

ONCHAN DISTRICT COMMISSIONERS

Hawthorn Villa,
Main Road, Onchan.

IN PUBLIC

2nd August 2006

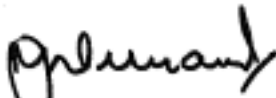
Sir/Madam,

You are hereby summoned to attend an ORDINARY meeting of the Authority to be held in the Boardroom, at Hawthorn Villa, 79 Main Road, Onchan, to transact the undernoted business at:

7.00 p.m. on Monday 7th August 2006

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

Yours faithfully,



M.J. WILLIAMS
CLERK

AGENDA

The order of business at every meeting of the authority shall be in accordance with that laid down in Standing Order No 4 unless varied by the Chairman at his discretion (with the exception of items 1, 2 or 3 which cannot be varied) or by a resolution duly moved and seconded and passed on a motion which shall be moved and put without discussion.

1. To choose a person to preside if the Chairman and vice-chairman be absent
2. To deal with any business required by statute to be done before any other business
3. To approve as a correct record and sign the Minutes of the:-
 - 3.1 Ordinary meeting held on 3rd July 2006 (Minutes – APPENDIX 1)
4. To dispose of business (if any) remaining or arising from the last and any intermediate extraordinary meeting.
 - 4.1 Consultation Forum – Date of Next Meeting
CLERK TO REPORT
 - 4.2 Motion No. 46 – Reduction in Board Membership
CLERK TO REPORT
 - 4.3 Richmond Hill Consultative Committee – EfW Plant, maximum tonnages
CLERK TO REPORT

5. **To dispose of business (if any) remaining or arising from meetings held prior to the last ordinary meeting.**
- 5.1 Kerbside Collection Strategy Meeting – Minutes, 23rd June 2006
CLERK TO REPORT
- 5.2 Litter Strategy Steering Group – Progress Report
CLERK TO REPORT
6. **To deal with any business expressly required by statute to be done.**
- None.
7. **To receive and consider reports, minutes and recommendations of committees.**
(Note: See Standing Order Number 7(1) attached)
- 7.1 Housing Committee *(Minutes – APPENDIX 7.1)*
- Meeting held 10th July 2006
- 7.2 Works and Cleansing Committee *(Minutes – APPENDIX 7.2)*
- Meeting held 17th July 2006
- 7.3 Leisure and Amenities Committee *(Minutes – APPENDIX 7.3)*
- Meeting held 24th July 2006
- 7.4 Policy and Finance Committee *(Minutes – APPENDIX 7.4)*
- Meeting held 31st July 2006
- 7.5 Rural Committee *(Minutes – APPENDIX 7.5)*
- Meeting held 26th July 2006
8. **To consider letters, petitions, memorials and other communications.**
- 8.1 Planning decisions/communications from the D.L.G.E. Planning Committee
- 1.1 Planning Communications – list circulated
- 1.2 Plans – list circulated
- 1.3 Planning Recommendations, Rural Committee – list circulated
- 8.2 Historic Buildings Conservation Areas 2006 – copy letter circulated
- 8.3 The Church of Jesus Christ of Latter-Day Saints, Officer of Assistances
CLERK TO REPORT
- 8.4 Richmond Hill Consultative Committee – Minutes, 5th April 2006
Copy minutes circulated
- 8.5 Executive Committee, Isle of Man Municipal Association – Minutes 29th June 2006
Copy Minutes circulated
- 8.6 Dept of Transport, Newsletter – Issue 1 circulated.
9. **To consider any report from the clerk or the surveyor**
- 9.1 Petition – Replacement Play Equipment, Jubilee Playground, Birch Hill, Onchan
Commissioners – Clerk to report
- 9.2 Public Open Space, North bank Land – Surveyor to report

10. Chairman's Announcements

Chairman to report

11. To answer questions asked under standing order 7 (Note: See Standing Order 7(2) to 7(4) attached)

11.1 Any questions as may be received.

12. To consider Motions in the order in which notice has been received. (Note: See Standing Order No 5 attached)

None.

13. Other Business, if any, specified in the summons

None.

Minutes of the ordinary meeting of the **ONCHAN DISTRICT COMMISSIONERS** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Monday 3rd July 2006 at 7.00 p.m.

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

Apologies: Mr M.J. Kennaugh

In Attendance: Mr M.J. Williams (Chief Executive/Clerk)

C06/07/01/01
BUSINESS REQUIRED TO BE DEALT WITH BY STATUTE

None.

C06/07/01/02
MINUTES

The minutes of the public section of the ordinary meeting held on 30th May 2006, copies of which having previously been circulated, were agreed as a correct record of proceedings and signed by the Chairman.

C06/07/01/03
BUSINESS ARISING

1. Richmond Hill Consultative Committee

Chief Executive/Clerk advised he had written to the Department of Local Government and the Environment seeking clarification that the figures quoted were design limitations or indeed whether they are maximum figures that could be amended at the discretion of the Department. The enquiry has been referred to the Environmental Health Division. *Noted.*

2. Motion Number 46 – Board Membership

Guidance had been sought from the Department of Local Government and the Environment as to the process which would need to be followed to achieve the aims of the Motion. An amendment in the form of primary legislation would probably be required, and the earliest that such a Bill could be introduced would be 2007. To this end it has been suggested that the Chief Executive/Clerk and both the Local Government Unit and the Legislation and Policy Unit of the Department meet to discuss the best way forward. *Noted.*

3. Motion Number 47 – Amalgamation of Urban and Rural Ward

Chief Executive/Clerk advised that he had referred this to the Rural Committee. *Noted.*

C06/07/01/04

BUSINESS ARISING FROM PREVIOUS MEETINGS

None.

C06/07/01/05

BUSINESS EXPRESSLY REQUIRED TO BE DONE BY STATUTE

None.

C06/07/01/06

HOUSING COMMITTEE MINUTES

The minutes of the public section of the Housing Committee meeting held on 5th June 2006, copies of which having previously been circulated, were considered. The following matters were arising from the minutes:-

1. H06/06/01/04(1)(c) – Nursery Avenue Triangle

Mr Quirk enquired as to the progress of the works being undertaken at the Nursery Avenue Triangle. Mr Stowell advised that had noticed that the work was completed.

Mr Quirk asked that when the final account is received the Chief Executive/Clerk ensure that any deductions due are included. *Noted.*

2. H06/06/01/06(2) - Table and Chairs for Community Lounge

In answer to question, the Chairman of the Housing Committee advised that some redecoration works had taken place. After a recent visit to the complex, the Commissioners felt that the Community Lounge appeared too clinical rather than a social and enjoyable area to meet.

Mr Quirk advised that the halls also fell into that category and was there any reason why art work could not be displayed to break up the expanse of brickwork. In reply, the Chairman advised that this would be investigated with the Isle of Man Fire Services as there could be a health and safety implication, and would refer the matter to the next meeting of the Committee.

3. H06/06/01/11(4) – Sheltered Housing Form

In answer to question, the Chief Executive/Clerk advised that the Department of Local Government and the Environment had previously advised the Authority to utilise the general housing application forms. The said forms were not appropriate for sheltered housing applications which was why a new form had been devised and was to be approved by the Department.

C06/07/01/07

RECEIVING OF MINUTES

It was **RESOLVED** that the minutes of the public section of the Housing Committee meeting held on 5th June 2006 be and are hereby received.

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

- 1. *That subject to approval of the Department of Local Government and the Environment up to £30,000 should be expended from housing reserves for the purchase and installation of the DPN Housing Management Software System.***

For: Messrs Astill, Black, Norton, Killey, Quirk, Watterson and Mrs Megson

Against: Mr Stowell

Abstained: Mr Crellin

It was further unanimously **RESOLVED that the resolution contained therein requiring the consent of the Board be approved as follows:-**

2. ***That the Deputy Clerk be given delegated authority to include the names of partners of existing tenants upon the Tenancy Agreements where the individuals concerned comply fully with housing application criteria and policies of the Authority.***

C06/07/01/08

WORKS AND CLEANSING COMMITTEE MINUTES

The minutes of the public section of the Works and Cleansing Committee meeting held on 5th June 2006 and the extraordinary meeting held on 28th June 2006, copies of which having previously been circulated, were considered and noted.

1. **WC/06/06/03(a) – War Memorial - Handrails**

In answer to question, the Chairman of the Works and Cleansing Committee, Mr Quirk advised that this matter had been referred to the Health and Safety Officer, with regard to the indications from the Royal British Legion that there should be two handrails. Chief Executive/Clerk advised that the options were being evaluated taking into account the aesthetics of the handrail with the surrounding area.

2. **WC/06/06/04 – Trees and High Hedges Act**

After enquiry, the Chief Executive/Clerk advised the Appointed Day Order was to be presented to Tynwald at the July Sitting. The Department of Local Government and the Environment were trying to achieve 1st August commencement date.

Mr Watterson advised that although the Act is not in force as at present, he had received indications that any member of the public experiencing problems with high hedges, could instigate the proceedings at a local level, i.e. discussions with neighbours, etc. Once the Appointed Day Order was made, the provisions of the Act could then be activated if necessary.

After enquiry, Mr Quirk advised that Surveyor's Department are currently tracking down the land owners in relation to the footpath from St Peter's Church to Royal Avenue.

Chief Executive/Clerk advised that if any residents were experiencing problems with high hedges were welcome to contact the Community Officer at the Surveyors Department for advice.

3. **WC/06/06/05(a) – Street Cleaning**

In answer to enquiry, Mr Quirk advised that the driver of the mini-sweeper was handpicking litter around the district whilst maintenance was carried out by the Department of Transport on the mini-sweeper. It appeared that the poor quality of the pavements around the district have contributed to the mini-sweeper's poor performance record, the loose chippings passing through the blades causing the machine to block. Chief Executive/Clerk advised the mini-sweeper had been repaired and was back in operation.

4. **WC/06/06/09(a)(ii) – Port Jack Glen Refurbishment**

Chief Executive/Clerk advised that consideration given related purely to acceptance of the contractors on to the select list of tenderers and did not detail the works which were being undertaken. After enquiry, it was agreed to circulate a copy of the specification and tenders to Members.

C06/07/01/09

RECEIVING OF MINUTES

It was **RESOLVED** that the minutes of the public section of the Works and Cleansing Committee meeting held on 12th June 2006 and 28th May 2006, be and are hereby received. There were no recommendations contained therein requiring the consent of the Board.

C06/07/01/10

LEISURE AND AMENITIES COMMITTEE MINUTES

The minutes of the public section of the Leisure and Amenities Committee held on 19th June 2006, copies of which having previously been circulated were considered. Arising therefrom:-

1. LA/06/06/05(a)(ii) - Open spaces – pesticides spraying course.

In answer to enquiry, the Chairman of the Leisure and Amenities Committee, Mr Stowell, expressed concern that some members of staff may find it difficult to achieve the necessary standard on the pesticides spraying course. The Parks Foreman was qualified in the use of hand sprayers and was therefore able to supervise his staff in its operation. The Committee felt it was appropriate that his Supervisor undertake the training to ensure that the procedures relating to the safe use of the equipment and chemicals were carried out in a proper manner.

2. LA/06/06/06(a) – Main Road Toilets

After an onsite meeting between the Chairman of the Leisure and Amenities Committee, Administration Officer, Amenities Officer and Mrs Megson that Officers be given the opportunity to resolve the issues and report to the next meeting of the Committee as this was a managerial matter.

3. LA06/06/09(f) - Village Fair

After enquiry, the Chairman advised that a list of the local groups and societies who have expressed a wish to have a stall at the Village Fair would be circulated.

C06/07/01/11

RECEIVING OF MINUTES

It was **RESOLVED** that the minutes of the public section of the Leisure and Amenities Committee meeting held on 19th June 2006 be and are hereby received. It was further unanimously **RESOLVED that the resolutions contained therein requiring the consent of the Board be approved as follows:-**

1. ***“to accept the scheme of Lappset UK Limited for a multi functional piece of play equipment in the shape of a sailing ship as being the scheme which appeared to provide the best mixture of activities on a single piece of play equipment and at the same time be themed in some way towards the Isle of Man and the special discounted price was £50,000”.***
2. ***“to obtain a competitive quotation (present quotation equates approximately £1,800) for the laying of land drain above the YCC car park and to accept the lowest price. The project to be financed out of part of the budget for improving lighting in Onchan Park”.***
3. ***“to purchase four double heads at approximately £194 each to be placed on existing lamp standards in Onchan Park by the commissioners’ street lighting contractor. The cost to be taken out of the budget of £12,000 for lighting improvement in Onchan Park”.***
4. ***“to install 2 Nos. square section fluorescent lights and 4 nos. low voltage eyeball lights in the ceiling of the foyer to Onchan Library at a cost of £265.92 including labour”.***

C06/07/01/12

POLICY AND FINANCE COMMITTEE MINUTES

The minutes of the public section of the Policy and Finance Committee meeting held on 26th June 2006, copies of which having previously been circulated were considered. The following matter was arising therefrom:-

1. PF06/06/10(1) – Attendance of Vice-Chairman at Standing Committee Meetings

The Chief Executive/Clerk explained that under Standing Orders any member of the Board may attend any meeting of a Standing Committee as an ex-officio member, subject to permission being obtained from the Chairman of that Committee.

C06/07/01/13

RECEIVING OF MINUTES

It was **RESOLVED** that the public section of the Policy and Finance Committee meeting held on 26th June 2006, 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 lists attached to the minutes be endorsed.**

C06/07/01/14

RURAL COMMITTEE MINUTES

The minutes of the public section of the Rural Committee meeting held on 21st June 2006, copies of which having previously been circulated were considered. The Chairman advised of apparent inaccuracies within the minutes. After discussion, on the proposal of Mr Quirk, seconded by Mr Stowell, it was therefore **RESOLVED to move the consideration of these minutes to the In Committee section of the meeting.**

For: Messrs Astill, Black, Killey, Quirk, Norton and Mrs Megson

Against: Mr Watterson

Abstained : Mr Crellin

C06/07/01/15

RECEIVING OF MINUTES

Deferred to *In Committee* section of the meeting.

C06/07/01/16

LETTERS, PETITIONS, MEMORIALS AND OTHER COMMUNICATIONS

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

1.1 There were no planning communications to consider.

1.2 The following plans were considered:-

In the absence of the District Surveyor the Clerk gave information with regard to the application.

P A NUMBER	DESCRIPTION	COMMENT
06/00993	Former site of Ballachrink Farmhouse, dwelling to replace former farm dwelling.	ODC recommendation - Refusal Notify neighbours.
06/01021	21 Village Walk, Change of use	ODC recommendation – Accepted

	from retail unit to office and showroom	
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1.3 **Planning Recommendations – Rural Committee**

The planning recommendations of the Rural Committee, formulated at a meeting of that Committee held on 21st June 2006 had been previously circulated. It was unanimously **RESOLVED** *that the decisions of the Rural Committee relating to planning matters debated at the meeting held on 21st June 2006, be and are hereby endorsed.*

1.3.1 **PA06/885 – Proposed Extension to Provide Granny Flat, Ballakaighen House, Laxey Road**

Upon answer to enquiry, the Chairman of the Rural Committee, Mr Watterson, advised that no objections had been received to this planning application. Original plans had been submitted based on a separate unit, which the Committee did not favour, but would prefer to be integral with the main house. The new addition to the existing property would have the tiles stripped from the back of the property and placed on the roof of the new extension and the new tiles placed to the rear of the property so that the construction will blend in with the existing dwelling.

Upon the proposal of Mr Watterson, seconded by Mr Astill it was **RESOLVED** *that planning application PA06/885, proposed extension to provide granny flat Ballakaighen House, Laxey Road, be approved.*

For: Messrs Astill, Black, Killey, Norton, Watterson and Mrs Megson

Against: Messrs Quirk and Stowell

Abstained: Mr Crellin

1.3.2 **PA06/866 – Proposed additional large steel framed building for “activities”, including indoor karting and conversion of old sludge pit into “activities” including remote controlled boats at Ballakaighen Farm**

In answer to enquiry, the Chairman of the Rural Committee advised that alterations to the lane had been put in place when the first planning application was received, e.g. widening of the lane, improved visibility on the ingress and egress. He informed the Board that the owners were advised to install a good stop sign at the end of the lane.

Rural Member, Mr Moore, had pointed out that there was no footpath or adequate lighting for children and teenagers walking from Onchan to Ballakaighen Farm and would like to see improvements to safety. *Agreed.*

2. **Notes on Petitions of Redress of Grievance**

Documentation previously circulated. *Noted.*

3. **Central Traffic Management Liaison Group**

The minutes of the meeting of the Central Traffic Management Liaison Group held on 3rd May 2006, were noted. There are a number of items which will be referred to Works and Cleansing Committee.

2.1 **Kelvin Road**

Mr Norton asked that the issue of the disabled parking by the Onchan Post Office, Kelvin Road, be brought to the Central Traffic Liaison Group for further consideration as an improvement of signage was required.

2.2 **Ashley Hill Road – School Road Warning Signs.**

Mr Watterson advised that he had received a complaint from a resident, Ashley Hill Lane, advising that there was a significant increase in traffic utilising this access road, causing the entrance to her property to be blocked.

Mr Killey informed the Board that the new signs were replacements for signs that had been removed and noted the increase in traffic for the school and the pre-school facilities but that a traffic plan had been carried out at the School.

It was agreed that, if appropriate, the District Surveyor obtain a copy of the traffic management system in place at Ashley Hill School for the Members information.

2.4 Lighting – Hillberry to Sign Post Corner

Mr Watterson advised that the area to be considered was Hillberry to Cronk-ny-Mona. Chief Executive/Clerk would advise the Central Traffic Liaison Committee.

2.5 Heywood Court/Hillberry Road – Possible Pedestrian Crossing

It was agreed to refer this item to the District Surveyor.

4. Onchan AFC Junior Football Open Day

Information leaflet circulated to Members advertising that Onchan AFC were looking to enter Junior League Teams of many ages into this season's Manx football leagues. An Open Day for anyone interested is to be held on Sunday 16th July 2006 at the Onchan Youth and Community Centre at 10.00 a.m.

5. Manx Arms Car Park – Derelict Cars

It was agreed that the matter of derelict cars in the Manx Arms Car Park be forwarded to the Brewery for their action.

6. Signpost Corner – Safety Fencing

Chief Executive/Clerk brought this to the attention of the Policy and Finance Committee as the Onchan District Commissioners are owners of the land in question. It was noted that the fencing is only to be in place until further notice. It was unanimously **RESOLVED that this matter be placed in to the In Public section of the minutes.**

C06/07/01/17
CLERKS REPORT

None.

C06/07/01/18
DISTRICT SURVEYORS REPORT

None.

C06/07/01/19
CHAIRMAN'S ANNOUNCEMENTS

The Chairman made the following announcements:-

1. Chairman's Appointments

The Chairman announced that he had attended a number of official engagements since the last meeting of the Board:-

- Peel Civic Sunday
- Royal Artillery Association
- Onchan Library – Reading Voyage (Secret Agents) sponsored by Royal Skandia
- Killea Academy of Dancing – prize presentation

C06/07/01/20
QUESTIONS

There were no questions submitted under the provisions of Standing Order No 7.

C06/07/01/21
MOTIONS

None.

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

Minutes of a meeting of the **HOUSING COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan on Monday, 10th July 2006, commencing at 7.00 p.m..

Present: Mr J.K. Watterson (Chairman)
Mr S.T. Black
Mr M.J. Kennaugh
Mrs W.E. Megson
Mr D. Crellin

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

H06/07/01/01
MINUTES

The minutes of the meeting of the Committee held on Monday 5th June 2006, copies of which having previously been circulated, were considered, agreed as a correct record of proceedings and signed by the Chairman.

H06/07/01/02
MATTERS ARISING FROM THE MINUTES

None.

H06/07/01/03
MATTERS ARISING FROM PREVIOUS MEETINGS

None.

H06/07/01/04
HOUSING AND OTHER ESTATES BUSINESS

1. Maintenance Report

The Maintenance Report dated 30th June 2006, which had been circulated with the agenda was considered and noted.

2. Asbestos Survey

The Housing Maintenance Manager advised that SafetyNet were due to commence asbestos surveys on Schemes I and II (Nursery Avenue) that week and would continue on the remaining schemes on a rolling basis.

3. Nursery Avenue Triangle

The Housing maintenance manager confirmed that the contractor had now completed the hard landscaping works and the Commissioners own parks staff were to commence the planting of the area the following week.

H06/07/01/05
SPRINGFIELD COURT MATTERS

1. Maintenance Report

The report, dated 30th June 2006, had been circulated with the agenda and was noted.

H06/07/01/06

HEYWOOD COURT MATTERS

1. Maintenance Report

The report, dated 30th June 2006, had been circulated with the agenda and was noted.

2. Tables and Chairs for Community Lounge

The Deputy Clerk advised that catalogues of appropriate furniture had been left with the Wardens.

H06/07/01/07

GARAGE MATTERS

1. Maintenance Report

Nothing to report.

H06/07/01/08

PLANNED HOUSING MAINTENANCE

An up to date copy of the report had previously been circulated with the agenda and was noted.

H06/07/01/09

HEALTH AND SAFETY BUSINESS

The report dated 30th June 2006 had been previously circulated and was considered and noted.

H06/07/01/10

ENVIRONMENTAL CONTROLS

Nothing to report.

H06/07/01/11

OUTSTANDING MATTERS – MONITORING OF ACTION TAKEN

1. Report

The report updated after the meeting held on the 5th June 2006 had been circulated with the agenda and was noted

2. Quarterly Housing Report

The quarterly housing reports which had been circulated with the agenda were noted.

3. Sheltered Housing Form

The Deputy Clerk referred members to the copy of the draft application form which had been circulated with the agenda. After discussion with the members of the Committee a number of amendments were agreed to be included by the Deputy Clerk.

4. Combined Housing Authorities

The Deputy Clerk advised that he still had received no response to the letter to Mr Richard Senior, Director of Estates and Housing, Department of Local Government and the Environment, seeking a meeting with the Eastern Local Authorities to discuss options in relation to the management of public sector housing in the area. The Deputy Clerk undertook to write again to Mr Senior seeking a response to the request.

5. Housing Management Software System

The Deputy Clerk advised the Committee that he had met on a number of occasions with the supplier of the software system to finalise details of the Authorities requirements and work on implementation of the system was due to start imminently.

6. Structure of Meetings

The Deputy Clerk provided Members with a variation of the current housing committee meeting agenda following the format of standing orders prescribing the order of business of Board meetings and it appeared that very little benefit would be gained in saving officer time, etc by making such a change. It was therefore the view of the Committee that the arrangement of committee business should remain unchanged for the time being.

H06/07/01/12

OTHER CORRESPONDENCE/COMMUNICATIONS

1. Letter from DoLGE – Loft & Wall Insulation

A letter from the Department of Local Government & the Environment advising of the requirements for Local Housing Authorities to ensure the insulation of walls and lofts is up to current standards was noted.

H06/07/01/13

FINANCIAL MATTERS

None.

H06/07/01/14

MATTERS REFERRED BY THE BOARD/OTHER COMMITTEES

None.

H06/07/01/15

ANY OTHER BUSINESS

1. Date of Next Meeting

It was noted that the next meeting of the Housing Committee would take place on Monday, 18th September 2006, commencing at 7.00 p.m.

2. Commissioners' Surgery

It was noted that the next Commissioners' Surgery was to take place on Thursday, 10th August 2006, commencing at 6.30 p.m.

There being no further business, the meeting closed at 10.18 p.m.

Minutes of a meeting of the **WORKS & CLEANSING COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Monday 17th July 2006 at 6.56pm.

Present: Mr D.J. Quirk (chairman), Messrs D. Crellin, M.J. Kennaugh and E.D.R. Killey.

Apologises: Mr G.K. Astill

In attendance: B.T. Price (Surveyor) and Peter Kelly (Administration)

WC/06/07/1 **MINUTES**

Minutes of the meeting held on 12th June 2006 and the extraordinary meeting held on 26th June 2006 to consider plans, copies of which having previously been circulated, were taken as read and confirmed. Unfortunately the minutes books were locked in the Clerk's room and therefore the signing of the minutes by the chairman would have to take place later.

WC/06/07/2 **PLANNING APPLICATIONS**

The following planning applications were considered:-

PA 06/1057 Proposed conservatory at the rear of 15 Highfield Crescent for Mr C. Guard
Members noted that it was a small conservatory set to the rear of the lounge. The property had high hedges all around and it was not felt therefore that the conservatory would affect anyone. After further discussion it was
- Resolved to recommend approval.

PA 06/1084 Retrospective application to erect external staircase to provide access to upper garden level, 16 Groudle View for Mrs K.J.M. Tiplady
Photographs of the work as carried out were circulated and members were of the opinion that there was no alternative way that access could have been provided. After further discussion it was
- Resolved to recommend approval.

PA 06/1088 Demolition of existing dwelling and construction of new dormer bungalow, 41 Groudle Road for M.P. Associates
The Surveyor reminded members of previous applications for this site which had been made of recent times. The plans were viewed and it was generally accepted that the property should not affect the adjoining owners. The Chairman made reference to a small section of footpath which was missing on account of a projection in the boundary of this property. After further consideration it was
- Resolved to recommend approval of the application subject to a note to the Planning Committee recommending that arrangements be made with DoT for the annexation of the small piece of land in order to provide a continuous footpath along Groudle Road. Neighbours to the rear and right hand side to be notified of the application.

PA 06/1089 Proposed two storey extension to side elevation 118 Royal Avenue for Mr & Mrs R. Orwin
Members noted that there was already a double garage set at the rear corner of the property and this would appear, as result of the proposals, to be left in isolation and without access. The proposed garage with room over was similar to applications which had been made for other properties in the same section of Royal Avenue. After further consideration it was
- Resolved to recommend approval.

PA 06/1099 New dwelling and garage on land formally part of the garden of Melvaig House, 32 The Park for Mr & Mrs Corrigan
Members viewed the plans and Mr Crellin expressed his concern that the proposed dwelling with integral garage appeared to fill the plot. The Surveyor advised that a one metre wide gap was left between the property and the side boundaries. Concern was expressed over

potential loss of light to the gable window of the adjoining property which belonged to the commissioners. After further consideration it was

- Resolved that the matter be referred to the Board for consideration and that the tenant of the adjoining property be notified of the application.

The Administrative Officer informed members that it was quite possible that when the land was sold originally there were covenants on it set by the commissioners who were the vendors. Whilst this was not a planning matter it was again possible that the approval of the commissioners in respect of design etc was a requirement of the sale. Matter to be investigated.

PA 06/1105 Amendments to approved drawings for garage with ancillary accommodation over, 115 King Edward Road for Mr & Mrs D. Pearce

The Surveyor gave an overview of the past application which was taken through to Appeal and explained that the proposal was to now provide an internal staircase to the first floor accommodation and to move the garage over from its original position. Mr Killey commented on reference made in the application to the upper part of the property being used as ancillary accommodation for members of the family coming on holiday and also for use during TT Homestay periods. After further consideration it was

- Resolved to recommend approval of the application subject to a condition limiting its use to being ancillary to the main house. Neighbours to the rear and side to be notified.

PA 06/1111 Erection of single story extension to provide ensuite shower room to rear elevation 15 Birch Hill Avenue for Mr & Mrs Carrol

Comment was made that the extension was of such a size as to probably be exempt planning approval in any event. After consideration it was

- Resolved to recommend approval of the application.

WC/06/07/3

MATTERS ARISING

The following matters were arising from the minutes:-

a) **War Memorial – Handrails**

The Surveyor confirmed that he was still obtaining alternative prices for a single handrail and a handrail both sides of the steps for comparison. Noted.

b) **Housing Development Ridgeway Road**

The Surveyor advised that there was no further progress to report. The Chairman commented that he had still not seen the original plans.

c) **Trees and High Hedges Act 2005**

The Surveyor confirmed that a memorandum had been sent by the Clerk to all commissioners advising that Section 13 of the Act was to come into force on 1st August 2006 and the regulations were due to become operative on 1st November 2006. It was hoped to have a training session between officers of the commission with DOLGE and DAFF. In answer to question, the Surveyor advised that there was no minimum or maximum height for hedges; it was all a matter of how they affected the adjoining properties and was really very much a matter between neighbours. In the event that neighbours could not agree, then the local authority would be acting as arbitrator under the remit of the Act.

WC/06/07/4

MATTERS ARISING FROM PREVIOUS MEETINGS

Nil.

WC/06/07/5

WASTE MANAGEMENT AND OTHER CLEANSING BUSINESS

a) Officer's Report

Copies of the Waste Operations Manager's report had been circulated prior to the meeting and was noted with the following items being discussed further:-

i) Staffing

The Surveyor confirmed that three members of staff were currently off sick.

ii) Bin Weighing

Mr Kennaugh queried the reference to "spy ware" in respect of the bin weighing system being used by Ramsey Town Commissioners. The Surveyor responded that basically a virus had got into the computer system in the Ramsey Town Commissioner's offices. A check had been made to the system at Onchan and there was no virus.

iii) Sale of Vehicle

Members noted the recent change in circumstances in respect of the health of the former potential buyer for the surplus vehicle. After discussion it was agreed to re-advertise and the Chairman suggested that the Waste Operations Manager contacts other users of such vehicles to see if they were interested.

iv) Exhibition

Members noted that an exhibition was being held on 12th to 14th September 2006 at the NEC, Birmingham. The Waste Operations Manager had recommended that he attend, pointing out that on previous occasions the committee chairman also attended. The Chairman advised that he was not certain that he would attend on this occasion but perhaps the Vice-Chairman could do so. After further discussion, when it was noted that the cost of such a trip had not been made known, it was

RESOLVED

"to approve in principle the idea of the Waste Operations Manager and a member of the commission attending the exhibition".

Further details to be obtained.

b) Advertising Space – Refuse Vehicles

It was noted that the matter of establishing if the commissioners were empowered to help financially with the Neighbourhood Watch Scheme advertisement was still in the hands of the Clerk.

WC/06/07/6

STREET LIGHTING/SIGNS/FURNITURE

a) Officer's Report

Copies of the report had been circulated prior to the meeting from which it was noted that during the month of June 5 streetlights had been reported as having defects and during 2006 thirty five columns had been painted out of the 554 steel columns owned by the commissioners. Noted.

b) Lane Off Mountview Close

The Surveyor reported that letters had been sent out to ten property owner/occupiers who backed onto the lane seeking their views to establish whether they considered lighting to be

desirable. Only three replies were received. Of those one was totally opposed to the lighting pointing out that the money would be better spent elsewhere in the district and the other two felt that three lights were too many and suggested two lights in differing positions to that shown. In the absence of replies from the other seven then it was not known whether they favoured or did not favour the scheme. The Surveyor was instructed to obtain a quotation from the MEA for the provision of two lights only as opposed to the three suggested by them.

c) **The Park – Potential Scheme**

The Surveyor advised that he had nothing further to report in respect of the suggestion of new head fittings to the present columns on the public road known as “The Park”.

WC/06/07/7

DRAINAGE FUNCTION

a) **Officer’s Report**

There was no officer’s report for consideration.

b) **School Road Recreation Ground**

This was a matter which was being attended by the Leisure and Amenities Committee. Noted.

WC/06/07/8

PLANNING MATTERS

a) **Communications**

There were three planning applications where the decision of the Planning Committee differed from the recommendation of the commissioners.

PA 05/92239 Demolition and removal of existing garage and conservatory and erection of two storey extension to side elevation to form granny flat accommodation together with kitchen extension to main dwelling 20 Whitebridge Road

The commissioners had recommended refusal of the application but the Planning Committee had approved same. After discussion it was

RESOLVED

“to take no further action in this matter”.

PA 06/096 Conversion of roof space and installation of roof dormers on front and rear elevations to provide additional living accommodation 10 Briarfield Avenue, Birch Hill Park

The commissioners had recommended refusal of the application but the Planning Committee had approved same. Mr Crellin expressed concern that this could form an unfortunate precedent whereby a small bungalow was being turned into a four bed roomed house. After discussion it was

RESOLVED

“to seek Appeal on this application”.

The Administrative Officer reminded members that there were covenants on Birch Hill which included approval of the commissioners to any building that is erected on the plots. He was uncertain but possibly this extended also to alterations thereto, if that were the case the commissioners could withhold approval to the alterations if it was felt to be reasonable. Covenants to be investigated.

PA 06/398 Creation of off road parking 21 Bemahague Avenue

The commissioners had recommended refusal of this application on the grounds of the affect it would have with vehicles parked immediately in front of properties when viewed from the adjoining properties. Mr Crellin again referred to it as being an unfortunate precedent if it were to go ahead. After further discussion it was

RESOLVED

“to seek Appeal against this application on written submission only”.

WC/06/07/9

CAPITAL AND REVENUE SCHEMES

Officer's Report

No report had been circulated. The Surveyor referred to the scheme for installing a mezzanine floor at the Snugborough Refuse Depôt. Applications had been sought from interested contractors to go on a select tender list. Only one reply had been received. Noted.

WC/06/07/10

HIGHWAY AND TRAFFIC MATTERS

a) Meeting with DoT Officials

Minutes of this meeting were still to be prepared. Noted.

b) Dropped Kerb School Road

It was noted that the dropped kerb and tactile paving at the bottom of School Road (left hand side) which provided access through to the central reservation and then across to Hawthorn Villa for the disabled, mobility scooters and prams had been removed by the Department of Transport. The pavement and kerb had been built up to full level. The Surveyor was still awaiting a reply from the department as to why this had been undertaken. Noted.

c) Other Highway Matters

The Chairman commented that the Department of Transport had taken away a perfectly good set of lights from the pedestrian crossing on Hillberry Road and replaced them with another set. He then requested the Surveyor to make contact with the department to establish what progress was being made with a safety island in the road at Heywood Park.

WC/06/07/11

FURTHER REPORTS FROM CLERK/SURVEYOR

Dogs Act

A copy of model local authority byelaws under the Dogs Act 1990 had been circulated to members with the agenda. The Surveyor advised that a draft for new dog byelaws relevant to Onchan had been prepared and he suggested that these be distributed to the various committees so that they could come up with areas to be included under the different headings. The Chairman queried whether it would be better to go straight to the Board rather than waiting for committees to make their recommendations. A general discussion took place and eventually it was agreed that information should be supplied to each and every commissioner in order to ask for their comments.

WC/06/07/12

CORRESPONDENCE/OTHER COMMUNICATIONS

Nil.

WC/06/07/13

OUTSTANDING MATTERS

No list of outstanding matters had been circulated and therefore reference to same could not be made.

WC/06/07/14

MATTERS REFERRED BY BOARD/OTHER COMMITTEES

Nil.

WC/06/07/15

MINUTES

The division of the minutes into the public and committee sections was left to the Administrative Officer.

WC/06/07/16

ANY OTHER BUSINESS

a) Time and Date of Next Meeting

Monday 25th September at 7pm.

b) Planning Meeting

The next public meeting for planning consideration is on Wednesday 2nd August 2006 at 5pm.

c) Litter Initiative

The Chairman referred to proposals for an all island litter initiative which would embody areas of clean up in the local authority areas of the Island. He had been in contact with the firm who had a machine for the cleaning of paving slabs and block paving and produced leaflets from them. He suggested that perhaps Lazy Corner could be cleaned up including the traffic island in the centre of the road. Another suggestion was the War Memorial site and footpaths extending back in front of Elm Tree House. The Administrative Officer enquired whether this scheme was something similar to Clean Sweep to which the Chairman replied in the positive. The Administrative Officer then queried what needed to be tidied at Lazy Corner as in fact the area was extremely neat and tidy and the paving in any event was tarmac. The traffic island in the centre of the road was the responsibility of DoT and not the commissioners. In respect of the War Memorial and Main Road the paving in front of the shops was again the responsibility of DoT and only the steps leading up to the War Memorial were the responsibility of the commissioners. He suggested that if clean ups were needed then areas such as behind Shoprite backing onto Nursery Avenue and Port Jack beach were a problem from time to time with litter and perhaps they should be targeted under the scheme. After further discussion the Chairman suggested that the Waste Operations Manager and the Community Officer be requested to provide a list of problem areas for consideration.

Meeting terminated at 8.09pm.

Minutes of a meeting of the **LEISURE AND AMENITIES COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Monday 24th July 2006 at 7.34pm.

Present: Mrs W. Megson (in the chair) Messrs S.T. Black, D. Crellin JP and E.D.R. Killey.

Apologises: Mr B. Stowell

In attendance: Peter Kelly (Administration) and R.C. Quane (Amenities Officer)
A.T.W. Norton (non-member of the committee)(until 8.49pm)

LA/06/07/1
MINUTES

Minutes of the meeting held on 19th June 2006, copies of which having previously been circulated, were taken as read, confirmed and signed.

LA/06/07/2
MATTERS ARISING

There were no matters arising that did not appear elsewhere on the agenda.

LA/06/07/3
MATTERS FROM PREVIOUS MEETINGS

There were no matters from previous meetings for consideration in public.

LA/06/07/04
PLAYGROUNDS/PARKS

a) **Playground Log Books**

The Amenities Officer advised that the logbooks were ready for signature. There was no extraordinary items to report other than the bearings fitted on the disabled persons' roundabout in the Taverners Playground. Mr Crellin enquired as to when was the last time that all equipment was oiled or greased to which the Amenities Officer replied that it was not something he kept on file. When asked if there was regular programme for greasing he replied that greasing or oiling only took place when a fault was discovered. Mr Crellin suggested that perhaps it would be a good idea if a regular greasing and oiling maintenance programme was drawn up and requested that this be laid before the committee at its next meeting.

b) **Amenities Officer's Report**

Copies of the Amenities Officer's Report had been circulated prior to the meeting and was noted without further comment.

c) **Annual Tour of the Park**

The list of outstanding items was noted with no further work having taken place since the last meeting. In respect of a tour for the current year, after discussion, it was agreed that this would take place on Monday 31st July 2006 at 10am, commencing at Pennington Hall.

d) **Jubilee Playground**

The Administrative Officer reported that the scheme/tender of Lappset UK Limited had been accepted subject to borrowing powers being granted by DOLGE. The petition for borrowing powers had been submitted on the previous Friday. All other firms who had submitted a

scheme/tender had been notified that they were unsuccessful on this occasion. Mrs Megson thanked the Administrative Officer for progressing this matter.

e) Disabled Persons' Roundabout

The Amenities Officer reported that new bearings had been fitted to the roundabout and it now does one and a half turns when pushed and nobody is on the roundabout. There was however a chain restrictor system underneath and he would speak with the manufacturers to see if this could be adjusted in order to provide greater free play for the roundabout. Noted.

f) Signage Survey and Costing

The Amenities Officer advised that he had not done anything further on this since the previous meeting. He was of the opinion that whatever the cost was likely to be, it would need to go into the following year's estimates. Members were of a similar view but felt the first thing necessary was to carry out the survey and undertake the costing.

g) Lighting Scheme for Onchan Park

The Amenities Officer advised that the District Surveyor had instructed the commissioners lighting contractors to carry out the work. Commencement was pending. There was no revised costing from the previous meeting. Noted.

h) Hedge Cutting Back

The Amenities Officer advised that the cutting back of the hedge near the stock car entrance had not been undertaken yet as the staff had been working on other things.

j) Crazy Golf Feature

Members noted that the features had now been painted and the final item, a motorboat, which was being supplied free of charge by Bettacrete was shortly to be delivered. Letter as received from a resident in Douglas complaining that it was difficult to negotiate the obstacles had been circulated prior to the meeting together with the initial reply from the Administrative Officer. The Amenities Officer was of the opinion that the complainant must have visited the site in the first few weeks when the new obstacles were put in place as work had been carried out on them since that time, including the painting. Mr Crellin queried that the point raised regarding the size of the hole in one of the obstacles, to which the Amenities Officer replied there was a problem with one of the obstacles but the hole had been enlarged since that time. It was now considerably larger. Mrs Megson suggested that the commissioners could look at the equipment when undertaking the park inspection. Mr Killey congratulated the Administrative Officer on his reply to the complainant and pointed out that in the letter received the complainant was also dissatisfied with the crazy golf obstacles at Douglas and Ramsey. With regard to a further reply to the complainant it was agreed that this should wait until after the site visit.

k) Pennington Hall Replacement

The Amenities Officer had been informed by the District Surveyor that the programme in respect of this work was up to schedule. Members queried what point it had reached but an answer was not available. It was agreed therefore that a proper update should be provided for the next meeting of the Board.

LA/06/07/5
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 matters being discussed further:-

i) Christmas Decorative Lighting

Members noted from the report that the supply of static lights with 40 bulbs would cost approximately £30 per set. There are a total of 50 Christmas trees to be illuminated. After discussion it was agreed that approximately 20 to 25 sets would be purchased for the current year and the balance the next year. The Amenities Officer advised that he had a budget for decorative lighting.

ii) School Road Playing Field Drainage

Members noted that an alternative price had now been received from another contractor and this equated £25 - £27.50 per metre compared with the original price of £23 per metre. The Amenities Officer queried whether he was to accept the lowest tender but he was reminded that at the previous meeting he was instructed to accept the lowest tender whichever it may be. It was noted therefore that the tender of J. Harvey in the sum of £23 per metre for the excavation, laying of drains and reinstatement was accepted. Mr Black commented that the area where youths were currently playing football and where it was intended to install the Wembley Football Arena was very dry at present and wondered if the ground could be aerated. Members did not see the necessity.

b) Port Jack Glen – Comprehensive Scheme

The Amenities Officer reported on behalf of the Surveyor that tenders were due in on 7th August 2006. Noted.

c) Skateboard Park Tenders/Schemes

The Amenities Officer informed members that the Surveyor had now received details from a local skateboarder which included information from the net and a selection of preferred equipment. Mrs Megson had also downloaded information from various websites, some of which having been distributed with the agenda. She also produced brochures at the meeting. Mr Killey advised that he wished to congratulate Mrs Megson for obtaining the information which was to be passed to the Surveyor. Mr Crellin also extended his congratulations to Mrs Megson for obtaining the information when it appeared the staff were unable to do so. Mrs Megson advised that there was a skateboard park directory/map online which included the skateboard parks at both Peel and Crosby.

The Administrative Officer reminded members that when representatives of the local Skateboard Association were interviewed they strongly urged the use of concrete jumps as metal became lethal in the wet and plywood ramps needed replacement on an annual basis. This information had been given to the District Surveyor sometime previous.

d) Port Jack Glen Shelter – Panel Replacement

The Amenities Officer informed members that nothing had been done in respect of the replacement of the three rear panes as agreed at the last meeting. The Surveyor had instructed him not to proceed with that work at the moment as alterations to the shelter were to take place as part of the comprehensive scheme. Mr Killey commented that this reflected badly on the commissioners, who the people of Onchan must be thinking are very slow to do things. After further brief discussion the Amenities Officer was instructed to replace the three panes at the back of the shelter as soon as possible.

e) Wembley Football Arena

The Amenities Officer informed members that the Surveyor had stated there had been no further progress in this matter. Members recalled that at the last meeting the Surveyor was instructed to contact various firms giving them a budget price and asking for a scheme to carry out all works in the provision of a Wembley Football Arena within that price. The instruction

was reiterated and it was agreed that the information regarding another supplier as obtained by Mrs Megson should be passed to the Surveyor for inclusion on the list of suppliers to be contacted.

LA/06/07/6

PUBLIC CONVENIENCES

a) **Amenities Officer's Report**

Copies of the report had been circulated prior to the meeting and was noted.

LA/06/07/7

PUBLIC LIBRARY

a) **Librarian's Report**

Copies of the Librarian's report had been circulated prior to the meeting and was noted. Mrs Megson commented she was pleased to learn that the lighting in the entrance porch had been improved.

b) **Amenities Officer Report**

Copies of the Amenities Officer's report had been circulated prior to the meeting and it was noted that no maintenance had been necessary at the library since the previous meeting.

LA/06/07/8

YOUTH & COMMUNITY CENTRE

a) **Amenities Officer's Report**

Copies of the Amenities Officer's report had been circulated prior to the meeting and was noted with the Amenities Officer adding that work was now almost complete in cutting out the concrete floor to the former office in order to gain headroom in the new toilet. When that was complete a concrete floor would be put in at the lower level and then the joiners, plumbers and electricians would move in. It was anticipated that the work would take five weeks to complete.

b) **Youth Sponsorship**

The Administrative Officer reported receipt of letters from two of the three scouts who had received a donation from the Onchan Youth Development Fund towards the cost of them going to the World Centenary Scout Jamboree in 2007.

c) **Usage of Centre**

Bar charts as prepared by the Booking Clerk had been circulated prior to the meeting. Members noted that there was spare capacity most afternoons and on Saturday and Sunday afternoon and evening. Mrs Megson requested that the Booking Clerk be thanked for producing the charts. Mr Killey added that he felt there should be an explanatory note with the periodic charts to explain where the spare capacity occurred and also there should be some indication of cash flow and expenditure. The Administrative Officer pointed out that due to the absence of the Finance Officer on sick leave, the financial reports would not be forthcoming at present.

d) **Other Business**

Mrs Megson queried whether there were any baby changing facilities at the Youth Centre. The Amenities Officer replied that there were not. Consideration could be given to

incorporating them when the main toilets are revamped but that difficulty with a building of that nature is that youths quite often sit on the tables and therefore damage can occur and the whole purpose of the table is negated. Consideration could however be given to how this could be overcome. Mr Crellin commented that he thought there was to be an onsite meeting with officers and the committee to look to the next phase of the work.

LA/06/07/9

PROMOTIONS/ADVERTISING/PUBLIC INFORMATION

a) Website

The Administrative Officer reported statistics received from WebOne UK for the month of June. This showed 7,101 visits to the site compared with 3,643 in June 2005. Page views was 12,709 compared to 8,122 the previous year. Mrs Megson enquired as to whether the Village Fair had been advertised on the website. The Administrative Officer replied that in the week prior to the fair there was daily updates in addition to previous entries. Noted.

b) Enquiries

The Administrative Officer reported that since the last meeting he had received an enquiry regarding street numbering in Main Road. This came from the occupier of a property which has recently been split into two and by the use of the old rate books he was once again able to establish an answer to the query. What came to light as a result of the search was the fact that what is now called Kenyons Café has two numbers, 44 and 46 Main Road. He explained that this goes back to the time when the Lancashire and Yorkshire Bank occupied one room on the ground floor and had a separate entrance from the top of Church Road. The entrance was later partially built up to become a window. The remainder of the house was numbered 46.

The other enquiry coincidentally related to the Kenyon family and a gentleman on holiday called into the office to establish whether any members of the Kenyon family were still alive. From personal knowledge, the Administrative Officer was able to deal with the enquiry.

c) It's a Knockout

This had taken place since the last meeting. Comment was made on the fact that the organisers had not written to thank the commissioners for the use of the stadium for the event which had taken place some two weeks previous. The Amenities Officer advised that there was a mess in the stadium which seemed to stem from the black plastic bags of rubbish having been ransacked by birds or young people. In answer to question he advised that he had not actually requested the promoters to take the bags away at the end of the event.

d) Lantern Light/Torchlight Procession

The Administrative Officer reported receipt of a letter from the Health and Safety at Work Inspectorate. The letter advised that in the opinion of the writer the precautions stated in the documents prepared by the Administrative Officer for past torchlight processions "appear to be sufficient to ensure a trouble free occasion". Mr Killey proposed that the annual procession revert back to the use of wax torches but lanterns could continue to be used. Mr Black commented that the wax torches were alright except if it was windy and then wax gets everywhere. He queried whether it was possible to get smaller torches. The Administrative Officer replied that to the best of his knowledge a smaller torch was not produced. The ones used were a one hour torch and this seemed to be the norm. Mr Black confirmed that the lanterns did not give the same atmosphere as the wax torches have done in all the past years. Mrs Megson commented that if concern was over safety perhaps there should be a restriction as to the age group to which the torches were sold. The Administrative Officer replied that there was already a restriction that they were not to be sold to persons under the age of sixteen. That, unfortunately, did not necessarily mean that under sixteens did not get hold of them from their parents. Mr Crellin commented that a sixteen year old was still regarded as a young person and they needed to be seventeen in order to be prosecuted for any offence, he suggested therefore that the age be increased to seventeen. It was pointed out that children

of the age of sixteen have now been given the vote and after further discussion it was agreed that the age limit should remain at sixteen. The proposal put forward by Mr Killey was then seconded by Mrs Megson and **RESOLVED**. Mr Black abstained from voting.

e) **Village Fair**

Mr Black commented that the event was good and Mr Killey added that it was very good and he personally felt the location of the fair on the Village Green and in The Butt was better than using Nivison Stadium. Mr Crellin complimented the Administrative Officer on his organisation for the event which was reiterated by Mrs Megson who also thanked those commissioners who assisted on the day. She was also of the opinion that the Village Green was a better venue. Mr Crellin commented that the only thing missing was the sale of ice creams. The Administrative Officer reminded members that as they had only decided in May to hold the event then the travelling ice cream vehicles were already booked up when he made enquiries. Mrs Megson suggested that perhaps a decision should be made early in the year next year to hold a fair which could possibly be themed with people attending coming in costume. She felt there would be a wonderful atmosphere if there was an old fashioned feel to the event. In answer to question, the Administrative Officer advised that the 1987 fair saw the stall holders in Victorian costume but not the other participants. Mrs Megson's suggestion did not seem to find favour with the other members.

f) **Commissioners' Cup**

The Administrative Officer read letter as sent by him to the President of the Manx Viking Wheelers Cycling Club. Over fifty years previous a cup was presented to the club for the "Onchan Race" which was held during International Cycle Week on a circuit which encircled Willaston, the upper parts of Onchan, down to the Manx Arms and back to the grandstand. This was always held on the Monday of Cycle Week on closed roads.

The letter was sent as in accordance with the Trust Deed prepared for the cup at that time. In the event of the race not being held for three consecutive years, or the club disbanding, then the cup should return to the commissioners. Whilst there was no suggestion that the club was going to fold, the race had not been held for a few years and therefore the proposals of the club had been sought. Noted.

g) **Estates Gardens Competition**

The Administrative Officer advised that on 6th July 2006 he sent out the judging details to the Chairman of the Leisure and Amenities Committee and also to the Chairman of the Housing Committee who carry out the judging separately. It is usually hoped that one judge tours during July and the other in August as it gives a better indication of how the gardens have fared in the meantime.

h) **Advertising**

The Administrative Officer produced a copy of the advertisement for Onchan Park placed in three local papers for to coincide with the schools breaking up. The annual advertisement had been amended this year to highlight the new crazy golf feature.

j) **School Visits**

The Administrative Officer informed members that St Mary's School had visited Onchan Park the previous Tuesday. There were approximately 200 pupils who walked from St Marys to the park and took part in a number of the facilities on offer. As usual a 50% discount for schools was applied. The weather was extremely fine for their visit. Noted.

LA/06/07/10

OUTSTANDING MATTERS

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

LA/06/04/6(5) Install Wi-Fi Service at Library- *Delete as service now installed.*

LA/06/07/11

MATTERS REFERRED BY BOARD/OTHER COMMITTEES

Nil.

LA/06/07/12

CORRESPONDENCE OR OTHER COMMUNICATIONS

a) IOM Children's Centre – Out 2 Play

Letter reported as received from the Children's Centre giving dates when the Out 2 Play sessions were to take place in the School Road Playing Field viz:-

Tuesday 22nd July, Monday 31st July, Wednesday 9th August, Monday 21st August and Friday 1st September. All sessions were from 10am to 12pm with the exception of 9th August which is from 2pm to 4pm.

b) Park Passports

Copy of a letter received from a resident in Majestic Drive had been circulated prior to the meeting together with the reply from the Administrative Officer. The writer had complained that the passports were not operative until 5pm, and their five year old had to be home by this time ready for their meal and bed. The writer accused the commissioners of having a total lack of good will towards families with young children; the accusation was rebuffed in the reply. Mr Killey congratulated the Administrative Officer on a very good letter. Mr Black stated he didn't agree with the passports only coming in to effect at 5pm but was not on the committee when the decision was taken. Mrs Megson thanked the Administrative Officer for his well worded reply.

c) Manx Model Boat Club

Letter reported as received from the Manx Model Boat Club thanking the commissioners for making the boating lake in Onchan Park available on 24th June 2006 for their steering event as part of the Mannanan 2006 Model Boat Festival. Letter also advised that the club looked forward to helping the commissioners with any of their events during the coming year. Comment was made that the Model Boat Club were due to have set up three tables at the Village Fair displaying boats made by members, in an effort to gain further membership and provide an interest for the public. On the day before the event they telephoned to say that they would not be taking part.

LA/06/07/13

ANY OTHER BUSINESS

a) Time and Date of Next Meeting

Monday 2nd October 2006 at 7pm.

b) Christmas Trees

Mrs Killey queried whether, because of the long gap before the next meeting, authority should be given for the purchase of Christmas trees throughout the village. It was noted that this was a managerial matter in any event and would be put in hand at the appropriate time.

c) **Congratulations**

Mr Killey, on behalf of the other members, extended congratulations to Mrs Megson who had chaired the meeting.

Meeting terminated 9.59pm.

Minutes of a meeting of the **POLICY AND FINANCE COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Monday 31st July 2006, at 5.30 p.m.

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

Apologies: Mr B. Stowell

In Attendance: Mr M. J. Williams (Chief Executive/Clerk)

PF06/07/01
MINUTES

Minutes of the meeting held on 26th June 2006, copies of which having previously been circulated, were taken as read, confirmed and signed.

PF06/07/02
BUSINESS ARISING

None.

PF06/07/03
BUSINESS ARISING FROM PREVIOUS MEETINGS

None

PF06/07/04
OUTSTANDING MATTERS

No list circulated.

F06/07/05
CLERK'S REPORT

Matters had been included upon the agenda for discussion on an individual basis, rather in written form. There were no matters for consideration in public.

F06/07/06
FINANCE OFFICER'S REPORT

It was noted that the Chief Finance Officer was presently absent on sick leave and that, as such, a formal report had not been prepared. However, certain of the figures normally quoted in the report were available.

1. Rates Collected

It was noted that the total estimated collectable rates and cash received in the current financial year to 23rd July 2006 compared with the previous financial year were as follows:-

2006/07 estimated amount collectable including arrears brought forward	£1,586,988
2006/07 collected to 23 rd June 2006 less refunds	£1,306,347 (82.32%)

Comparative figures

2005/06 estimated amount collectable including arrears brought forward	£1,461,625
2005/06 collected to 23 rd July 2005 less refunds	£1,204,572 (82.41%)

2. Revenue Account Payments

The list of payments from revenue account during the month of June 2006 copies of which having previously been circulated were considered. Following discussion, it was subsequently **RESOLVED***:-

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

PF06/07/07

CORRESPONDENCE AND OTHER COMMUNICATIONS

None.

PF06/07/08

MATTERS REFERRED BY COMMISSIONERS/OTHER COMMITTEES

None.

PF06/07/09

RECOMMENDATIONS WITH POLICY OR FINANCIAL IMPLICATIONS FROM OTHER COMMITTEES

None

PF06/07/10

OTHER BUSINESS

1. Recruitment of Deputy Clerk

It was noted that the new Deputy Clerk had been appointed and that he would take up his duties on 1st August 2006, a little earlier than planned.

2. Recruitment of Chief Executive/Clerk

The Clerk confirmed that the advertisement in respect of the forthcoming vacancy for his position as Chief Executive/Clerk to the Authority had been advertised in the local press and that the closing date for the receipt of applications was 18th August 2006.

PF06/07/11

DATE OF NEXT MEETING

It was agreed that the next ordinary meeting of the Committee be held at 5.30 pm on Monday 4th September 2006

There being no further business the meeting terminated at 7.10p.m.

Minutes of a meeting of the **RURAL COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan on Wednesday 26th July 2006 at 5.17pm.

Present: Mr J.K. Watterson (in the Chair), Messrs G.K. Astill, M.J. Kennaugh, and W.A. Skillicorn

Apologises: B.H. Moore

In attendance: Peter Kelly (Administration) & B.T. Price (Surveyor)(until 6.02pm)

R/06/07/1
MINUTES

Minutes of the meeting held on 21st June 2006, copies of which having previously been circulated, was taken as read, confirmed and signed.

R/06/07/2
PLANNING MATTERS

a) **New Applications for Consideration in Public**

PA 06/1114 Change of use and internal alterations to units E and F Tromode Industrial Estate from warehouse to warehouse and showroom for Mr D.G. Mather

Members noted that the proposal was for the display and sale of kitchens, bedrooms and bathrooms. This would result in the change of use from storage to retail unit which was contrary to the planning policy for the estate. Details were given of additional parking to be provided to the rear of the premises but actual parking spaces were not shown on the plan. After discussion it was

***RESOLVED**

“to recommend refusal of this application as it introduces retail sales in an area designated as an industrial area and for a retail unit to be acceptable there would have to be adequate information to justify the goods proposed to be sold could not reasonably be sold from a town centre business. This was in accordance with the decision of PA 05/1905 and PA 04/2258 which also prohibited any form of retail activity”.

PA 06/1117 Proposed extension over existing garage to create additional bedroom with ensuite, 7 Larch Hill Grove, Tromode for Mrs R. Burton

Members viewed the plan. The Surveyor pointed out that several other properties in the same close had carried out this exercise. After brief discussion it was

***RESOLVED**

“to recommend approval of the application”.

There then followed five applications for amendments in respect of the development at Ballacottier and Slegaby for Slegaby Estates Limited. Mr Skillicorn declared an interest in the application and took no part in the discussion.

PA 06/1195 Minor amendments to approved plan for the large barn, Slegaby for Slegaby Estates Limited.

Members viewed the plan and noted that the amendments related to the installation of dormer windows and construction of functional chimneys to permit the use of open fires. Other minor amendments related to the reserved matters in the original approval. After consideration it was

***RESOLVED**

“to recommend approval”.

PA 06/1200 Minor amendments to approved plan for the rebuilding of Glenside, Ballacottier for Slegaby Estates Limited

The Surveyor explained that the minor amendments related to the redesign of the bay windows in respect of proportions to reflect a traditional bay window and the installation of a

glazed link between house and garage together with reserved matters from the previous approval. After discussion it was

***RESOLVED**

“to recommend approval of the application”.

PA 06/1201 Proposed minor alterations to approved plan, Ballacottier Farmhouse for Slegaby Estates Limited

The plans were viewed and the Surveyor advised that the amendments related to the proportion of the bay window and the two side wings were increased in height in order to provide greater headroom at first floor level. After consideration it was

***RESOLVED**

“to recommend approval of the application”.

PA 06/1202 Proposed amendments to original plans for the conversion of the Tuck Mill into a dwelling at Ballacottier for Slegaby Estates Limited

The Surveyor explained the amendment related to the staircase wing which was to be added to the building. Instead of being built in stone it was now proposed that this addition be entirely glazed. A discussion took place in respect of the advantages and disadvantages of adding a modern structure to an old building and after consideration it was

***RESOLVED**

“to recommend approval of the application”.

PA 06/1203 Proposed new access road at Slegaby/Ballacottier and improvement of site lines at the junction of existing lane with the Ballacottier Road for Slegaby Estates Limited

Members viewed the plan and noted that a new farm access lane was to be created around the area of the development/redevelopment of the Ballacottier and Slegaby buildings. In addition the lane which was to service the new residential accommodation was to have improved site lines at its junction with Ballacottier Road. After consideration it was

***RESOLVED**

“to recommend approval of the application”.

b) Planning Decisions

The following decisions had been received

PA 06/496 Reserved matters application to partly demolish and renovate derelict barns into one unit for residential and one unit for tourist accommodation, Bibaloe Beg Road for Mr & Mrs B.H. Moore

Approved subject to conditions which included a minimum of four onsite car parking spaces being made available within the curtilage of the application site.

PA 06/885 Extension to dwelling to form granny flat and garage, Ballakaighen, Laxey Road for Mr D. Simpson

Approved subject to conditions including that the accommodation only be used as accommodation ancillary to that of the existing dwelling and that no approval should be implied for the use of the new accommodation as separate dwelling.

Pa 06/913 Erection of single storey extension to rear of 2 Slegaby Cottages, Ballacottier Road for Mr & Mrs G. Waddicor

Approved subject to a four year condition.

c) Governor in Council

Letter reported as received from the Chief Secretary's Office in respect of planning application PA 05/1203 Modification of agricultural use condition to allow the transfer of paper for recycling, Kerrowdhoo Farm, Little Mill Road for Mr Brian Cartmell

The Surveyor explained that this application, because there was an involvement by DOLGE as a potential user of the building, had been considered by an independent inspector whose

report was then sent for consideration by the Governor in Council. The inspector had recommended that the application be refused as the need for the change of use of the building did not outweigh the harm to highway safety that could result. This decision was confirmed by the Governor in Council.

d) Appeals

The Surveyor reported receipt of a decision in respect of an Appeal held on 25th April 2006 viz

PA 05/998 Conversion and extension of building to dwelling, former Ballacashin Farm, Abbeylands for Mrs Henrietta Reeve

The commissioners had objected to this application on the grounds that the proposed extension was not in accordance with the conditions of approval for an approval in principle application. The Planning Committee had also refused the application on those grounds. The inspector was of the view that the Appeal application was not one of details following the approval in principle but a fresh application for full planning approval. On balance, he therefore was of the opinion that it should be approved and recommended same. This had been confirmed by the Minister.

e) Other Planning Matters

Mr Skillicorn asked for confirmation in respect of conditions placed on the approval for the erection of an agricultural/storage building at Clypse Reservoir for the Isle of Man Water Authority. The Surveyor to investigate and provide the information to Mr Skillicorn.

R/06/07/3
MATTERS ARISING

The following matters were arising from the minutes:-

a) Bridle Ways

The Administrative Officer reported receipt of a letter from the Public Rights of Way Inspector enclosing a photocopy of the Ordnance Survey of Onchan upon which she had marked two greenways. These were the Conrhenny Road and the Ennamona/Honey Hill Road. The Administrative Officer had since visited the Rights of Way Inspector as he felt there were other greenways in the district. As a result of the meeting it was confirmed that the Amal Road was a greenway as was Lanjaghan Lane and Little Coanrhennie Road. The Chairman commented that the Road Traffic Act still applied to these greenways. After discussion, noting Mrs Megson's interest in the creation of bridle paths, it was agreed that a copy of the plan be forwarded to her.

b) Hedge Cutting Leaflets

The Surveyor advised that he had not sent for additional copies as had been suggested was the case by the Clerk. He enquired whether the Rural Committee members wished to have copy each to which they replied in the affirmative. Copies to be ordered from DoT.

c) Phasing Out of Wards – Recommendation to Board

The Chairman advised that neither the recommendation nor the minutes of the meeting were readily received by the Board at its recent meeting. The Chairman advised that he made notes at the time and referred to them in giving his report. Firstly the Board Chairman disputed that the minutes were a true and correct record of the meeting although he was not present at it. The Chairman queried the reference whereby the Chairman to the Rural Committee informed members that he had been told by the Clerk to the Commissioners that the Chairman of the Board had extended an invitation for the members of the Rural Committee to meet with the Board. The Board Chairman contended that he had made this offer at the meeting of the Board and it did not come via the Clerk. The Chairman commented that he tried to explain that the minutes were correct in so much that that was what he had said to the meeting of the Rural Committee as he had not been aware of the open invitation

apparently made at the meeting of the Board, until such time as he was told by the Clerk. The minutes of the Board meeting did not record the offer.

All members of the Board with the exception of himself and the Chairman, who abstained, voted for the public minutes of the Rural Committee to be considered in committee. The Chairman gave a report of that meeting in committee.

Mr Astill made reference to the fact that at the previous meeting of the Rural Committee he had pushed for the Consultative Forum to meet again. Mr Astill was reminded that this was a matter already on the agenda for the current meeting. Mr Kennaugh expressed concern that the Board had never seemed to refer anything to the Rural Committee and he was surprised that the Chairman of the Board had never attended a Rural Committee meeting. Mr Watterson stated that in favour of Mr Astill, he did state at the meeting of the Board that if the lack of meeting of the Consultative Forum was his fault during his time in office then he apologised to the Board that it had not happened. The Chairman added that this was, however, not the case.

Mr Astill again reiterated that when matters connected with the Rural Committee come up at meetings of the Board it could be guaranteed they would go on for a long time. Mr Kennaugh advised that he voted against the phasing out of the wards and those in favour, in his opinion, must have a reason. It is a rural area and he didn't see why it held that much importance to so many of the Board members. He was concerned that if the wards were amalgamated then those living in the Rural area would have no true representative of their own. Members enquired as to what was the next step and the Administrative Officer replied that this appeared to be the seeking of legal advice on the motion which was passed by the Board in respect of the merging of the wards. After a general discussion it was agreed that the Clerk should be requested to provide a copy of the letter to the advocates seeking legal advice and a copy of the reply as soon as it is received.

d) Transcripts

Mr Skilicorn advised that now he had received both the items requested sometime previous he felt the matter could be taken off the agenda. Agreed.

e) Consultative Forum

The Chairman advised he had received a note from the Chairman of the Board enquiring as to when members were not available in the immediate future. Members completed a slip advising as to their non availability during August. This information to be passed to the Clerk.

f) Signs at Tromode

The Administrative Officer reminded members as to the correspondence which was reported at the previous meeting. On 11th July he had written to Mr Higgins of DoT enquiring as to what was happening in respect of the removal of the signs on the grass verge located at the junction of Carr's Lane and Johnny Watterson's Lane. This letter was sent as more than a month had past since the Planning Enforcement Officer had advised that Mr Higgins would be dealing with the matter. Copy of the correspondence had been sent to Braddan Commissioners who had made the original complaint. A further letter was sent to the Planning Enforcement Officer on 20th July requesting an update by the time of the meeting of the Rural Committee. In the meantime a further letter of complaint was received from Braddan Commissioners enclosing a photograph showing four signs still in position. Further letter as received from the Planning Enforcement Officer on 25th July was read. It was noted that this enclosed copies of letters to all the businesses advertised on the signs, requesting their removal by Mr Higgins, Area Maintenance Engineer East of DoT.

g) Additional Refuse Charges

Mr Skilicorn informed members he was still not happy over the position of the additional charge that was levied on the ratepayers of the Rural Ward towards the cost of refuse

disposal. Whilst the Clerk had sent to him a copy of the original letters sent out by the former Clerk to the Commissioners advising that the charge was being made under 1990 Public Health Act he was aware that the commissioners had received legal advice to tell them that this was an ultra vires action as all refuse charges should be rate borne. The Chairman offered to speak to Mr Skillicorn on this matter.

h) Tromode Industrial Estate – Change of Use of Units

The Administrative Officer read correspondence as sent to and received from the Planning Enforcement Officer in respect of two units which were now being used for the sale of cars within what was designated as an industrial estate. The Chairman expressed surprise that a senior civil servant should request a plan showing where the units were when the original letter of complaint gave the postal address together with the name of the firms trading from these premises. The matter was noted as ongoing as the Planning Enforcement Officer had fourteen cases island wide to deal with of which five were in Onchan.

j) TT Road Closures

Mr Skillicorn enquired as to whether any further developments had been made in respect of the comments he made at the previous meeting. The Administrative Officer referred to the minutes and advised that there was nothing down in the way of further action other than noting Mr Skillicorn's concerns over the road closures and the double parking along the Ballacottier Road. After a brief discussion it was agreed to refer the matter to the Surveyor who could bring it up at the next Eastern Sector meeting with representatives of DoT and the police.

R/06/07/4

OUTSTANDING MATTERS

There were no matters on the outstanding list.

R/06/07/5

MATTERS FROM PREVIOUS MEETINGS

Nil.

R/06/07/6

MATTERS REFERRED BY BOARD/OTHER COMMITTEES

Nil.

R/06/07/7

ANY OTHER BUSINESS

a) Time and Date of next meeting

Wednesday 4th October 2206 at 5.15pm.

b) Trees and High Hedges

The Administrative Officer informed members that he had received notification from the Clerk that the Trees and High Hedges Act 2005 (appointed day) Order 2006 had been signed by the Minister on 23rd June. Section 13 of the Act comes into operation on 1st August 2006 and the remaining provision of the act should come into operation on 1st November 2006. The Chairman commented that this act and regulations were primarily intended that if there was a neighbourly dispute over the height of hedges. The procedure was to commence with consultation and then it must be demonstrated that all reasonable steps had been taken. Local Authority appeared to be the final arbiter in disputes.

c) **Slegaby Lane**

Mr Skillicorn made reference to the fact that the growth on the hedge was now covering the sign on Slegaby Lane. He requested that when DoT are notified that they be asked to cut a reasonable area around the sign rather than just the sign itself as the grass does tend to grow back.

d) **Rural Committee Members**

Mr Skillicorn made reference to his visit the commissioners surgery and the fact that he stated that he felt the Rural Committee members were being bullied by the Board in the actions and decisions taken without referring matters from the Board and seeking the views of the Rural Committee members. Mr Kennaugh added that he felt the whole of the Rural Ward was being bullied by the Board.

e) **Vice Chairman of the Board**

The Chairman informed members that the Vice Chairman of the Board had requested permission to attend meetings of all committees as an observer as he felt he was very much in the dark on matters through only sitting on the Policy and Finance Committee. The Administrative Officer enquired whether the Clerk to the Commissioners had informed members as to the reason for the Chairman of the Policy and Finance Committee only being on that committee to which Mr Watterson advised that he no recollection of such information being given.

The Administrative Officer then advised that for many years there were only three committees of the commission; Works Committee, Parks and Estates and Finance Committee. The Finance Committee was made up of a chairman, the chairman of the other two committees, the chairman of the board ex-officio and one other member. The Chairman of the Finance Committee and the other member, who was usually the retiring chairman, were purposely not on any other committee. This was for the reason that when financial recommendations came forward from the other two committees neither of these two persons were in any way influenced beforehand through having taken part in the meeting or debate relevant to the recommendation which was coming forward. When the number of committees increased by the splitting of the Estates and Parks then the position of the retiring chairman was given up due to the necessity of making provision for a chairman of the new Housing Committee. The Chairman of the Finance Committee was, however, still retained in that position of impartiality through not having any direct links with any of the other committees. The Chairman and members thanked the Administrative Officer for providing them with the background information.

The request of the Chairman of the Policy and Finance Committee to sit as an observer at the Rural Committee was then considered and members concurred that he may attend the meeting as an observer in the gallery and subject to him not taking part in the meeting in any way as was the case with any other observer.

Meeting terminated at 7.09pm.