromode Green had been formally adopted by the department although no notification had been received by the commissioners. It was still unclear as to whether the DoT owned the land as a follow up enquiry had not been answered by the department.

R/04/7/3

OUTSTANDING MATTERS

The list of outstanding matters had been circulated prior to the meeting with the following being discussed further

Streetlight Hillberry Corner

Members were aware that this was still awaiting the MEA placing an underground cable in the vicinity so that the streetlight could be connected to the new supply. It had been stated more than twelve months previous that the work would probably be carried out between TT and Manx Grand Prix during that year but nothing to date had taken place. It was agreed therefore that a letter of enquiry should be sent in order to establish the status quo.

R/04/7/4

MATTERS FROM PREVIOUS MEETINGS

Nil.

R/04/7/5

MATTERS REFERRED BY BOARD/OTHER COMMITTEES

Nil.

R/04/7/6

PLANNING MATTERS

The Surveyor reported on the following applications which were due for Appeal Hearing during the month.

PA 03/0526 Erection of dwelling to replace existing farmhouse, Slegaby Farm for Clypse Farms Limited. Appeal Hearing 14th July 2004 at 9.30am.

PA 03/985 Proposed bungalow Ballacreech Farm for Mr M. Shimmin. Appeal Hearing 20th July 2004 at 11am.

PA 03/1556 Upgrading of existing farm track as alternative access to Ballacashin Farm, Abbeylands for Mr G. Owen. Appeal Hearing 15th July 2004 at 11am.

PA 03/1189 Approval in principle for erection of dwelling and garage fields 534485 and 534486 adjacent to Abbey Court, Abbeylands for Mrs K. Atkinson. Appeal Hearing 13th July 2004 at 9.30am.

R/04/7/7

ANY OTHER BUSINESS

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

Wednesday 15th September 2004 at 5.15pm.

b) **Hedges**

Mr Skillicorn advised that he understood that the grass hedges throughout the district, in common with elsewhere on the Island, were not to be cut until the 1st September. Mr Moore commented that this was a bit late and whilst it was suggested that this was for the protection of wildlife the top and the other side of the hedges were not cut which provided a natural habitat for them in any event. The Chairman expressed concern that when the grass was left long on the hedges then following rain it drooping out over the road and presented a further problem. After further discussion it was agreed that a letter should be sent to DoT enquiring as to full details in respect of this apparent change in policy.

c) **Johnny Watterson's Cross Roads**

The Surveyor advised that there were proposals to close the crossroads at the junction of Johnny Watterson's Lane and Ballanard Road for an eleven-week period for the construction of a roundabout in this location. He understood that this was with the experience of the work to create a roundabout at the junction of Braddan Road and Ballafletcher Road where the traffic was permitted to pass with the assistance of traffic lights. DoT felt that by closing the road the work would be undertaken in a quicker time than would occur through having restricted traffic lanes whilst the work was in progress. After a brief discussion members were of the opinion that whilst this would be of an inconvenience, the work had to be undertaken and therefore they trusted that all persons living along Ballanard Road would be notified of the proposals individually.

d) **Beating the Bounds**

Mrs Megson wished to express her thanks for the recent Beating of the Bounds as she had learnt an awful lot about the Rural Ward which would be of great benefit to her when matters are discussed in the future. The Chairman reiterated Mrs Megson's thanks expressing his personal gratitude to the Administrative Officer and the Building Control Officer.

e) **Fly Tipping**

Mr Moore informed members that he had telephoned the office to report fly tipping in Bibaloe Beg Road a couple of weeks previous. This comprised broken slates and slate batten. Within a couple of hours of reporting it to the commissioners' office the offending material had been removed. Noted.

f) **Mobile Phones**

Mr Moore enquired whether there was a commissioners' policy for mobile phones going off at meetings. The Chairman advised that there was no official policy to the best of his knowledge.

Mr Skillicorn commented that meetings of other groups which he attends have a policy whereby everyone switches off their mobile phone before the meeting. Obviously if someone has a mother or other relation who is ill then they seek the permission of the Chairman to leave their phone on in case a call comes through. Mr Moore added that the meetings of the Rural Committee were short enough without people leaving the room a couple of times and that was the reason why he was enquiring whether there was an official policy. Mr Quirk told Mr Moore that he could write to the board of commissioners and ask them. The Chairman commented that there was no need for people to have phones going off as most phones had a meeting facility which could let them know that there had been a call which they could return later.

g) Abbeylands Road

The Chairman reported that he had received a complaint from a resident of Abbeylands Road with regard to overhanging branches from trees which were catching their horse box. Matter discussed briefly and it was agreed that the complainant should be advised to write direct to the Department of Transport.

h) Clypse and Kerrowdhoo Reservoir

Mr Skillicorn reiterated remarks made during the Beating of the Bounds in respect of the fact that an old agricultural building had been demolished alongside the Clypse and Kerrowdhoo Reservoir car park and he wondered therefore what was proposed. There had been a previous application for a large car park adjacent to the reservoir keeper's cottage but this was then withdrawn. After further discussion it was agreed that a letter should be sent to the Water Authority enquiring as to their intentions.

Meeting terminated at 6.00pm.