

17<sup>th</sup> February 2005

**PLEASE NOTE:**

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

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

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

# ONCHAN DISTRICT COMMISSIONERS

*Hawthorn Villa,  
Main Road, Onchan.*

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## IN PUBLIC

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*17<sup>th</sup> February 2005*

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, 21<sup>st</sup> February 2005**

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

Yours faithfully,

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

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### 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 17<sup>th</sup> January 2005 (*Minutes - APPENDIX 2*)
  - 1.2 Extraordinary meeting held on 14<sup>th</sup> February 2005 (*Minutes – APPENDIX 2A*)

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2. To dispose of business (if any) remaining or arising from the above said meeting
  - 2.1 C05/01/01/02(1) - Local Government Reform (*Letter circulated*)
  - 2.2 C05/01/01/17(2) – Isle of Man Strategic Plan (*Letter circulated*)
  - 2.3 Any other business arising.

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3. To dispose of business (if any) remaining or arising from meetings held prior to the last ordinary meeting.
  - 3.1 Housing Rents and Allowances for 2005/06 (*Letter circulated*)
  - 3.2 Any other business arising

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4. Chairman's Announcements

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

6. To receive and consider reports, minutes and recommendations of committees. The chairman of the respective committees to report.
- 7.1 Housing Committee  
- Meeting held 24<sup>th</sup> January 2005 (Minutes – APPENDIX 3)
  - 7.2 Works and Cleansing Committee  
- Meeting held 31<sup>st</sup> January 2005 (Minutes – APPENDIX 4)
  - 7.3 Leisure and Amenities Committee  
- Meeting held 7<sup>th</sup> February 2005 (Minutes – APPENDIX 5)
  - 7.4 Policy and Finance Committee  
- Meeting held 14<sup>th</sup> February 2005 (Minutes – APPENDIX 6)
  - 7.5 Rural Committee  
- Meeting held 9<sup>th</sup> February 2005 (Minutes – APPENDIX 7)
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**Note:**

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

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

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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 Any Other Communication
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9. To consider any report from the Clerk, Surveyor or other Officer of the Authority
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10. To consider Motions in the order in which notice has been received. (ref Standing Order No 5)
- No 32 - Submitted by Commissioners Mr D.J. Quirk (*circulated*)

Minutes of the ordinary meeting of the **ONCHAN DISTRICT COMMISSIONERS** held in the Boardroom, at Hawthorn Villa, Main Road, Onchan, on Monday 17<sup>th</sup> January 2005 at 7.00 p.m.

**Present:** Mr M.J. Kennaugh, J.P. (Chairman)  
Mr G.K. Astill  
Mr S.T. Black  
Mr D. Crellin  
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

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

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**C05/01/01/01**  
**MINUTES**

The minutes of the public section of the ordinary meeting held on 6<sup>th</sup> December 2004, copies of which having previously been circulated, were considered, agreed as a correct record of proceedings and signed by the Chairman.

**C05/01/01/02**  
**BUSINESS ARISING**

**1. C04/12/01/02(1) – Local Government Reform**

The Chief Executive/Clerk made reference to the Minister's statement, issued 9<sup>th</sup> December 2004, in which the Honourable J. Rimmington, MHK, Minister for Local Government and the Environment, gave notice that he intended to delay consideration of the Department's report and the effectiveness of the present Local Government Structure for a further month. The Chief Executive/Clerk confirmed that Local Government Reform was item number 8 on the Order Paper for the January Sitting of Tynwald.

Mr Quirk commented that he had been through this issue on several occasions. He expressed the hope that the Chief Minister would put his personal views aside to allow Local Government Reform to progress. Mr Quirk believed that to leave Local Government in its current form would be doing a disservice to the people of the Isle of Man and he urged Tynwald to back reform. He pointed out that the rate differential between the fully functioning Authorities and some of the smaller Authorities was increasing all of the time.

Mr Quirk was pleased to note that the Department of Local Government and the Environment had undertaken to consult with Local Authorities over the question of the domestic rate and revaluation exercise. He understood, however, that any review of the system would not be carried out until 2007.

Mr Stowell agreed, in part, with the comments of Mr Quirk. However, he considered that it would be far better if Local Authorities could bring forward a reform package which was agreed among themselves. He believed that an opportunity existed for Local Authorities to achieve this. In relation to the rating and revaluation exercise, Mr Stowell held the view that the current rating system was unfair and that the proposals would, at horrendous cost, simply create another unfair system. Mr Stowell urged his colleagues to oppose the rating review proposals.

Mr Black stated that the rates issue was the key factor in Local Government Reform. He believed that a single all island rate would resolve most of the issues and that it was quite wrong that some residents had to pay for services in their own area through the rates and subsidise the same provisions in other areas, provided through the Government, through the tax system.

Mr Watterson concurred with the comments of Mr Stowell that the rating and revaluation exercise sought to replace one flawed system with another. He cited circumstances where two properties

could be next door to each other, identical in every way with the exception of the garden, where one had a large garden and the other a small garden. The Capital Value of the properties would be widely different and so the rates charges was also different. Mr Watterson argued that this would be wrong if the residents in those properties were of similar circumstance, requiring the same services and the use of the same facilities.

Mr Crellin enquired whether, if the rating and revaluation proposals came to fruition, this would mean that the Onchan rate differential between the Urban and the Rural Ward would be equalised. The Chief Executive/Clerk doubted that this would be part of the Treasury proposals.

Mr Stowell commented that the purpose of the proposals in relation to the rating review was to introduce a system based upon the amount that the householder could afford to pay in their circumstances. However, the proposals did not take account of the fact that a resident may have been financially sound, and lived in a property with a good capital value. However, circumstances may well have changed. The householder may well be in single occupancy of a large property and be of pensionable age. The householder may not, therefore, be able to afford to pay under the capital value system.

Mr Quirk argued that there was one water rate set across the Island and this demonstrated that a single rate could be achieved. Mr Watterson, however, did not agree that the water rate was an equal charge. Mr Quirk went on to repeat his view that the rating differential between the Urban Ward and Rural Ward within the Onchan District should be eliminated.

Mr Black referred to the proposals for Local Government Reform, and in particular to the suggestion of the establishment of five larger Authorities on the Island and enquired as to how this would sit with proposals to reform Tynwald, where one suggestion was for the establishment of eight constituencies in Tynwald, each with four members to be elected.

On the proposal of Mr Quirk, seconded by Mr Stowell, it was **RESOLVED** *that the Onchan District Commissioners extend an invitation to the Honourable J. Rimmington, MHK, to attend a meeting of the Onchan District Commissioners to discuss Local Government Reform and the domestic rate and revaluation exercise with the Members.*

Mr Watterson clarified his comments in relation to the water rate, pointing out that whilst there was a single rate for water charges, the charge was still based upon the rateable value of the property.

### **C05/01/01/03**

#### **BUSINESS ARISING FROM PREVIOUS MEETINGS**

None.

### **C05/01/01/04**

#### **ATTENDANCE AND TRAVELLING ALLOWANCES FOR THE YEAR COMMENCING 1<sup>ST</sup> APRIL 2005**

The Chief Executive/Clerk sought a resolution from the Commissioners in relation to the payment of attendance and travelling allowances for the financial year commencing 1<sup>st</sup> April 2005, as required under the provisions of Schedule 2 of the Local Government Act 1985. In answer to enquiry, it was clarified that the actual amount payable to Members for attendance, should the Authority determine so to pay, was dictated by the Department of Local Government and the Environment. On the proposal of Mr Watterson, seconded by Mr Quirk, it was **RESOLVED** *that the Onchan District Commissioners would make payments of attendance allowance and travelling allowances to Members, for the year commencing 1<sup>st</sup> April 2005, in respect of attendance at Ordinary Meetings of the Onchan District Commissioners and of Standing Committees of the Authority, (Housing Committee, Works and Cleansing Committee, Leisure and Amenities Committee and Policy and Finance Committee).*

### **C05/01/01/05**

#### **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman made the following announcements:-

#### **1. Chairman's Christmas Get Together**

The Chairman confirmed that his Christmas Get Together was to be held on Sunday 23<sup>rd</sup> January 2005, and that invitations had been issued.

**2. Onchan District Commissioners' Dinner Dance**

The Chairman advised that preliminary work had been undertaken to arrange the Annual Dinner Dance of the Onchan District Commissioners. He stated that the dates currently being investigated were either 19<sup>th</sup> March or 26<sup>th</sup> March 2005.

**3. Planning Applications**

The Chairman confirmed that in recent months the Department of Local Government and the Environment had highlighted a number of instances where work had been carried out on properties without planning permission and they had successfully instigated prosecutions which had resulted in fines, Orders to remove the authorised works and the reinstatement of the property. He went on to say that retrospective planning applications were still being made. The Chairman, on behalf of the Commissioners, reminded residents of Onchan that if they were considering alterations to their property and were unsure of the planning requirements, that they could contact the District Surveyor at the Commissioners' Office or alternatively the Planning Department at the Department of Local Government and the Environment where staff were available to advise on the necessity of planning permission being obtained.

**C05/01/01/06**  
**QUESTIONS**

The following question had been submitted with the accord of the provision of Standing Order No 7:-

Commissioner D.J. Quirk to ask the Chairman of Onchan District Commissioners:-

*"Ref: Eastern Civic Amenity Site Costs to Ratepayers.*

1. *What is the cost per ratepayer for the use of the present Civic Amenity Site at Braddan for Onchan Urban ratepayers?*
2. *What is the cost per ratepayer for the use of the present Civic Amenity Site at Braddan for Onchan Rural ratepayers?*
3. *What are the projected costs for Onchan Urban ratepayers at the proposed new Middle River C.A. Site?*
4. *What are the projected costs for Onchan Rural ratepayers at the proposed new Middle River C.A. Site?"*

The Chairman advised that precise costs for the Onchan District Commissioners in relation to the operation of the Joint Civic Amenity Site at Braddan for the current financial year, would not be known until the completion of the financial year. In addition, the questions sought to identify the costs for the ratepayers in the Urban Ward and the Rural Ward.

The costs were not differentiated between the Urban and Rural Wards but were part of the total ratebourne expenditure of the Authority.

It was anticipated that the costs of the Civic Amenity Site operation would approach approximately £60,000 for Onchan and so in answer to question 1, the Chairman confirmed that it was anticipated that the cost per Onchan household would be approximately £13.95 in the 2004/05 financial year.

In answer to question 2, the Chairman reiterated that the costs were not differentiated between the Wards. However, in accord with the Onchan District Act 1986, the rate charged to ratepayers in the Rural Ward was reduced by 50%. The Rural Ward ratepayer would contribute, therefore, approximately £6.98 per household in the 2004/05 financial year.

Turning to the proposed Middle River Civic Amenity Site, the Chairman advised that the projected costs had not yet been finally determined. The officers of the Joint Authorities continued to work toward the estimation of the costs in that regard but it was regretted that the Authority was not in a position to provide projected costs in answer to the question.

**C05/01/01/07**  
**HOUSING COMMITTEE MINUTES**

The minutes of the public section of the Housing Committee meeting held on Monday 13<sup>th</sup> December 2004, copies of which having previously been circulated, were considered. There were no matters arising therefrom.

**C05/01/01/08**  
**RECEIVING OF MINUTES**

It was **RESOLVED** that the minutes of the public section of the Housing Committee meeting held on 13<sup>th</sup> December 2004, be and are hereby received. It was further **RESOLVED** that the following resolutions contained therein which required the consent of the Board be approved:-

1. ***That the matters considered following the meeting of Officers with the Health and Safety Inspector be noted and that the Commissioners were content with the existing policy of seeking to require the attachment of suitable gas box, flue liner and appropriate terminal prior to permitting the continued use of a gas fire.***
2. ***That authority be given to purchase a box of ten of the "Window Pull" devices, at a total cost of £174.50 plus V.A.T., such units to remain within the ownership of Onchan District Commissioners but to be loaned to residents at Springfield Court by the Wardens as and when considered appropriate.***

**C05/01/01/09**  
**WORKS AND CLEANSING COMMITTEE MINUTES**

The minutes of the public section of the Works and Cleansing Committee meeting held on Monday 20<sup>th</sup> December 2004, copies of which having previously been circulated, were considered. Arising therefrom:-

1. **WC04/12/03(b) – Hague Crescent**

In answer to enquiry from Mr Quirk, the District Surveyor confirmed that the health and safety concerns relating to the Hague Crescent area, following the removal of the site cabins had been improved. He further confirmed that a meeting had taken place with the developers on 5<sup>th</sup> January 2005.

Mr Stowell made reference to a number of oil drums which were situated on the highway and around the development site and asked whether these were to be removed. The District Surveyor confirmed that, eventually, that would be the case. Mr Quirk enquired whether there should be lighting displayed around the oil cans which were on the highway. The District Surveyor confirmed that this had been brought to the attention of the Department of Transport who carried that responsibility. Mr Quirk asked that the matter be raised at the next meeting of the Eastern Traffic Management Liaison Group of the Department of Transport and the District Surveyor confirmed that he would. He went on to say that it was clear that the developers were getting close to the time when scaffold would be removed from the site, and it was the intention of the developers to be completed prior to T.T. week 2005.

2. **WC04/12/05 – Street Lighting/Signs/Furniture**

Mr Crellin thanked those Members of the Authority who had attended the recent tour of the District in relation to street lighting. He confirmed that a programme was being formulated for the replacement of the remaining mercury vapour lights, to replace same with sodium heads. He hoped that this would be completed by the same time in the next year.

**C05/01/01/10**  
**RECEIVING OF MINUTES**

It was **RESOLVED** that the minutes of the public section of the Works and Cleansing Committee meeting held on 20<sup>th</sup> December 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 accept the quotation from the Manx Electricity Authority for the installation of three street lighting columns and associated works in Church Road in the sum of £3,500 plus V.A.T. (such expenditure to be met out of existing capital borrowing authorisation); and**
2. **to accept the quotation from the Manx Electricity Authority for the installation of six number five metre street lighting columns on the pedestrian footway at Heywood Park in the sum of £9,085 plus V.A.T. (such expenditure to be met from revenue account).**

**C05/01/01/11**  
**LEISURE AND AMENITIES COMMITTEE MINUTES**

The minutes of the public section of the Leisure and Amenities Committee meeting held on Wednesday 5<sup>th</sup> January 2005, copies of which having previously been circulated, were considered. Arising therefrom:-

1. **LA05/01/04 – Playgrounds/Parks**

Mr Norton advised that Onchan Park had suffered some storm damage recently, with three trees and a fence having been blown over. Mr Quirk sought clarification that the damaged trees would be replaced, and an assurance was given.

2. **LA05/01/05(a)(i) – Village Christmas Trees**

Mr Quirk sought a correction to the minute, which attributed a comment to him. Mr Quirk confirmed that he had not stated a preference for the work to be carried out by a contractor and it was agreed that the comment had been made by Mr Stowell.

3. **LA05/01/05(a)(ii) – Christmas Tree Shredding**

In answer to enquiry from Mr Crellin, Mr Norton confirmed that he had not received any feedback, at present, with regard to the Commissioners' project for the shredding of old Christmas Trees. Mr Norton suggested, however, that if it had not proved to be popular, that the lesson would be learned and better publicity would be avoided to the project for future years.

4. **LA05/01/09(f) – SEA Isle of Man 2005**

Mr Norton advised that the Commissioners were hoping to arrange a Village Fair to take place at Onchan Park and that the suggested date was 9<sup>th</sup> July 2005. It had been suggested that the Village Fair may take a nautical theme and Mr Norton invited any members of the public to submit any ideas which might be considered when formulating and organising the Village Fair.

5. **LA05/01/04(b)(iv) – Fire Alarm**

Upon representation from the District Surveyor it was **RESOLVED** that consideration of representation from the District Surveyor in relation to the Fire Alarm System at the Onchan Stadium be considered when the Commissioners sat In Committee, later that evening.

**C05/01/01/12**  
**RECEIVING OF MINUTES**

It was **RESOLVED** that the minutes of the public section of the Leisure and Amenities Committee meeting held on 5<sup>th</sup> January 2005 be and are hereby received. It was further **RESOLVED** that the following resolution contained therein requiring the consent of the Board be approved:-

1. **To accept the quotation of Richard Esp in respect of fitting new mains unit in the meter cupboard at Nivison Stadium in the sum of £1,285.98.**

**C05/01/01/13**  
**POLICY AND FINANCE COMMITTEE MINUTES**

The minutes of the public section of the Policy and Finance Committee meeting held on Monday 10<sup>th</sup> January 2005, copies of which having previously been circulated, were considered. Arising therefrom:-

1. **PF05/01/04 – Finance Officer’s Report**

Mr Quirk sought information with regard to the current surpluses which were held by the Onchan District Commissioners. The Chief Executive/Clerk, however, pointed out that he was not in a position to provide the information and reminded Members that the Policy and Finance Committee would meet on Wednesday 19<sup>th</sup> January 2005 to discuss matters relating to the estimates which would cover detail of the surpluses.

**C05/01/01/14**  
**RECEIVING OF MINUTES**

It was **RESOLVED** that the public section of the Policy and Finance Committee meeting held on 10<sup>th</sup> January 2005, be and are hereby received. It was further **RESOLVED** that the resolution contained therein requiring the consent of the Board be approved as follows:-

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

**C05/01/01/15**  
**RURAL COMMITTEE MINUTES**

The minutes of the public section of the Rural Committee meeting held on Wednesday 29<sup>th</sup> December 2004, copies of which having previously been circulated, were considered. Arising therefrom:-

1. **R04/12/02(a)(i) – Schollag Road Ponding**

Mr Watterson advised that the word quoted in the second paragraph was incorrect as it should read “flood” and not “ford”.

2. **R04/12/02(a)(iv) – Tree Branch Cutting Over Roads**

Mr Watterson advised of the concern of the Rural Committee that it had become apparent that the Department of Transport were accepting less responsibility for the trimming of overhanging trees and that more and more responsibility was going to be returned to the landowners to address these matters. He commented that the Local Authority was going to have to play its part, together with the Department of Transport, in talking to land owners in relation to overhanging trees and that the Onchan District Commissioners would be monitoring the situation further. The District Surveyor commented that the Department of Transport were only obliged to take action in such matters where public transport would be affected.

3. **R04/12/03(b) – Street Light, Hillberry Corner**

Mr Watterson confirmed that a letter had been received from the Manx Electricity Authority to confirm that the works were to commence during the current week.

4. **R04/12/05 – Recreation Policy re: “Glens”**

Mr Watterson advised that the comments of the Rural Committee which had been set out in the minutes had been submitted to the Department of Agriculture, Fisheries and Forestry and that a response had been received thanking the Commissioners for their input, confirming that the comments which had been made would be further considered.

**C05/01/01/16**  
**RECEIVING OF MINUTES**

It was **RESOLVED** that the public section of the Rural Committee meeting held on 29<sup>th</sup> December 2004, be and are hereby received. There were no resolutions contained therein requiring the consent of the Board.

**C05/01/01/17**  
**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:-

<b>P A NUMBER</b>	<b>DESCRIPTION</b>	<b>COMMENT</b>
04/0923	Demolition and rebuilding of rear outlet, renovations to form four self contained flats, 3 King Edward Road.	ODC recommendation - Observation Planning decision – On Review - Approval – Appeal Hearing to take place 3 <sup>rd</sup> February 2005
04/0819	Dwelling to replace existing, Langdale, Majestic Close	ODC recommendation - Refusal Planning decision on review – Refusal Appeal Hearing to take place 3 <sup>rd</sup> February 2005
04/1862	Conversion of existing garage to form a chiropody treatment and therapy room, 17 Eskdale Road	ODC recommendation - Refusal Initial planning decision - Approval Application reviewed and approval confirmed. <i>Noted: ODC only objector – appeal not to be lodged by ODC .</i>
04/1767	Conversion of Existing ground floor workshop to additional office accommodation, Alpine Mews, Summerhill Road	ODC recommendation – Refusal Planning decision – Refusal Letter reported confirming recommendation that consideration should be given to legal action in respect of offences under the Isle of Man Planning Scheme (Development Plan) Order 1982, subject to postponement until after 21 <sup>st</sup> January 2005 to give

		the opportunity for submission of a new application before that date and the action to be reconsidered having regard to the outcome of such an application should it be submitted. District Surveyor to check position with regard to building control issues.
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**2. Isle of Man Strategic Plan – November 2004**

The District Surveyor reported receipt of a letter of acknowledgement of the Commissioners' representation in respect of the Isle of Man Strategic Plan – November 2004. The letter confirmed that an inspector had been appointed to conduct an enquiry and it was confirmed that the time table for the enquiry was for hearings to take place on Monday to Thursday, 14<sup>th</sup> to 17<sup>th</sup> March 2005, and on Monday to Thursday 21<sup>st</sup> to 24<sup>th</sup> March 2005, each day between 9.30 a.m. and 5.00 p.m.. It was also confirmed that the Inspector would be holding a pre-enquiry meeting in the Promenade Suite, Villa Marina on 1<sup>st</sup> February 2005.

**3. Royal Buildings**

The District Surveyor confirmed receipt of a letter from the Department of Local Government and the Environment, Environment and Health Safety Directorate, dated 12<sup>th</sup> January 2005, under the provisions of the Building Control Act 1991. The letter enclosed a copy of a direction served upon Hartford Homes Limited in respect of the proposed demolition of Royal Buildings. The notice gave direction in respect of the proposed demolition but confirmed that the direction was not a consent pursuant to the Town and Country Planning Acts. *Noted.*

**4. Modernising the Planning System**

A letter had been circulated with the agenda, such letter dated 15<sup>th</sup> December 2004 and received from the Chief Executive of the Department of Local Government and the Environment with regard to modernising the planning system.

Mr Quirk made reference to page 4 of the document. He pointed out that the Onchan District Commissioners did take their planning responsibilities very seriously. He suggested, however, that the Commissioners should give consideration to a change of policy to allow planning applications to be considered by the Authority "In Public". Mr Quirk believed that the question of notification of the submission of planning applications and enforcement issues were the biggest areas of concern. Mr Quirk disagreed with the comments relating to access to information expressing the view that the detail of all planning applications should be available for consideration through the Isle of Man Government Website.

Mr Stowell agreed with the comments of Mr Quirk, but questioned whether there would be a copyright issue for the publication of such documents on the internet. The District Surveyor added that this would be a matter that would have to be considered by the Department of Local Government and the Environment since the Onchan District Commissioners did not have legal standing to allow the publication of the plans. The Onchan District Commissioners only received copies of the plans for information.

Mr Quirk reiterated his view that the public should be able to view the detail of planning applications and submit views online. He also reiterated his comments relating to the consideration of planning applications in public. The District Surveyor commented that whilst the consideration of planning applications in public might work for Onchan District Commissioners, he could not envisage this being possible for the Department of Local Government and the Environment.

The District Surveyor commented that he did not agree with the intent to abandon the Planning Review stage. The District Surveyor suggested that it would be better to conduct more reviews on the basis of oral submission.

The District Surveyor confirmed that he would draft proposed comments for submission to the Department in response to the document.

Mr Watterson agreed with the comments of the District Surveyor in relation to planning application reviews. Mr Watterson had always held the view that a review hearing provided an opportunity for all parties to sit and discuss aspects of a planning application with a view to achieving an amicable

resolution. Mr Watterson added that he supported the intent to make it a requirement to advertise the submission of a planning application upon the site which was the subject of that planning application.

In answer to enquiry from Mr Crellin, the District Surveyor confirmed that the document was unclear as to the circumstance which might arise should a property owner in the vicinity of property which was the subject of a planning application be off island. It was not clear whether a third party could make representation on behalf of the adjoining property owner.

After the discussion, it was **RESOLVED** that the District Surveyor prepare a draft submission for consideration by the Works and Cleansing Committee, to incorporate any comments made by any other member of the Authority.

## 5. **Criminal Justice (Miscellaneous Provisions) Bill 2005**

A copy of the Criminal Justice (Miscellaneous Provisions) Bill 2005 had been circulated to the Members in advance of the agenda.

Mr Norton commented in relation to the following clauses:-

- (a) **Clause 24 – DNA and finger printing.** Mr Norton considered that this should only apply in the case of offences which may, if taken to Court, result in a custodial sentence and not to minor offences.
- (b) **Clause 25 – Seizure of Computer Material.** Mr Norton considered that it needed to be clarified that this only applied when it was believed that an offence had been committed.
- (c) **Clause 35 – Disqualification of Certain Persons working with Children.** Mr Norton believed that this provision should also apply to working with vulnerable adults.
- (d) **Clause 37 – Sex Offenders Committing Offences outside the Isle of Man and the United Kingdom.** Mr Norton was not clear whether it was intended to mean that Manx Residents convicted of committing sexual offences in other countries could be placed on a register in the Isle of Man. If that was the case, Mr Norton agreed with the suggestion.

Mr Crellin commented as follows:-

- (e) **Clause 10 - For Racial Offences to Refer to all Races.** Would it be the intent for racial offences to cover all races.
- (f) **Clause 26 – Complaints by Police Officers against Police Officers.** Complaints made by one police officer against another police officer should independently investigated.
- (g) **Clause 22 – Intimate Searches and Taking Intimate Samples.** It was noted that it was proposed to allow Inspectors to grant permission for intimate searches and taking intimate samples but it was suggested that similar powers should be given to the prosecuting Advocate.

## 6. **Gaming (Amendment) Act 1984**

A letter received from the Secretary to the Gambling Control Commissioners, dated 11<sup>th</sup> January 2005, advising of an application submitted for a full certificate under the Gaming (Amendment) Act 1984 in respect of premises within Onchan, had been circulated with the agenda. The application, in respect of the premises known as “Bet-a-Bet Limited”, sought authority to site two amusement with prize (AWP) machines.

Mr Crellin commented that he was pleased to see the appointment of the former Deputy Chief Constable to the Gambling Control Commissioners. However, no objection was raised in relation to the application.

## 7. **Select Committee of Tynwald on Health and Safety**

A letter had been circulated with the agenda from the Parliamentary Administrator at the Office of the Clerk of Tynwald, who had been instructed by the Select Committee of Tynwald on Health and Safety to seek certain information with regard to the introduction of the management of Health and Safety at Work Regulations 2003.

In answer to the questions, the Chief Executive advised that the estimated costs of any additional budget requirements to ensure compliance with the legislation included attendance at an IOSH

Course in June 2004 by the Commissioners' Health and Safety Co-ordinator, in the amount of £1,492.50.

In answer to the second enquiry, it was confirmed that the cost of additional personnel included the engagement of Tweeds Consultants, to undertake a Health and Safety Policy Audit, in the amount of £3,395. In addition, it included the appointment of a Planning Supervisor in relation to the Heywood Court development in the amount of £14,000 and the appointment of a Planning Supervisor in relation to the office extension. A further £6,000 provision.

Finally, the Chief Executive/Clerk confirmed that the additional costs which were born within existing budgets included the cost of the Building Control Officer who was acting as planning supervisor in respect of the Port Jack Toilet refurbishment at an estimated cost of £1,500.

**8. Groudle Road**

The District Surveyor drew attention to the Groudle Road (Onchan) (Temporary Prohibition of Through Traffic) Order 2005 which was to come into force on 18<sup>th</sup> January 2005. It confirmed that a section of Groudle Road would be closed to vehicular traffic from 18<sup>th</sup> January 2005 whilst surface water drainage work was being undertaken.

Mr Quirk enquired whether the Onchan District Commissioners had a plan in relation to these works and the District Surveyor confirmed that at present, the Commissioners did not. However, he confirmed that the Onchan District Commissioners would be asked to maintain the storm water sewer in due course.

**C05/01/01/18**  
**CLERKS REPORT**

None.

**C05/01/01/19**  
**DISTRICT SURVEYORS REPORT**

None.

**C05/01/01/20**  
**MOTIONS**

None.

***There being no further business the meeting terminated at 8.20.m.***

Minutes of an Extraordinary Meeting of the **ONCHAN DISTRICT COMMISSIONERS** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Monday 14<sup>th</sup> February 2005 beginning at 7.00 p.m.

**Present:**

Mr M.J. Kennaugh, J.P.	(Chairman)
Mr G.K. Astill	
Mr S.T. Black	
Mr D. Crellin	
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	

**In attendance:**

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

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**C05/02/01/01**

**REPORT BY THE CHAIRMAN OF THE POLICY AND FINANCE COMMITTEE ON THE FINANCIAL YEAR TO 31<sup>ST</sup> MARCH 2005 AND THE ESTIMATES FOR THE YEAR TO 31<sup>ST</sup> MARCH 2006**

The Chairman of the Policy and Finance Committee, Mr G.K. Astill, reported on the probable financial result of the Authority's activities for the year to 31<sup>st</sup> March 2005 and on the estimates for the forthcoming year to 31<sup>st</sup> March 2006 which had been agreed and were set out in detail in the document circulated to Members.

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

Mr Astill recalled that last year the Commissioners were able to reduce the district rate by 15p bringing it down to £2.00 whilst still making provision for growth, increased costs and for certain capital schemes to proceed. He referred, in particular, to the Hawthorn Villa project which included the extension to the Commissioners' Offices, the replacement garage in School Road for the works vehicles and the extension of the car park to the rear.

He went on to refer to the progression of the project to replace the public toilets at Port Jack, which would commence before the end of the financial year, subject to the approval of the borrowing Petition by the Department of Local Government and the Environment.

Mr Astill summarized that in many respects it had been a satisfactory year financially with higher than anticipated income being received from a number of sources and less than anticipated expenditure under a number of headings. It was also reported that a number of projects had not been progressed or their commencement had been delayed.

Mr Astill went on to say that there was expenditure for which there had been no financial provision in the previous years estimates including £18,180 on replacing fascias and rainwater goods at the Youth and Community Centre where there was also expenditure of £14,375 on resurfacing the car park. In addition there was replacement public lighting at Heywood Park at a cost of over £9,000 and the revenue implications of the capital borrowing to purchase Kenyon's Café on Main Road.

Therefore, Mr Astill reported that the surplus in the general rate fund brought forward on the 1<sup>st</sup> April 2004 was £408,488 and it was estimated that the surplus at the end of the financial year to be carried forward to 2005/06 would be in excess of £258,000 after transferring £100,000 to Revenue Reserves.

Attention turned to the year ahead and it was confirmed that provision had been included in the Estimates for the revenue charges on borrowings for the following possible capital projects which had been agreed in principle:-

- (1) Replacement of the workshop and store building known as Pennington Hall in Marion Road with a new purpose built facility for the Parks Department;
- (2) Refurbishment of the Commissioners' Boardroom;

- (3) Provision of a skateboarding facility;
- (4) Upgrading of the children's Jubilee playground at Birch Hill Park;
- (5) Rehabilitation of Port Jack Stream Bed and Banks; and
- (6) The construction of a mezzanine floor in the refuse vehicles garage to provide additional storage.

Provision had also been included in the revenue estimates to cover the cost of surface water drainage works on the paths through the open area at Lakeside Gardens. Further refurbishment works were planned at The Park to the gents public toilets and to the Crazy Golf facility.

There was also planned replacement of certain vehicles, including a new refuse collection vehicle, computers and other office equipment all of which will be funded out of revenue reserves.

It had of course been necessary to provide for anticipated wage and salary increases, higher than inflation fuel, electricity and other public utility costs, and inflationary increases for other cyclical expenditure.

Mr Astill then referred to an accounting exercise which would benefit the rate fund and reduce the Authority's capital borrowings.

He explained that as at 31<sup>st</sup> March 2004, there was a capital balance of £175,971 which represented the unexpended balance from the sale of plots of land at Birch Hill Park. The Commission has decided to apply this balance of money to repay the balance of the borrowings made for the layout and development of phases 4 and 5 of Birch Hill Park. The effect of this was to reduce the total capital borrowings of the Authority by over £255,000 and to reduce the requirement from the rate account to fund the borrowing.

Before the conclusion of the report, on behalf of his fellow Commissioners, Mr Astill expressed grateful appreciation to the Chief Executive/Clerk and his staff for the excellent way that they had coped with what had been a difficult year from an administrative point of view.

He also specifically expressed his thanks to the Chief Financial Officer, and the staff under his control for their work during the year. The Chief Financial Officer had maintained his usual control of all financial matters and together with his staff had again ensured virtually 100% collection of all income.

It was confirmed that the total rateborne expenditure estimated for the year to 31<sup>st</sup> March 2006 was one million, six hundred and seventeen thousand, three hundred and eighty one pounds (£1,617,381) for the reasons previously explained, there would be a surplus at the end of the current financial year carried forward at the 1<sup>st</sup> April 2005 in the sum of two hundred and fifty eight thousand four hundred and seventy nine pound (£258,479) after transferring one hundred thousand pounds to revenue reserves (£100,000).

It had been proposed that the Commissioners estimate for a surplus at the end of the 2005/06 financial year in the sum of ninety eight thousand seven hundred and twenty five pounds (£98,725) and in order to achieve this it was necessary to levy a rate of 215p in the pound, representing an increase of 15p or 7½% over the current year's rate. This amounted to approximately 1% over the current rate of inflation.

Mr Astill therefore proposed that a rate of 215p in the pound be levied by this authority for the 2005/06 financial year. The proposal was seconded by Mr Norton.

Mr Stowell described the proceedings as special, since it would be the last rate setting meeting to be attended by the present Chief Executive/Clerk before his retirement. It was coincidental that it was his own first year where he had been involved in the preparatory process before the rate was set. He thanked the Chief Finance Officer for the time he had given to Mr Stowell to explain the finance procedures in relation to Local Authority activities.

Mr Stowell went on to say that he had been criticised by some of his political colleagues for trying to utilize his business acumen within the Local Authority. He stated that he made no apology for this and still held the belief that local authority finance and business finance was not very dissimilar to each other. He added that he would in future, be looking to set aside more revenue income to deal with the routine maintenance issues, rather than borrowing funding, via petition procedures, to address any difficulties. He acknowledged that this would be a cost to the ratepayer. He would, however, support the proposal for the next year.

Mr Quirk enquired as to the additional cost to the ratepayer that would be required to carry out the function of emptying litter bins, which had been devolved from Central Government. The Chief Executive/Clerk stated that there had been little difference in current running cost identified, since it was intended that emptying would be undertaken as part of the existing refuse collection arrangements. It was not anticipated that this would result in an increase in the workforce or an increase in overtime arrangement.

A vote was taken and it was unanimously **RESOLVED that a rate of 215p in the pound be levied by the Onchan District Commissioners for the 2005/06 financial year.**

*Meeting terminated at 7.15 p.m.*

Minutes of a meeting of the **HOUSING COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Monday, 24<sup>th</sup> January 2005, commencing at 7.00 p.m.

**Present:** Mr J.K.Watterson (Chairman)  
S.T. Black  
Mr M.J. Kennaugh  
Mrs W.E. Megson  
Mr B. Stowell

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

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**H05/01/01/01**  
**MINUTES**

The minutes of the meeting of the Committee held on Monday, 13<sup>th</sup> December 2004, copies of which having previously been circulated, were considered, agreed as a correct record of proceedings and signed by the Chairman.

**H05/01/01/02**  
**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. **Administrative Report**

None.

2. **H04/12/01/02(2) – Public Sector Housing Discussion Document**

A letter received by facsimile dated 19<sup>th</sup> January 2005, together with enclosures, from the Director of Estates and Housing in relation to the forthcoming meeting of the Housing Consultative Committee, had been circulated with the agenda.

The documents enclosed with the letter included an agenda for the meeting, a statement made by the Minister for Local Government and the Environment with regard to the Uniform Criteria and the current statement of what the Uniform Criteria specified.

The Deputy Clerk had noted that the agenda included opportunity to discuss responses to the Department's Housing Discussion Document and so he had recirculated to Members the response of the Commissioners in relation thereto.

A short discussion took place in relation to the likely format of the meeting after which it was **RESOLVED**\*:-

***That the content of the letter received from the Director of Estate and Housing at the Department of Local Government and the Environment with regard to the forthcoming Public Housing Consultative Committee meeting on 28<sup>th</sup> January 2005, be noted.***

BUSINESS ARISING FROM PREVIOUS MEETINGS

1. Administrative Report

None.

2. Ballachrink Drive – Proposed Bus Shelter

The Deputy Clerk had circulated that evening a copy of a memorandum which he had received from the District Surveyor, with regard to a proposed additional bus shelter to be sited in Ballachrink Drive. In addition to the memorandum, the Deputy Clerk provided copies of a site plan and location plan which had been provided, and some photographs of the proposed site which had been taken that afternoon.

It was noted that the matter had been considered as a result of a request from a resident on Ballachrink Drive for the provision of a bus shelter, and that the District Surveyor had been approached by Isle of Man Transport to identify a likely site for such a bus shelter, given that the pavement was too narrow for the positioning of a shelter and so any such project would require the shelter to be sited, at least in part, within an existing garden area.

A site had been suggested which, it was thought, had least impact upon the residents but satisfied the wishes of the resident who had made the request. It was suggested that a site between numbers 67 and 69 Ballachrink Drive be appropriate.

Mr Stowell commented that the proposed site would be directly opposite the entrance to a small car parking area on Ballachrink Drive and enquired whether this would have any impact upon the usability of the proposed site. He also commented that the proposed site was much nearer to the traffic calming measures at the entrance to Ballachrink Drive than the existing stop and sought an assurance that traffic overtaking a bus at the bus stop would still be able to easily manage to safely use the traffic calming measures.

Mr Black favoured the siting of a shelter nearer to the existing stop, which was estimated to be some 40 metres south of the proposed site.

Mr Kennaugh was aware that the resident of 69 Ballachrink Drive did utilise a car and regularly parked outside the front of his premises. He cautioned that there may be some objection from the residents of the property.

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

***To support the proposal in relation to the siting of an additional bus shelter and the moving of the existing bus stop, to a site some 40 metres north of the existing stop, with a shelter being created at least in part on the front edge of the garden, between numbers 67 and 69 Ballachrink Drive. Such support being subject to consultation with the tenants involved.***

The District Surveyor was thanked for his memorandum and guidance.

**1. Maintenance Report**

The report, dated 19<sup>th</sup> January 2005, had been circulated with the agenda. Arising therefrom:-

**(a) Storm Damage**

In his report, the Housing Maintenance Manager confirmed that following recent storms, approximately 90 public sector houses/bungalows had suffered some form of damage, mainly to ridge tiles and roof tiles. He confirmed that significant damage had been caused to Heywood Court roof and also to the roof of Springfield Court. Finally, he confirmed that Heywood Court fencing was severely damaged as had been the case with some fencing in Heywood Park itself.

In addition, the Housing Maintenance Manager confirmed that a number of trees had fallen at Springfield Court and also to the front of the Park Bungalows. He added that the Commissioners' workforce and contractors had responded well to the emergency call outs, initially to make areas safe for the tenants and the public in general. The making good of damaged properties continued.

The Deputy Clerk confirmed receipt of a letter from the Building Surveyor at the Department of Local Government and the Environment dated 20<sup>th</sup> January 2005, which confirmed that the Department wished to establish the scale of storm damage to the Island's public sector housing stock and ensure that sufficient funding was available to carry out all necessary repairs. The Department sought the provision of details of significant storm damage which had been suffered and an estimate of the associated repair costs. He asked for a list of dwellings affected, damage suffered and the estimated cost which would be sufficient.

The letter went on to state that it was hoped that all Housing Authorities would have sufficient funding within their maintenance and reserve budgets to undertake all necessary storm damage repairs. It added that the Department would consider seeking a supplementary revenue vote if there was a significant shortfall but that an overall assessment of the storm damage and shortfall in funding would be required before any additional funding requests could be considered.

The response was to be submitted by 5<sup>th</sup> February 2005.

Mr Stowell enquired in relation to the current level of reserves in relation to housing and sheltered housing provision. The figures were not readily available but estimated to be approximately £70,000 in relation to general housing and £20,000 in relation to sheltered housing. Mr Stowell was concerned to ensure that sufficient reserves were maintained to ensure that incidents such as the storm damage would be adequately funded and, whilst he was aware that there had been some recent comments made by the Minister that there may be a limitation on the reserve fundings which Authorities were permitted to hold, he believed that the storm damage was a good illustration as to why the reserves should be increased. He was also concerned that the Department of Local Government and the Environment, which Department sought the retention of low reserves, now sought to ensure that the Authorities were able to cover extraordinary expenditure with the use of reserves.

Mrs Megson enquired whether there was any way in which works could be carried out to the property roofs, to try to limit the damage that such storms could cause in the future. It was confirmed that the Commissioners do respond to reports of any loose or slipped tiling on an ongoing basis to reduce the future risks.

2. **H04/12/01/04(3) – School Road Car Parking**

The Deputy Clerk confirmed that the proposed works for the creation of off street car parking at the bottom end of School Road would not progress in the current financial year.

3. **H04/12/01/04(4) – Ballachrink Flats – Frontage**

It was confirmed that the officers continued to consider options for the repair to the area which had been covered in tarmac some years previously, the front of the Ballachrink Drive flats. Photographs illustrating the cracking in the tarmac were considered, and the fall from the pavement to the property was discussed, and it was recognised that this would provide some difficulty in a satisfactory resolution of the problem. It was further noted that the tarmac was cracking apparently in accord with the concrete base areas underneath the tarmac.

The Deputy Clerk suggested that the matter should be discussed further with the Building Surveyor at the Department of Local Government and the Environment, when discussing housing planned maintenance issues.

**H05/01/01/05**

**SPRINGFIELD COURT MATTERS**

1. **Maintenance Report**

None.

2. **Administrative Report**

None.

**H05/01/01/06**

**HEYWOOD COURT MATTERS**

1. **Maintenance Report**

None.

2. **Administrative Report**

None.

**H05/01/01/07**  
**GARAGE MATTERS**

None.

**H05/01/01/08**  
**PLANNED HOUSING MAINTENANCE**

The Deputy Clerk confirmed that Officers were continuing to progress with planned maintenance issues, referring to the Department of Local Government and the Environment as and when necessary. He hoped that a meeting would shortly be held with the Building Surveyor at the Department in this regard.

**H05/01/01/09**  
**HEALTH AND SAFETY BUSINESS**

There were no health and safety issues arising.

**H05/01/01/10**  
**ENVIRONMENTAL CONTROLS**

The Deputy Clerk suggested that the initiative introduced by Mr Watterson to consider and address environmental awareness matters would be dealt with on a trade by trade basis in relation to the housing function.

A discussion took place during which Mr Watterson elaborated upon the intent of his initiative. He confirmed that he wished for the Authority to be more mindful of environmental issues and to try to avoid activities or circumstances which might be harmful from an environmental perspective. A simple example which was used during the discussion was to ensure that the Commissioners' workforce, who were regular users of the workshop, all be made aware of the water stop tap in order that, should a leak occur, the loss of water could be avoided. Another example was to consider whether a fire alarm system was operational within the workshops and to consider the monitoring arrangements in relation thereto. The effect of this would be to limit any damage to the premises in the event of a fire, which had obvious benefits by minimising the materials which would be necessary to be used in the event of repair. The Deputy Clerk indicated that he and the Housing Maintenance Manager would consider the matter further and report, on a monthly basis, in relation to each of the trades.

**H05/01/01/11**  
**OFFICERS REPORT**

**1. Housing Allocations**

It was confirmed that there had been just two allocations in the report period, one in respect of the general housing provision and one in relation to sheltered housing. The keys to the sheltered housing unit had been issued and the keys in relation to the general housing unit would be issued later in the week.

It was further reported that as the general housing vacancy was to be filled by way of transfer from an existing housing unit, the Commissioners had selected an occupant for the property which would become vacant as a result of such transfer. In that case, the applicant who had been allocated had been advised of such allocation, although the address of the property which would be offered had not been disclosed.

Mr Stowell reminded the Deputy Clerk that it had been the wish of the Housing Committee to take advantage of the opportunity to view the vacant sheltered housing property before occupation. The Deputy Clerk advised the keys to the premises had already been issued but he was aware that the incoming tenant would not be taking up residency for a short while. He undertook to try to arrange a viewing in accord with the wishes of the Committee.

**H05/01/01/12**

**ANY OTHER CORRESPONDENCE/COMMUNICATIONS**

**1. Newsletter of the Chronically Sick and Disabled Persons Committee**

The Deputy Clerk had circulated copies of the newsletter of the Chronically Sick and Disabled Persons Committee. The content of the newsletter was noted.

**2. Quarterly Housing Return**

A letter had been received from the Estates and Housing Directorate at the Department of Local Government and the Environment requiring submission of the quarterly housing returns for the thirteen week period ending 31<sup>st</sup> December 2004.

The figures had been collated and submitted to the Department for their information. Copies of the submission had been circulated to Members for consideration.

It was noted that, in relation to the rent collection data, significantly more income had been achieved than had fallen due for payment within the quarter payment. The Deputy Clerk explained that this was due to a number of issues, the first of which was that there had been some success in the reduction of rent arrear during the quarter. In addition, a number of residents continued to make payments over the Christmas and New Year Period when rent was not levied.

Mrs Megson enquired whether arrangements could be made for comparative figures to be produced for the Members. Both Mr Black and Mr Stowell, however, suggested that whilst the information might be of interest, in the current circumstances it would be preferable for the Officers to continue their efforts to reduce outstanding arrears and ensure regular payments.

**H05/01/01/13**

**FINANCIAL REPORTS**

The Deputy Clerk had circulated with the agenda copies of financial statements in relation to housing maintenance and elderly persons complex maintenance allowances for the period to 31<sup>st</sup> December 2004. In addition, the Deputy Clerk had also circulated a copy of the housing maintenance return and the sheltered housing maintenance return for the period to 31<sup>st</sup> December 2004, which had been submitted to the Department of Local Government and the Environment in the format which that Department required.

A short discussion took place with regard to those matters which were incorporated under the heading of "void repairs" and "responsive repairs". In particular, it was noted that expenditure in relation to void repairs – empty unit refurbishments – had been somewhat more than anticipated, however, expenditure in relation to responsive repairs had been somewhat less than anticipated. It was explained that this was largely due to a significant number of tenancy changes during the current financial year and the necessity to target expenditure in this area.

The situation was slightly different, however, in relation to sheltered housing maintenance where expenditure in relation to responsive repairs was close to anticipated figures, but with fewer sheltered housing units having been returned for reallocation, void repairs were less than anticipated.

**H05/01/01/14**

**MATTERS REFERRED BY THE BOARD/OTHER COMMITTEES**

None.

**H05/01/01/15**  
**ANY OTHER BUSINESS**

**1. Date of Next Meeting**

It was noted that the next meeting of the Housing Committee would take place on Monday 28<sup>th</sup> February 2005, commencing at 7.00 p.m. Mr Watterson advised that he would be off Island at the time of the meeting and so tendered his apologies for absence.

**2. Commissioners' Surgery**

It was noted that the next Commissioners' Surgery was to take place on Thursday, 24<sup>th</sup> February 2005, commencing at 6.30 p.m.

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

Minutes of a meeting of the **WORKS & CLEANSING COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Monday 31<sup>st</sup> January 2005 at 6.59pm.

**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:** M.J. Williams (Deputy Clerk), E.K. Convery (Surveyor), Peter Kelly (Administration) and T.R. Craig (Waste Operations Manager) (until 8.15pm)

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### **WC/05/01/1** **MINUTES**

Minutes of the meeting held on 20<sup>th</sup> December 2004, copies of which having previously been circulated, was taken as read, confirmed and signed.

### **WC/05/01/2** **MATTERS ARISING**

#### **Hague Crescent**

The Surveyor reported that since the previous meeting he had held a meeting with the architects and developers in connection with a plot of land at Hague Crescent. It was confirmed that the developers of the apartment block on Imperial Terrace would pay for all works necessary including the provision of seats. A planning application had now been made and it was intended to unveil the statue on Mad Sunday. Noted.

### **WC/05/01/3** **MATTERS ARISING FROM PREVIOUS MEETINGS**

#### **Isle of Man Strategic Plan**

The Surveyor referred to a letter dated 21<sup>st</sup> January 2005 and received on 24<sup>th</sup> enclosing a copy of the briefing note in respect of the Public Hearing. The hearing is to take place on 14<sup>th</sup> March 2005. A second letter dated 26<sup>th</sup> January 2005 had been received which gave a schedule of all representations made. There were a total of 45 different parties who made between 600 and 700 comments in all. Over a 120 of these were by the Manx Museum and National Trust. Only 4 local authorities had made a submission namely Onchan, Braddan, Malew and Maughold.

Mr Quirk enquired whether it was intended for the public to appear if they had nor already made a written submission. The Surveyor replied that he did not know the answer but would enquire at the preliminary meeting the following day. The Surveyor further added that he would probably be on leave at the time of the enquiry but pointed out he couldn't say anymore than had been in the written submission in any event. The Chairman requested that the Surveyor should make sure that whoever attends in his stead is fully briefed.

### **WC/05/01/4** **WASTE MANAGEMENT AND OTHER CLEANSING BUSINESS**

#### **a) Officer's Report**

The Waste Management Operations Manager was in attendance and was able to elaborate on his report viz:-

##### **i) Staffing**

There was a total staff of 10 but currently due to sickness this was down to as low as 6 on occasions. The Manager advised that this was essentially "winter time bugs". Mr Quirk enquired about replacement of retiring members of staff. The Manager responded that he would shortly be placing the advertisement for a new foreman in the press, on the website and at the job centre. Mr Quirk sought assurance that it be advertised internally also.

**ii) Bin Weighing**

The Manager added to his report that during previous week the on board computer equipment had failed to read 9 bins in Braddan and 4 in Onchan. There were still issues with the supplier which needed to be taken up.

**iii) Abandoned Vehicles**

Mr Quirk made reference to a very large mobile home vehicle parked in Belgravia Road. The Waste Operations Manager advised that he was aware of it and had drawn it to the attention of the Police. Noted.

**WC/05/01/5**

**STREET LIGHTING/SIGNS/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) Church Road**

The Surveyor reported that he understood the MEA anticipated starting this work in 5 weeks time. Noted.

**ii) Port Jack Toilets**

Mr Quirk made reference to the storm damage to the roof tiles and asked if the building was safe to use. The Surveyor replied that the Building Control Officer had carried out an inspection that day and was satisfied that it was safe for public use. Noted.

**b) Any Other Business**

**Port Jack Glen Lighting**

Mr Quirk provided details to the Surveyor of a "green column" which operated from solar panels. The Surveyor to obtain further details and costings.

**Hawthorn Villa**

Mr Quirk enquired as to whether the building contract in respect of the office extension and new garaging was on track. The Surveyor replied in the positive.

**WC/05/01/6**

**DRAINAGE FUNCTION**

**a) Officer's Report**

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

**i) Kerrocoar Close**

The Surveyor reiterated that confirmation of completion and achievement of satisfactory standard was still awaited.

**ii) Groudle (North Bank Land)**

The Surveyor reported that DoT had sized the storage tanks which would involve alteration. The cost to be taken from the drainage account. With regard to surface water infiltration two specific points had been identified which needed to be rectified. Noted.

**iii) Barrule Drive**

The sewer to the rear of 30 – 46 Barrule Drive ran through the gardens of each property and being laid in pitch fibre pipes was now deforming. It maybe necessary to run a new sewer in parallel and then make all the connections to the new sewer. Noted.

**b) Port Jack Glen Stream**

Copies of suggestions from DoT in respect of work to the streambed had been circulated prior to the meeting. The Surveyor initially expressed concern however as to which committee this should be directed. His own preference was for the scheme which involved digging out and the creation of a concrete channel lined with stone. After a brief discussion it was agreed that the matter be referred to the Leisure and Amenities Committee noting the Surveyor's recommendation.

**c) Any Other Business**

**i) YCC Car Park**

Mr Quirk advised that a large manhole cover at the Youth and Community Centre car park had been lifted by flood waters.

**ii) St Catherine's Terrace**

Mr Quirk pointed out that the road gully in the pavement at the end of St Catherine's Terrace was blocked. The Surveyor offered to write to DoT to draw it to their attention.

**iii) Kaighen's Lane**

The Chairman commented that the section of lane behind the commissioners' bungalows was flooding. The Surveyor offered to contact DoT but pointed out that with the recent storm they had a lot of remedial work to carry out at the moment so it might be some time before any action was taken.

**WC/05/01/7**

**PLANNING MATTERS**

**a) Planning Communications**

**PA 04/327 Skateboard Area the Recreation Ground School Road**

The Surveyor reported that the Appeal by third parties in respect of the commissioners' application for a skateboard park in the School Road Recreation Ground had failed. Matter referred to Leisure and Amenities Committee.

**PA 04/2324 Retrospective application for erection of patio area to create external eating and drinks area, The Warehouse, Harbour Road**

The commissioners had recommended refusal of this application but the Planning Committee had now granted it approval. The Surveyor advised that notification had been sent to all the adjoining owners by the commissioners and the Planning Committee had done so as well but the commissioners were the only objectors. The area had been in use from TT Week of last year with no complaints having been received. Mr Quirk suggested the commissioners should take the application to the Review stage and have conditions attached restricting the drinking activities. Mr Black suggested the matter should be left as it stands, the Chairman commented that it would be different had there have been any complaints from the neighbours and Mr Killey was satisfied that the matter lie.

**b) New Applications**

**PA 05/06 Summerhouse, 10 Turnberry Avenue for Mr N. Williams**

**RESOLVED**

***"to recommend approval to the Planning Committee of DOLGE – neighbours to be notified"***

**PA 05/89 Proposed siting area and memorial statue, Hague Crescent for Onchan District Commissioners**

**RESOLVED**

***"to recommend approval to the Planning Committee of DOLGE"***

PA 05/105 Change of use of existing ground floor workshop to open plan office, Alpine Mews, Strathallan Lane for Foster Plus (IOM)

**RESOLVED**

***“to recommend refusal to the Planning Committee of DOLGE on the grounds of insufficient off street parking for the office use and that the proposal would be detrimental to the amenities of the area”. - Neighbours to be notified.***

PA 05/106 Replacement of derelict lock up garages, land adjoining 13 Sunningdale Drive for Mr P. Collins and Miss D. Kewley

**RESOLVED**

***“to recommend approval to the Planning Committee of DOLGE” – immediate neighbour to be advised.***

PA 05/108 Formation of front porch under existing balcony 11 Manor Park for Mr R. Wakenshaw

**RESOLVED**

***“to recommend approval to the Planning Committee of DOLGE”***

**c) Modernising the Planning System**

The Surveyor explained that he had gone through the documents circulated and there were two items of concern which did not correspond to the comments made by the commissioners. The first was the proposed removal of the Review stage which the commissioners had always found most useful, particularly if oral reviews were held. The second was the proposal to have a planning exemption for extensions to properties up to 15 square metres. This would be acceptable if it related only to conservatories and that conservatories were properly defined but not for extensions in general. Also, there needed to be guide lines in respect of conservatories added to properties which were either semi-detached or terraced. After a brief discussion it was agreed that the Surveyor should write to the department outlining the concerns of the commissioners.

**d) Royal Buildings**

Copies of a letter received from Marilyn Nivison enclosing a copy of her letter to the Secretary of the Planning Committee had been circulated prior to the meeting. Members noted that Miss Nivison was opposed to the demolition of Royal Buildings on account of its contribution to the street scene and had requested a Building Preservation Notice be served the same as requested by SAVE Mann's Heritage. Members confirmed that the board had opposed the application for demolition under the Demolition Act. Agreed a letter of thanks be sent to Miss Nivison for her concern and for letting the commissioners know of the action she had taken.

**WC/05/01/8**

**CAPITAL AND REVENUE SCHEMES**

**a) Officer's Report**

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

**Main Road Streetscape**

After discussion it was agreed that this scheme would not now proceed and therefore the item should be removed from the list.

**WC/05/01/9**

**HIGHWAY AND TRAFFIC MATTERS**

**a) Pedestrian Crossing Main Road**

The Surveyor reported that the request from the Onchan Methodist Church to an Onchan MHK for a pedestrian crossing to be installed opposite the church was currently under investigation by DoT and was on the agenda for the next meeting of the Central Traffic Management Liaison Group. Mr Quirk enquired as to the position with a pedestrian crossing at Heywood Park. The Surveyor replied that this was also on the agenda.

**b) Reserved Parking Space**

Notification had been received from DoT of a request for a reserved parking space outside Rose Cottage, Queens Road. Noted without further comment.

**c) Disabled Parking Space**

Notification received from DoT of the proposal to remove the general disabled space and doctors' space at the end of Stoney Road as provision for these had now been made within the Village Walk complex. Mr Quirk suggested that the yellow lines on the corner be extended to run through what was the first space leaving the other space for general parking.

**WC/05/01/10**  
**FURTHER REPORTS**

The Deputy Clerk reported that two emails had been received which would be circulated. The first related to a proposed tour of the Energy from Waste Plant to be held on 31<sup>st</sup> March 2005 and the second was a meeting with representatives of the Isle of Man Constabulary on 24<sup>th</sup> February 2005. Noted.

**WC/05/01/11**  
**CORRESPONDENCE/OTHER COMMUNICATIONS**

The Surveyor reported receipt of a letter from the Manx Operatic Society requesting permission to erect a banner on the railings at Port Jack to advertise their forthcoming production. The policy of the commissioners in respect of Lazy Corner was to prohibit the erection of banners or posters on the grounds that if permission was given to one then there could be a proliferation of such advertisements without permission to the detriment of the area. It was also contrary to the District By-laws to erect signs, placards etc on commissioners property without consent. The matter was considered at some length with Mr Killey pointing out that any acceptance would set a precedent which would be hard to defend if applications were received from other parties and were to be turned down. On the proposal of Mr Quirk, seconded by Mr Black it was

**RESOLVED**

***“to grant approval to the application on the basis that such banner only be displayed seven days before the event and for the duration of the event. The approval was subject to the society accepting full liability for the banner and that it be erected at their own risk. Furthermore such approval was on a one off basis”.***

**WC/05/01/12**  
**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:-

WC/04/01/04(f) Refuse Vehicles maintenance and servicing contract – **Delete as interested contractors had been identified.**

WC/04/05/04(iii) Access for Capital RCVs – Ashley Park – widen entrance to lane – **Delete as funding obtained**

3(1) Replace bollard lighting – Heywood Park – **Delete as tender for the work now accepted**

3(2) Review late night/all night lighting requirement – fix date for tour – **Delete as tour now held.**

**WC/05/01/13**  
**MATTERS REFERRED BY BOARD/OTHER COMMITTEES**

Nil.

**WC/05/01/14**  
**ENVIRONMENTAL CONTROLS**

Mr Quirk suggested that this be referred to the Surveyor for consideration.

**WC/05/01/15**  
**ANY OTHER BUSINESS**

a) **Time and Date of Next Meeting**

Monday 7<sup>th</sup> March 2005 at 7pm.

b) **Minutes/Resolutions**

Member reviewed the agenda and agreed that the following items be placed in committee, Shoprite Boundary, Alpine Mews, PM Onboard Audit, Refuse Vehicle Maintenance Contract, Eastern Civic Amenity Site, Snugborough Refuse Garage, Proposed Bus Shelter, Nuisance Abatement, Proposed Housing Development, NEBOSH Diploma, Port Jack Glen Shelter and Surgery Complaints.

c) **Fly Poster**

Mr Quirk made reference to a poster which was attached to the lamppost in the centre of the traffic island at Lazy Corner. Arrangements to be made for its removal.

d) **By-Law Enforcement Officer**

The Chairman commented that it had previously been agreed that the By-law Enforcement Officer should produce monthly reports yet this had not happened. The Surveyor apologised as he had forgotten to pass on the request. Noted.

***Meeting terminated at 10.10pm.***

Minutes of a meeting of the **LEISURE AND AMENITIES COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Monday 7<sup>th</sup> February 2005 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)

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**LA/05/02/1**  
**MINUTES**

Minutes of the meeting held on 5<sup>th</sup> January 2005, copies of which having previously been circulated, was taken as read. Mr Quirk made reference to LA 05/01/5 (a)(i) Village Christmas Trees and the section which read "Mr Quirk queried some of the costing and indicated a preference for the work to be carried out by a contractor". He felt that that comment should have been attributed to somebody else and not him. The Administrative Officer referred back to his notes taken at the time which read "Quirk query price – keen to go down contractor route". Some of the members had a vague recollection of the expression being used. The Chairman advised that Mr Quirk's preference not to use a contractor would be noted in the minutes of the current meeting. The minutes were therefore confirmed and signed.

**LA/05/02/2**  
**MATTERS ARISING**

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

**LA/05/02/3**  
**PLAYGROUNDS/PARKS**

**a) Playground Log Books**

The Amenities Officer advised there was nothing out of the ordinary to report. He made comment that the sealing between the tiles at Lakeside Playground was being held back. When queried as to why this was the case he advised that he was under the impression that there was the suggestion of the whole of the safety flooring being replaced with the expensive interlocking tiles. When it was confirmed that this was not the case then the Amenities Officer was instructed to proceed with the sealing as soon as possible.

The Chairman commented that whilst the minutes the previous meeting noted that he was to sign the log books the previous month he had not actually seen them or done so. The Amenities Officer offered to bring the books to the next meeting. 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) Storm Damage - Trees**

The Amenities Officer gave further details in respect of the trees which had fallen on commissioners' property during the storm of early January. Whilst they had been cut up and removed they had not as yet been shredded. Mr Kennaugh made reference to one of the trees which had fallen in Onchan Park in front of the park bungalows pointing out that there was still a hole in the ground where the root had come up. Mr Quirk made reference to one of the larger trees at the top end of the road known as the The Park and again enquired as to reinstatement. The Amenities Officer replied that he was waiting for DoT to attend to the footpath.

The Amenities Officer further advised that at the moment he seemed to be working with only three parks men due to illness and holidays. He was unaware as to when the shredding would take place, albeit that all the trees were in storage at Centenary Park. The fallen trees were to be replaced by new planting which would need to be undertaken shortly. Mr Quirk suggested that a contractor be used.

**ii) Stadium Gents Toilets**

The Amenities Officer confirmed that the floor had now been completed and the electrician was carrying out his first fix. The plumber was due to commence during the current week. Noted.

**iii) Fire Alarm**

The Amenities Officer confirmed that work had now commenced on installing the new fire alarm panel. Mr Quirk sought reassurance that the meter cupboard was being made fireproof. The Amenities Officer responded that the panel was to be located on the gable of the cupboard so that the fire brigade could see it upon entering the building. The panel was tamper proof coded. Mr Quirk sought reassurance that the Amenities Officer would ensure that instruction is given to all tenants etc who were likely to use the panel in some way or other.

**iv) Staffing**

In answer to question from Mr Kennaugh the Amenities Officer responded that there had been four or five applications to date in respect of the parks man position. Applications close at the end of that week. Noted.

**v) Lappset – Play Equipment**

The Amenities Officer advised that the springers had not arrived as yet but were due shortly.

**vi) Squash Courts**

The Amenities Officer informed members that he understood the re-roofing work had been finished that day. Mr Quirk drew attention to the scaffold which had been erected pointing out that people had great difficulty in getting around it. It was also noted that there had been a complaint about it not being lit at night and therefore a potential hazard to park users. Mr Quirk asked that the Housing Maintenance Manager be requested to assess the situation.

In answer to question, the Amenities Officer advised that the fascias had been replaced in uPVC as part of the contract. Mr Quirk referred to the next roof down over the passage way and changing rooms pointing out the large build up of moss and water on the surface. He suggested that the present contractors be requested to try and rectify the situation.

**c) Park Foreman's Report**

Due to the Park Foreman's absence there was no report to be considered.

**d) Annual Tour of the Park**

A list of items noticed during the annual tour held on Wednesday 28<sup>th</sup> September 2004 had been circulated prior to the meeting. Reference was made to the following items:-

***Fascia on either end of Stadium building requires painting*** - second quotation due shortly. Both quotations to be referred to Chairman for acceptance of the lowest.

***Toilet overflow activated in squash club*** – tenant to fix – drawn to the attention of the tenant but not done as yet.

***No drop spout on rear of squash court changing rooms*** - delete as now replaced.

***Area behind terraces – fill hole in soil where tabernacle removed*** – delete as work now complete.

***Old goalposts to be removed*** – delete as now removed.

***Former shelter overlooking miniature golf course requires holes where metal supports removed in ground to be filled and concrete seats supports cut off with disc cutter and made good*** – delete as work now complete.

***Shelter attached to greenkeepers hut – fit guttering*** – delete as work now complete.

***Bring turf up to level where roundabout removed*** - delete as work now complete.

**e) Proposed Skateboard Park**

The Administrative Officer advised that the Planning Approval had been confirmed following the Appeal Hearing. Conditions related to further applications being necessary for any lighting and

equipment within the skateboard park. The Leisure and Amenities Committee had requested the Board make the planning application and now that approval had been granted it was up to the committee to propose the next step. Mr Quirk indicated that as he was against the skateboard park in this location then he couldn't make a proposal. Mr Stowell suggested the matter be deferred to the next meeting when perhaps the down turn in the building trade may have extended so that prices would become keener. It was pointed out however that the next step was not going out for prices but the question of approval for lighting and equipment being resolved so as to pave the way. Mr Stowell then added that he had made his views known before whereas the level of the skateboard surfacing should be such as to link up with the present car park to form an extension to the car park should the skateboard park ever become redundant.

After further consideration, on the proposal of Mr Stowell, seconded by the Chairman it was **RESOLVED**

***“that the Surveyor provide the detailed plan in respect of lighting and jumps so that this could be submitted to the Planning Committee for consideration”.***

Mr Quirk voted against.

f) **Recessed Entrance to the Stadium**

The Amenities Officer reported that he had one quotation for the installation of a roller shutter but was meeting with a second company shortly. A discussion took place in respect of the method of locking the roller shutter and members were reminded that the intention was to have one or more padlocks on the outside which could be snipped off by the fire brigade in the case of emergency. Mr Quirk enquired whether written acceptance of this proposal had been received from the fire services. This was to be followed up.

g) **Wembley Football Arena**

In answer to question, the Amenities Officer advised that nothing had been done in the way a planning application being made by the Surveyor as he was of the opinion that there was no provision in the budget for this scheme. Members commented that the budget for the skateboard park was such to be an either/or/and, budget to include this facility. After brief discussion members concurred that a planning application should be made as requested at the previous meeting.

h) **Improvements to Lighting - Onchan Park**

The Amenities Officer reported that no date had been given in respect of lighting representatives coming to the Island and therefore no meeting had taken place with the Surveyor. Mr Quirk commented that he thought it that the visit was due that week. He also suggested that the Surveyor should make contact with the local wholesalers to confirm the date.

j) **Crown Green Shelter**

The Amenities Officer advised that an order had been placed with Regal Aluminium to replace the glass in the lower pane of the door and to fix the door handles/locks which had been forced. This work, however, would not be carried out until just prior to Easter so as to reduce the time when further vandalism could occur. Noted.

k) **Memorial Seat**

The Administrative Officer informed members that no further communication had been received from the Onchan Branch of the Royal British Legion in respect of the proposed gift of a memorial seat to the late Mr Harry France.

m) **Christmas Tree Shredding**

In answer to question, the Amenities Officer reported that only twenty Christmas trees had been brought to the Nivison Stadium for shredding in addition to those taken down by the commissioners'

own staff from the properties through the centre of the village. He felt people were reluctant to bring them to the site as it would involve pine needles in their cars. Most people tended to cut up the tree and place it in the wheelie bin. The Chairman commented that perhaps the time scale was too short and when the exercise was repeated this year perhaps more publicity could be given to the scheme. This may include staff coming in on a Saturday morning in order to receive the trees. The Amenities Officer responded that in fact the gates had been left open on the Saturday with a Christmas tree tied to the gate to indicate the location thereof.

n) **Play Safe Computer System**

The Amenities Officer stated that he had checked with Braddan Commissioners and they had not in fact purchased the computer system as stated by one of the commissioners but were considering it. Mr Quirk suggested that Onchan should take the initiative and purchase the package. Members commented on the high cost of same. The Administrative Officer suggested that as DOLGE had ultimate responsibility for playgrounds that perhaps it would be better to enquire if they would be prepared to purchase the software and grant sub licences to the local authorities. Agreed.

p) **Ferguson Tractor**

The Amenities Officer commented that the tractor would not fit on the trailer purchased by the commissioners and as the vehicle was not taxed it could not be driven to the storage site. Comment was made that the vehicle, being vintage, could be taxed without a fee to pay and this should be put in operation. Confirmation on insurance was to be obtained from the Finance Officer.

**LA/05/02/4**

**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 matter being discussed further:-

**Basketball Post**

Noting that the post had been damaged and consequently removed Mr Quirk enquired as to whether the Amenities Officer had any idea as to what had caused the damage resulting in the post doubling over. The Amenities Officer responded that he was not aware but obviously he had to take the appropriate action in case it fell on anyone or caused damage to vehicles.

b) **Port Jack Glen - Lighting**

The Amenities Officer informed members that this was in the same position as lighting in the park in so much that no date was available as to the proposed visit to the Island by representatives of the lighting companies. Noted.

c) **Hague Crescent Garden**

The Administrative Officer informed members that a planning application had now been made in respect of the proposals in this area. Surprisingly the application didn't show details of the statue which was possibly the only part of the work which actually required planning approval per se. He was able to confirm to the meeting, however, that the developers Hartford Homes had advised that they would provide everything shown on the plan which included the six benches. Noted.

e) **Any Other Business – Port Jack Glen**

Mr Quirk enquired as to when the pools were to be emptied and sludge removed from the bottom. The Amenities Officer replied that this was a question of when labour was available as he was currently operating with only three men and it also required good weather so as not to cut up the grass with vehicle tracks.

**LA/05/02/5**

**PUBLIC CONVENIENCES**

a) **Amenities Officer's Report**

Copies of the report had been circulated prior to the meeting and it was noted that no maintenance had been necessary on any of the toilets since the previous meeting.

b) **Port Jack Toilets**

The Amenities Officer informed members that the borrowing petition was due to be heard during the week commencing 14<sup>th</sup> February 2005. Noted.

**LA/05/02/6**

**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 commencement of refurbishment of the children's section through the installation of new display boards. Dot Tilbury had presented children with their prizes from the competition held at Christmas time. The current display features the Chinese New Year. Sandcastles Nursery had visited the library and the Onchan Hospice Shop had donated an old Manx book. Total figures for the year showed an increase of 7% in adult members and juniors was just 1% down. Issues were down under the various categories with the exception of video which was up. This merely reflected that patrons were taking less number of books out at a time despite the fact that membership had increased. The increase in video also perhaps pointed to the way forward. The Librarian attributed the increase in membership to the issue of the ration books to coincide with the 60<sup>th</sup> anniversary of the library as it was established during the Second World War.

The Librarian thanked the committee for agreeing to the library being closed all day on 8<sup>th</sup> March 2005 to provide the opportunity for staff training in respect of the new computerised system which would be implemented later in the year.

b) **Amenities Officer Report**

It was noted that no maintenance had been necessary in the library since the last meeting.

YOUTH & COMMUNITY CENTRE

a) **Amenities Officer's Report**

Copies of the Amenities Officer's report had been circulated prior to the meeting and it was noted that investigations had been undertaken by the sewer operatives in order to try and establish the cause of ponding. The Building Control Officer had carried out a further investigation and his report had been circulated. The report referred to the fact that drainage from the down pipes was to soakaways which were anticipated to have silted up over the years. The line of drainage was not known. A few years ago an attempt was made to overcome the ponding by the insertion of a channel. This had been set into the existing concrete path but falls were not conducive to its proper functioning. The course of action proposed was to break up the concrete, establish the route of drains, locate the soak aways in an effort to clear them and relay the concrete with suitable falls to a repositioned channel.

Mr Quirk enquired whether the sewer team had jetted the present drainage runs to which the Amenities Officer replied that the team were currently working at Lakeside and had not been in a position to do so. Mr Quirk then expressed his disappointment that a proper survey including cameras had not been undertaken. Mr Quirk then proposed that the Surveyor be requested to have both lines of drainage CCTV monitored, this was seconded by Mr Stowell and **RESOLVED**.

b) **Any Other Matters – Lighting**

The Amenities Officer informed members that the commissioners' electrical contractor was currently fitting new lights throughout the Youth Centre with the exception of the sports hall. Provision had been made in the current year's estimates for this work to be undertaken. Noted.

PROMOTIONS/ADVERTISING/PUBLIC INFORMATION

a) **Website**

The Administrative Officer reported on the receipt of the statistics from WebOne UK for the month of January. These showed a further 20% increase on the December figures bringing it up to 9,831 page views, 4,224 visits and total hits of 38,284. The web provider had commented that 10% of the visitors were using Mozilla (Fire Fox) compared to 4% the year before. Noted.

The Administrative Officer had received an enquiry during the period relevant to the history of Port Jack Glen with a series of questions all of which had been answered. In addition a new photo gallery had been added covering the 1960s but this was subject to further research, obtaining photographs and putting them on the web to complete the last three years of that decade.

b) **Southern Motorcycle Club Event**

The Administrative Officer reported having received a telephone call from Mr John Whitehead the licensee of the go-kart concession/stockcars advising as to his understanding of the agreement and arrangements between himself and the Southern Motorcycle Club in respect of holding "The Big One" on Mad Sunday. The Administrative Officer had written to the secretary of the Southern Motorcycle Club seeking written confirmation of same. He had since received a telephone call from Mr Derry Kissack who was endeavouring to contact Mr Whitehead. The Administrative Officer had informed him that Mr Whitehead was away during January but had returned to the Island that weekend. No further communication received to date.

c) **SEA Isle of Man 2005**

The Administrative Officer reported having written to the Mariners' Choir enquiring if they would be prepared to sing at the event. In respect of the Inter Services Competition on the boating lake, letters had been sent to Isle of Man Constabulary, Isle of Man Fire and Rescue Services, Ambulance Service, Isle of Man Coastguard, Isle of Man Civil Defence, Combined Cadet Force at King Williams College, Army Cadets, Sea Cadets and Air Cadets. Mr Quirk suggested that an invitation also be sent to St John Ambulance.

With regard to the model boat display on the lake, after discussion it was agreed that this should take place on the same day as the fair, commencing at 6pm. It was suggested that the club would have a static display in Nivison Stadium as part of the fair during the afternoon. The Administrative Officer commented on the fact that the club also used the pool in 2004 following the fair but the majority of people having gone home were unlikely to return again to Onchan Park on the same evening. Matter to be confirmed with the club. Mr Stowell suggested that perhaps galleons could be painted on boards and placed on the two islands in the centre of the lake. Mr Quirk suggested that these could possibly be painted by students at the Isle of Man College.

**d) Park Opening for Easter**

The Administrative Officer advised the committee as to the school holidays over the Easter period and queried the length of time they wished the park to remain open. In 2004 it was open for the full two weeks holiday but in 2005 Easter was considerably earlier and therefore the weather was likely to be less kind. Any loss incurring between takings and wages was therefore likely to be greater. Mr Quirk enquired as to staffing and the Amenities Officer advised that he would be able to have sufficient cover. The motorboats and half the bumper boats would be out. The opening hours would be from 10am with the staff finishing at 6pm which meant the park would effectively close at 5.30pm. Mr Quirk commented that the boat boys could be engaged in litter picking at slack times and suggested that perhaps more bins were required in the park in any event. After further discussion it was agreed that Onchan Park would open on the afternoon of Maundy Thursday and remain open up to and including Sunday 10<sup>th</sup> April 2005.

**e) Seasonal Opening Times**

After discussion it was agreed that the park would open for the summer season on Saturday 30<sup>th</sup> April 2005. It would be open for the same hours as Easter until Saturday 28<sup>th</sup> May 2005 when it would then run to 8.30pm.

**f) Passport**

Mr Quirk raised the question of passports and it was confirmed that this was the wish of the committee that passports be issued to each household via the rates as in the past.

**LA/05/02/9**

**OUTSTANDING MATTERS**

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

**LA/05/01/4(vi) Sale of five-a-side goalposts – contact clubs**

The Amenities Officer advised that he had circulated to football clubs the list of goalposts available. As a result he had given them to Onchan AFC rather than sell them. In answer to question he advised that the club intended to store them in the grounds at Nivison Stadium. It was agreed that the club should be informed in writing, therefore, that they were solely responsible for the safekeeping of the goalposts and for any accidents related thereto.

**LA/05/02/10**

**MATTERS REFERRED BY BOARD/OTHER COMMITTEES**

**a) Port Jack Glen Stream**

At the recent meeting of the Works and Cleansing Committee suggestions from a DoT official in respect of remedial works to the stream to overcome the undermining caused by the water during the past 40 years had been referred to the Leisure and Amenities Committee as the glen fell within their remit. Copies of the various sketch alternatives had therefore been circulated. An indication as to the Surveyor's preference was given. Mr Stowell expressed concern over the potential cost of the schemes and advised that his own preference was to place heavy rubble on the stream bed so as to raise the level of the stream bed which would protect the areas of undermining. He suggested that even stone from demolition works could be used. He pointed out that large stones would not therefore wash away and should provide a stable solution. He made a formal proposal that such a method be adopted. Mr Quirk indicated that he was prepared to go along with that suggestion but pointed out there were areas that needed to be addressed and therefore the proposal needed to be

expanded. After further discussion it was agreed that the matter should be further considered at the next meeting of the Board when the views of all members could be obtained.

**b) Environmental Controls**

The Administrative Officer advised that he had been instructed to place this on the agenda as a result of a request made by Commissioner Watterson at the previous meeting of the Policy and Finance Committee. He added that he had not been given instructions as to what this related or how any decisions would be implemented. Mr Quirk commented that the committee had already agreed to change the type of oil used in the motorboats and that the policy had been brought in in respect of shredding of the Christmas trees. Noted.

**LA/05/01/11**

**CORRESPONDENCE OR OTHER COMMUNICATION**

**a) Isle of Man Coastguards**

Letter reported as received from Isle of Man Coastguards in respect of a safety seminar to be held on the evening of Thursday 24<sup>th</sup> February 2005 at 7.30pm. This related to "water based" or "near water" events. The Administrative Officer and the Amenities Officer would be attending. Noted.

**b) Filming**

The Administrative Officer advised that he had been approached by a locations manager from one of the film companies who had previously been involved in the filming of "The Rotters Club". On that occasion they worked on the roadway to the perimeter of Onchan Park but for another film she would like to use the playground in Onchan Park to represent a playground in North London. The Administrative Officer informed members that a few years previous when filming was undertaken in Onchan Park which was meant to represent Central Park in New York a donation was obtained towards the Taverners Playground Fund. After discussion it was agreed that permission could be given for short term filming one evening in the playground at Onchan Park subject to a donation of £200 to the Taverners Playground Fund.

**LA/05/02/12**

**ANY OTHER BUSINESS**

**a) Date of Next Meeting**

Monday 14<sup>th</sup> March 2005 at 7pm.

**b) Reindeer**

Mr Quirk pointed out that the Christmas light feature erected on the gable of David Land cars had not yet been removed. The Amenities Officer replied that it would be removed as soon as practicable. Noted.

***Meeting terminated 11pm.***

Minutes of a meeting of the **POLICY AND FINANCE COMMITTEE** held in the Boardroom at Hawthorn Villa, Main Road, Onchan, on Monday 14<sup>th</sup> February 2005, at 5.40 p.m.

**Present:** Mr G.K. Astill (Chairman)  
Mr M.J. Kennaugh, J.P.  
Mr A.T.W. Norton (from 5.55 p.m.)  
Mr J.K. Watterson

**Apologies:** Mr D. Crellin

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

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**PF05/02/01**  
**MINUTES**

Minutes of the meeting held on 10<sup>th</sup> January 2005, copies of which having previously been circulated, were taken as read, confirmed and signed.

**PF05/02/02**  
**BUSINESS ARISING**

1. **PF05/01/03(1) – Proposed Changes to Domestic Rating**

Copies had been circulated of a letter from the Financial Controller at the Treasury with regard to the proposed changes to the manner within which properties were assessed in terms of attributing a rateable value. It was stated that unfortunately various inaccuracies had arisen as a result of press comment and this had created a number of queries to the Treasury Officials. The Valuation Office had completed a pilot study of the current rental value based rating system to ascertain the likely outcomes of a move to a capital value based assessment. At a recent presentation political members requested Treasury to make further contact with Local Authorities as major stakeholders in order to ensure that the proposed changes had been fully explained. Treasury had intended to seek Tynwald approval to the proposal in January 2005 but this had now been delayed and would be put before the March 2005 sitting.

Therefore the Financial Controller or another Senior Officer from the Valuation Section offered to meet with the Commissioners on a mutually acceptable date to further explain the proposals.

Copies of background papers supplied by the Treasury had also been circulated to Members.

After discussion it was agreed that it be suggested to the Board that the offer to meet with the Treasury official be accepted and arrangements made for the meeting to take place at an early date.

### PF05/02/03

#### BUSINESS ARISING FROM PREVIOUS MEETINGS

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

### PF05/02/04

#### OUTSTANDING MATTERS

A list of outstanding matters copies of which having previously been circulated was considered and noted.

*Mr Norton attended the meeting at this point.*

### PF05/02/05

#### 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 9<sup>th</sup> February 2005 compared with the previous financial year were as follows:-

2004/05 estimated amount collectable including arrears brought forward	£1,340,222
2004/05 collected to 9 <sup>th</sup> February 2005 less refunds	£1,342,253 (100.15%)

#### Comparative figures

2003/04 estimated amount collectable including arrears brought forward	£1,419,928
2003/04 collected to 9 <sup>th</sup> February 2004 less refunds	£1,406,683 (99.07%)

Finance Officer explained that the reason for the collections exceeding 100% was because the estimated amount collectable included a conservative figure for new property completions and extensions during the year which had in fact been exceeded.

#### 2. Revenue Account Payments

The list of payments from revenue account during the month of January 2005 copies 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.***

#### 3. Waste Disposal Charges

Finance Officer referred to waste disposal charges to commercial customers who had been charged by volume up to 30<sup>th</sup> September 2004. He advised that the PM Onboard weighing system was now sufficiently robust to enable charges to be made according to the weight of waste disposed of by each commercial customer with effect from 1<sup>st</sup> October 2004. *Noted.*

### PF04/03/06

#### CORRESPONDENCE AND OTHER COMMUNICATIONS

None to report in public.

### PF05/02/07

#### MATTERS REFERRED BY COMMISSIONERS/OTHER COMMITTEES

None to report in public.

### PF05/02/08

#### RECOMMENDATIONS WITH POLICY OR FINANCIAL IMPLICATIONS FROM OTHER COMMITTEES

None to report in public.

**PF05/02/09**

**OTHER BUSINESS**

There was no other business for consideration in public.

**PF05/02/10**

**DATE OF NEXT MEETING**

It was agreed that the next ordinary meeting of the Committee be held at 5.30 pm on Monday 21<sup>st</sup> March 2005.

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

Minutes of a meeting of the **RURAL COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Wednesday 9<sup>th</sup> February 2005 at 5.16pm.

**Present:** Mr J.K. Watterson (from 5.17pm) (in the Chair), Mrs W.E. Megson (from 5.17pm) Messrs B.H. Moore, D.J. Quirk (until 6pm) and W.A. Skillicorn

**In attendance:** Peter Kelly (Administration) & B.T. Price (until 6.41pm) (Building Control Officer)

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**R/05/02/1**  
**CHAIRMAN**

Mr Quirk indicated that the appointed time had passed and proposed that the meeting proceed as a quorum was present. Mr Moore, the Vice-Chairman, assumed the chair. Mr Quirk advised that he would have to leave at 6pm.

**R/05/02/2**  
**MINUTES**

Minutes of the meeting held on 29<sup>th</sup> December 2004, copies of which having previously been circulated, was taken as read, confirmed and signed. Mr Watterson took the chair from this point on.

**R/05/02/3**  
**MATTERS ARISING**

The following matters were arising from the minutes:-

**a) Joint Meeting with Police and DoT**

The Chairman reminded members of comments made by the Department of Transport with particular regard to the cutting back of overhanging branches. They had stated that they were only responsible for cutting back trees on bus routes. Approximately two weeks prior to the present meeting the Chairman observed DoT personnel on the Abbeylands Road where they proceeded to cut low hanging branches from the trees which had been the subject of previous correspondence. Noted.

**b) Beating the Bounds**

The Building Control Officer informed members that those road signs which had gone missing from the rural roads had now been replaced.

The Chairman enquired as to the position regarding the reinstatement of the footpath at Tromode Green. Members were reminded that when this was observed everyone was under the impression that the road had not been adopted and therefore was the responsibility of the developer. It had since transpired that the road had been adopted although no notification as such had been given to the commission. It was therefore the responsibility of DoT. The Building Control Officer advised that they were aware of the work required but he was not in a position to indicate whether it had been undertaken or not. Noted.

**c) Glen Recreation Policy**

Copies of the letter as prepared by the Administrative Officer and sent to DAFF over the Christmas/New Year period had previously been circulated. Reply read from which it was noted that the commissioners' valued contribution was currently being considered along with other suggestions from interested parties. A general discussion took place in respect of the policy of DAFF regarding fallen trees in the plantations and glens.

R/05/02/4

**OUTSTANDING MATTERS**

a) **Shannon Rae Site**

The Administrative Officer advised that this was still held pending a decision from the Onchan Branch of the Royal British Legion in respect of a memorial seat which may or may not be placed in front of the commissioners' offices thus releasing a seat for this site.

b) **Street Light at Hillberry**

The Administrative Officer read letter as sent to the Network Services Graduate Engineer on 10<sup>th</sup> January 2005 recommending a liaison between the MEA and DoT in respect of the cable laying which was proposed. Reply read which indicated that work was due to have started on 10<sup>th</sup> January 2005 but would be postponed for a week. Mr Skillicorn advised that a lighting column was now in place and the cables had actually come in the opposite direction from what was previously understood. The source of cabling was from the sub station at Glen Dhoo passing through the DoT depôt and then to the pole in the garden of The Crofts. The Chairman advised that the pole had in fact been erected in the wrong position. There was no head on the light as yet but a discussion took place and it was felt that the new position may in fact provide greater light spread at the bend in the road. Contact to be made with the MEA to advise them as to this error. Mr Skillicorn added that the work of trenching was undertaken by a contractor and the road surface had been reinstated. Noted.

R/05/02/5

**MATTERS FROM PREVIOUS MEETINGS**

Nil.

R/05/02/6

**MATTERS REFERRED BY BOARD/OTHER COMMITTEES**

Nil.

R/05/02/7

**PLANNING MATTERS**

i) **Planning Decisions**

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

PA 04/1592 Alterations to existing cottages and construction of detached garage and shed together with flag pole, 1, 2 & 3 Glenville Cottages, Scollag Road for His Hon. Deemster and Mrs Kerruish. This was revised details in respect of site lines, repositioning of window in garage etc – **Approved.**

PA 04/2120 Installation of external staircase on holiday cottage Ballakissack Farm, Little Mill Road for Mr D. Kissack – **Approved.**

PA 04/2173 Erection of sun lounge, The Fieldhouse formerly known as Mullen-e-Corran, Sir George's Bridge for Mr T. McCullough – **Approved.**

PA 04/2354 Erection of new barn to increase storage capacity, Field 534269 Clypse Beg for Douglas Corporation – **Approved subject to the building only being used for the storage of agricultural equipment and such required for the maintenance of the land associated with the site and the reservoir and for the storage of hay.**

PA 04/2446 Erection of agricultural building adjacent to Ballacreech Farm, Ballanard Road for Mr R.N. Shimmin – **Approved subject to the building being used for agricultural purposes only.**

PA 04/1715 Approval in principle for the conversion of derelict barns into residential accommodation Bibaloe Farm, Bibaloe Beg Road for Mr B.H. Moore - **Refused for reasons that whilst planning permission has been granted for the conversion of the buildings to tourist accommodation the committee considers that the conversion of the building to permanent residential use is unacceptable as:**

- a) ***The use of the buildings for permanent residential use would generate such traffic (more and more frequently than would be generated by the use of the units by tourists) as could not safely or conveniently be accommodated either by the D34 Bibaloe Beg Road itself or by the junctions of this public road with the A2 and A11 highways.***
- b) ***The use of the buildings for permanent residential use is not considered appropriate in a primarily agricultural environment where the units would, quite likely be surrounded by farming activities. Such use could also adversely affect or prejudice the legitimate agricultural activities which presently or maybe in place on the adjacent land.***

Mr Moore declared an interest in the application.

The Building Control Officer advised that the Notice of Refusal had been received on the day of the previous meeting and that in the meantime a Review had been sought and held on written submission. The decision at Review was **Refused** for exactly the same reasons. Members noted that the proposals were similar to those at Lower Sulby yet the reasons for refusal were stronger.

## ii) **Reviews**

PA 04/1587 Approval in principle for the demolition of derelict cow shed and the erection of a double garage with studio over, enlargement of driveway and parking area and erection of greenhouse to side of garage Brooklands, Sir George's Bridge for Doctor D. James

The Building Control Officer confirmed that the commissioner's request for a Review had been accepted and then read the case as forwarded by him. Noted.

PA 04/1691 Demolition of two greenhouses and construction of four bed dormer bungalow with integral double garage below, land adjacent to Woodland Heights, Ashley Road for Mr M.R. Barker

This application had originally been approved by the Planning Committee despite an objection from the commissioners on the grounds that the land was not zoned for residential development. A Review had been sought by the commissioners which was considered on written submission. The commissioner's case pointed out that the land was zoned as private woodland or parkland on the Onchan Plan, was immediately adjacent to Molly Quirk's Glen referred to as open space and nature conservation, the greenhouses to be replaced were not redundant in the sense that they could still serve the same purpose as that for which they had been constructed and that whilst provision was made in the Onchan Plan for a single dwelling at Brownswood no provision had been made for further residential development on this site.

The decision of the Planning Committee at Review was ***Refused on the grounds that the site is within an area which is zoned on the Onchan Plan as private woodland or parkland and which is in the countryside. The erection of a new dwelling as proposed would be contrary to the department's general policies in respect of new dwellings in the countryside. The presence and proposed removal of the greenhouses are not reasons sufficient to set aside these general policies.***

Noted with interest.

## iii) **Registered Buildings Clucas Laundry**

A request for the removal of the building structures had been requested and the Administrative Officer attended the hearing, presenting the commissioner's case. The Building Control Officer advised that the decision had now been made by the Planning Committee to confirm the registration of the two chimneys and switch room but removing from the register the millrace, sluices and leats to which the commission had no objection. Noted. The Administrative Officer enquired as to the date for an Appeal to be lodged. The Building Control Officer informed the meeting that this had just past.

**R/05/02/8**

### **ANY OTHER BUSINESS**

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

Wednesday 16<sup>th</sup> March 2005 at 5.15pm.

#### b) **Environmental Controls**

The Administrative Officer informed members that he had received an instruction from the Deputy Clerk requesting that "Environmental Controls" be placed on the agenda of each forthcoming

committee meeting. This request had been made by Commissioner Watterson and had been agreed by the Policy and Finance Committee.

The Chairman explained in some detail his intention which was aimed at an internal audit in a way of practices such as, how does the painter dispose of paint left over from a job? How is waste oil dealt with from the motorboats? He accepted however that in respect of the Rural Committee as there was no labour force attached solely to that committee then the subject matter was perhaps not appropriate. Noted.

c) **Civic Amenity Site**

***The Administrative Officer advised that he had received from the Deputy Clerk a copy of written questions raised at the last public meeting of the Board by Commissioner Quirk under Standing Order No 7. He had also received a copy of the written reply with a request to circulate same.***

The questions put were

1. What is the cost per ratepayer for the use of the present civic amenity site at Braddan for Onchan urban ratepayers?
2. What is the cost per ratepayer for the use of the present civic amenity site at Braddan for Onchan rural ratepayers?
3. What are the projected costs for Onchan urban ratepayers at the proposed new Middle River C.A. site?
4. What are the projected costs for Onchan rural ratepayers at the proposed new Middle River C.A. site?

Replies to the questions were given at the public meeting of the Board and a typed copy had since been circulated. Members noted that the answer to question 1 and question 2 could not be given until the completion of the current financial year when the costs would be known.

There were, however, no differential in the costs between the urban and rural wards as the total is a rate borne expenditure of the authority.

It is anticipated however that the costs would be in the region of £60,000 and therefore the cost per household would be approximately £13.95 for the 2004/2005 financial year.

The cost to rural ratepayers, on the basis that in accord with the Onchan District Act 1986 the rate is 50% of the Urban Rate, would equate approximately £6.98 per household.

Projected costs for the Middle River Civic Amenity Site had not yet been finally determined and therefore answers to questions 3 and 4 could not be given.

The Chairman commented that the actual cost per household was of course not averaged out but was in fact based on the rateable value of each property. Thus a large house in the rural ward could well be paying more than a terraced house in the urban ward. As Mr Quirk had already left the meeting members were unable to establish his reason for asking these questions, half of which related to the rural ward. It was, however, anticipated that they may be the forerunner to an approach to obtain additional charges from the rural ratepayers towards the cost of running the civic amenity site. Mr Moore commented that he felt there was a difference here in so much that the collection of refuse from every property was a service provided by the commissioners whereas the provision of the civic amenity site was an amenity which was available for ratepayers to use if they wished; in the same way that applied to the library, bowling greens, tennis courts etc. In the latter cases those wishing to use the particular amenities generally had to pay to do so.

The Administrative Officer advised that his understanding of the Public Health Act under which the additional charge was made to rural ratepayers to cover the additional cost of waste disposal was such that it referred to "collection" which was obviously the operative word and this was not applicable to the Civic Amenity Site. There was, however, another section in the Public Health Act which gave local authorities the power to set up a collection area to which ratepayers/residents could bring household waste. It was under this section that the civic amenity sites existed. That section of the Act also gave the local authorities the ability to make a charge for same if they wished.

On the basis that the polluter pays then every domestic property in Onchan is contributing to the cost of waste collection and disposal as every property has its refuse collected. The question the committee then considered was should every ratepayer contribute to the cost of the civic amenity site or just those who used it. In the latter case perhaps a charge could be made for the permits

although it was accepted, like a library subscription or a season ticket for the bowling green, the full cost would not generally be met by the users as otherwise the cost per user would be so high as to put off potential users.

Members were concerned therefore that the Board may proceed to make decisions without the full and correct facts being before them. The Rural Committee was both willing and desirous of investigating the subject further and therefore it was agreed that the Chairman would ask the following questions of the Chairman of Onchan District Commissioners at the next meeting of the Board under Standing Order No 7.

1. How many permits have been issued to Onchan residents to use the Civic Amenity Site at Snugborough?
2. How many of those permits have been issued, and are current, to residents in the Urban Ward?
3. How many permits have been issued, and are current, to residents in the Rural Ward?
4. Can the Chairman confirm that residents of Lonan, Laxey, Marown and Santon are now able to use the Civic Amenity site at Snugborough?
5. Is such use subject to a charge?
6. If so, is that charge calculated on the number of households in each area and charged to the Authority in question or is it a charge per permit issued to those who take them out?
7. What is that charge?

**d) Ballacottier Road**

The Administrative Officer reported that he had received a telephone enquiry from a resident of Ballacottier Road requesting his proper address. When this was given the enquirer requested that contact be made with Isle of Man Post who had advised the resident that he lived on Little Mill Road. Contact was made with Isle of Man Post and a sketch map forwarded to them showing the extent of Ballacottier Road with its junctions at Hillberry Road/The Mountain Road and Clype Moar Road/Little Mill Road. Noted.

**e) Minutes/Resolutions**

Mrs Megson queried what items would be placed in public and which in committee. The Administrative Officer then worked through the agenda advising as to how he proposed to deal with same. Noted and agreed.

**f) Amal Road**

The Chairman advised that somebody had recently carefully removed the Amal Road sign from the two posts to which it was attached. An initial search of the area had not revealed its present location. Agreed that a letter be sent to the nearby residents enquiring if they had any knowledge of the event and asking them to be vigilant when a sign was put back in place.

**g) Thefts in Onchan**

Mrs Megson made reference to a police poster which was currently on display at the commissioners' reception. This informed the public that there had been thefts in the area of recent and requested public co-operation. She enquired whether the thefts also related to the Rural Ward. The Administrative Officer advised that to the best of his knowledge it did not but further enquiries would be made.

***Meeting terminated at 7.11pm.***