

ASD

ONCHAN DISTRICT COMMISSIONERS

Hawthorn Villa,
Main Road, Onchan.

IN PUBLIC

13th October 2006

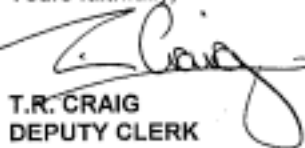
Sir/Madam,

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 16th October 2006

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

Yours faithfully,



T.R. CRAIG
DEPUTY 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 11th September 2006 (Minutes – APPENDIX 3)*
4. To dispose of business (if any) remaining or arising from the last and any intermediate extraordinary meeting.
 - 4.1 Motion Number 46 – Reduction in Board Membership
(Deputy Clerk to report)
 - 4.2 Kerbside Collection Strategy Group – Meetings
(Deputy Clerk to report)

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

None.

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
- Meeting Held 18 th September 2006 | (Minutes – APPENDIX 7.1) |
| 7.2 | Works and Cleansing Committee
- Meeting Held 25 th September 2006 | (Minutes – APPENDIX 7.2) |
| 7.3 | Leisure and Amenities Committee
- Meeting Held 2 nd October 2006 | (Minutes – APPENDIX 7.3) |
| 7.4 | Policy and Finance Committee
- Meeting held 9 th October 2006 | (Minutes – APPENDIX 7.4)* |
| 7.5 | Rural Committee
- Meeting Held 4 th October 2006 | (Minutes – APPENDIX 7.5) |

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 – No Meeting Held |
- 8.2 Braddan Parish Commissioners, Invitation – *copy invitation circulated*
- 8.3 Receipt of gift of painting from Mr. J.M. Riley – *copy letter circulated*

9. To consider any report from the clerk or the surveyor

None

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)**

None

- 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 a meeting of the **HOUSING COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan on Monday, 18 September 2006, commencing at 7.05 pm.

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

Apologies: Mr M J Williams (Clerk)

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

The Chairman welcomed Mr T M Craig, the new Deputy Clerk, who suitably responded.

H06/09/01/01 **MINUTES**

The minutes of the meeting of the Committee held on Monday, 10 July 2006, copies of which having previously been circulated, were considered, agreed as a correct record of proceedings and signed by the Chairman.

H06/09/01/02 **MATTERS ARISING FROM THE MINUTES**

None.

H06/09/01/03 **BUSINESS ARISING FROM PREVIOUS MEETINGS**

None.

H06/09/01/04 **HOUSING AND OTHER ESTATES BUSINESS**

1. H06/09/01/04(1) - Maintenance Report

The report, dated 14 September 2006, had been circulated with the agenda and the Housing Maintenance Manager having answered questions:

36 School Road – contractors employed
13 Springfield Court – in-house workforce
42 Ballachrink Drive working with Occupational Therapy specification, key hand-over due
67 Ballachrink Drive working with Occupational Therapy, further work necessary

A request was made by one Commissioner that in future the Maintenance Report should show more detail in regard to the properties listed, and a discussion over the content on the report ensued. A second Commissioner suggested that estimated days of work in progress and completion dates should be included so that commissioners could monitor progress.

2. H06/09/01/04(2) – Asbestos Survey

The Housing Maintenance Manager confirmed that Safety Net were continuing their surveys on Commissioners' housing

3. H06/09/01/04(3) Nursery Avenue Triangle – Landscaping

The Housing Maintenance Manager reported that all works were completed, including all planting. The residents of the area has requested that there should be no seating, and the Commissioners complied with their wishes. In view of the time which would be taken for the plants to grow, concern was expressed about the combination of settlement time for the soil, and the effects of children playing, and it was suggested that some spiky plants should be added to stop it. Mrs Megson complemented the Housing Maintenance Manager and the contractors.

4. H06/09/01/04(4) Any Other Business Arising

- (a) Concern about the childrens' drop-off point for Onchan School had been expressed by the residents of School Road, and a discussion followed, but it was

RESOLVED that the subject should be referred back to the Works Committee.

- (b) The Housing Maintenance Manager sought permission to go out to tender for fencing between Shoprite and the rear of Nursery Avenue, estimated to be between £15,000 and £17,000. Mrs Megson proposed and Mr Kennaugh seconded and

it was RESOLVED* that the scheme go further ahead, subject to funding.

H06/09/01/05

SPRINGFIELD COURT MATTERS

1. Maintenance Report

The Housing Maintenance Manager answered questions on his maintenance report which had been previously circulated, explaining the need for replacement of fittings in the public areas that had been in place since the complex was built, namely blinds, ceiling tiles, carpets and alternative solutions to the double glazing. The Housing Maintenance Manager advised that the glazing could reasonably be left for now, and it was proposed by Mrs Megson and seconded by Mr Kennaugh, and

it was RESOLVED* to replace the blinds, ceiling tiles and carpets, subject to funding.

2. The Deputy Clerk advised that it had not yet been possible to find details of the replacement furniture needed, but it was still being researched.

H06/09/01/06

HEYWOOD COURT MATTERS

1. Maintenance Report

The Housing Maintenance Manager reported that Amaco had carried out the replacement of failed units to windows. Further failed units had been located and would be replaced as soon as possible.

2. H06/09/01/06(2) Tables and Chairs for Community Lounge

The Deputy Clerk advised that a brochure had been obtained for the community room furniture, as there is a need for further items, but currently he was unable to commit to the expenditure until financial the position was known.

3. H06/09/01/06(3) Gardens and Lawns

The Housing Maintenance Manager reported that the lawns and borders were satisfactory and that the in-house staff would maintain them through the winter. The Surveyor's department were in discussion in regard to the contractor's position, as there were issues to resolve. Mrs Megson gave a vote of thanks to the Parks' staff.

4. H06/09/01/06(4) Any Other Business Arising

(a) The Deputy Clerk advised that the Warden had asked for an emergency pendant system such as that used by Springfield Court. Approval in principle was given and for the Deputy Clerk to make further enquiries. It was noted that one resident had her own system installed in addition to the call system provided by the Commissioners.

(b) A discussion took place over the usage of the emergency guest room, and the reasons for such room were explained, and it was noted.

H06/09/01/07

GARAGE MATTERS

1. Maintenance Report

The Housing Maintenance Manager referred to his report, which had been previously circulated, stating that garage doors had been replaced at 2, 6 and 8 Hackett Close. This in turn led to a comment about the surface outside Hackett Close garages, where currently there is a basecoat only, and a discussion ensued as to whether a surface coat of tarmac was necessary, and if so, the likely cost of resurfacing, and whose responsibility it was. The Housing Maintenance Manager was asked to investigate further.

Mrs Megson referred to a previous meeting when it had been reported that there were a number of empty garages, and asked if there was still a problem in letting, to which the Administrative Assistant replied that there was no longer a problem.

H06/09/01/08

PLANNED HOUSING MAINTENANCE

The Housing Maintenance Manager reported on the progress made with Schemes 1 and 2 Nursery Avenue. March Consultants were drawing up a specification in regard to electrical re-wire, and it was expected to be obtained in the near future.

H06/09/01/09

HEALTH AND SAFETY BUSINESS

The Housing Maintenance Manager referred to his report, which had been previously circulated, stating a mobile extractor unit had been fitted in the joiners' workshop. He replied to questions, that everything in the workshop was compliant and up to standard, and that the Annual Report would be available to the committee. One member, who had the experience of hiring a cherry-picker, quoted the figure he had paid, and explained that in his view it was invaluable in cost saving with hired labour. The Housing Maintenance Manager would investigate further.

H06/09/01/10

ENVIRONMENTAL CONTROLS

Further questions were raised about solar power for heating the housing stock, and the Deputy Clerk, referring to a recent article he had read about alternative sources, suggested that this subject was straying into the ground of other alternatives, and probably a proper review should be taken, perhaps looking at an Energy Efficiency Policy, which should be referred to the Policy and Resources Committee. The Housing Maintenance Manager suggested that it could be considered with new roofs. No decision was taken.

On the subject of Biofuel, the Deputy Clerk had previously been approached in his previous position of Waste Operations Manager, and had been prepared to consider it provided that it suited the vehicles, and also subject to costings.

H06/09/01/11

OUTSTANDING MATTERS – MONITORING OF ACTION TAKEN

1. **H06/09/01/11(1) Housing Allocations Report**

The report had been circulated prior to the housing allocations made the previous week, therefore there was no further report.

3 **H06/09/01/11(2) Quarterly Housing Report**

The quarterly housing report was due at the end of September.

4 **H06/09/01/11(3) – Sheltered Housing Application Form**

The Deputy Clerk reported that the new Sheltered Housing Application Form had not been brought into use, as he had had not yet been able to evaluate it since taking up office, and wished to re-visit it with a view to consulting the Data Protection Supervisor.

5. **H06/09/01/11(4) – Combined Housing Authorities**

A letter received from the Director of the Department of Local Government and the Environment dated 25 July 2006 was noted.

6. **H06/01/01/11(5) – Housing Management Software System**

The Deputy Clerk would report at the next Housing Committee Meeting

H06/09/01/12 - LETTER FROM DOLGE – LOFT AND WALL INSULATION

The letter which had previously been circulated was noted. The Deputy Clerk and the Housing Maintenance Manager were to have regular monthly meetings with Mr G McGarvey from the Department of Local Government and the Environment.

H06/09/01/13 - FINANCIAL MATTERS

1. **H06/09/01/13(1) – Housing Maintenance Expenditure**

None

2. **H06/09/01/13(2) - EPC Maintenance Expenditure**

None.

3. **H06/09/01/13(3) – Rent/Mesne Profit Receipt Report**

The Deputy Clerk explained that there had not been a copy of this report this month because of the death of a close family member to the officer who prepares this report.

4. **H06/09/01/13(4) - Garage Rental Receipt**

None.

4. **H06/09/01/13(5) - Housing and EPC Deficiency Claims**

None

5. **H06/09/01/13(6) – Repossession Action**

The Deputy Clerk advised that there had been 10 letters sent to various tenants, and there had been a good response, meetings and payment plans set up. There were 3 repossessions in the hands of the advocates.

The Housing Maintenance Manager left at 21.20

H06/09/01/14

MATTERS REFERRED BY THE BOARD/OTHER COMMITTEES

1. **H06/09/01/14(1) – Maintenance Recording – Sheltered Housing**

It was asked if the new housing software management system aforementioned, would be linked to maintenance, and the Deputy Clerk undertook to investigate the possibility.

H06/09/01/15

ANY OTHER BUSINESS

1. **Date of Next Meeting**

It was noted that the next meeting of the Housing Committee would take place on Monday, 23 October 2006, commencing at 7.00 p.m.

2. **Commissioners' Surgery**

It was noted that the next Commissioners' Surgery was to take place on Thursday, 19 October 2006, commencing at 6.30 p.m.

There being no further business, the meeting closed at 10.22 p.m.

Minutes of a meeting of the **WORKS & CLEANSING COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Monday 25th September 2006 at 6.55m.

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

In attendance: Peter Kelly (Administration)

WC/06/09/1 MINUTES

Minutes of the meeting held on 12th June 2006, having been previously approved, were signed by the Chairman. Minutes of the meeting held on 17th July 2006 together with extraordinary meetings held on 28th June 2006 and 25th August 2006 (planning meetings), copies of which having previously been circulated, were taken as read, confirmed and signed.

WC/06/09/2 PLANNING APPLICATIONS

The following planning applications were considered:-

PA 06/1518 Erection of conservatory, 74 Highfield Crescent for Mr B. Kerwin
Members noted that the conservatory was at the rear side of the property and may affect the adjoining properties No. 70 & 72 Highfield Crescent. After consideration it was
- Resolved to recommend approval of the application subject to the Surveyor notifying the owner/occupiers of Nos 70 & 72 Highfield Crescent.

PA 06/1526 Replacement garage to the rear of property, 16 Royal Avenue for Mr J. Cain
On examining the plan it was noted that the existing garage was labelled workshop but was smaller than that which was necessary to house a vehicle. The proposed building was set at right angles to the lane and necessitated a degree of retaining wall. After consideration it was
- Resolved to recommend approval.

PA 06/1536 Installation of external lighting scheme (amendment to approved PA 04/620), Majestic Apartments, King Edward Road for Heritage Homes Limited
It was noted from the application form that the approved scheme limited the heat output of the lamps to a certain level and the lamps installed provided a slightly greater heat output. The applicants advised that it was not possible to obtain a bulb to produce the heat output stipulated in the approval notice and therefore this application was to see approval to a greater heat output. After due consideration it was
- Resolved to recommend approval.

PA 06/1561 Registered Building Consent for the repositioning of internal kitchen door, Leafield, 60 King Edward Road for Mrs S. Norris.
The Administrative Officer explained that the registered building was one designed by Baillie Scott and the details supplied by the applicant's family was difficult to understand due to the amateur sketches provided. Eventually an indication was provided by the Administrative Officer as to what was actually proposed and members saw no problem with this. It was therefore
- Resolved to recommend approval.

PA 06/1577 Installation of roof dormer and erection of a conservatory on the rear elevation, 2 Snaefell Crescent for Mr & Mrs J. Sharpe
Members viewed the plan and Mr Crellin made reference to recent application in Birch Hill where the commissioners had objected to the creation of first floor accommodation in what was built as a single storey bungalow. He queried whether the commissioners would be

creating a double jeopardy situation if they were to approve the application. The Administrative Officer pointed out that in the absence of the Surveyor it was not known as to whether he had visited the site and established any affect it may have on the adjoining properties. It was agreed that Nos 13, 15 & 17 Glenview Road should be notified as to the application and that the matter be left for the Surveyor to investigate and report back prior to a decision being made by the committee or board.

PA 06/1578 Renovation and refurbishment to provide two one bedroom apartments and one two bedroom apartment, 3 King Edward Road for P&M Purcell

Members viewed the plan and noted the parking arrangements as well as the internal division of the property into separate units. After discussion it was

- ***Resolved to recommend approval of the application.***

Planning Communications

The Administrative Officer reported receipt of the decision in respect of the Appeal held in connection with PA 06/324 Ground floor extensions and roof alterations to form additional living accommodation for home care granny flat, 20 Birch Hill Avenue

The commissioners had recommended refusal of the application which was approved by the Planning Committee at the initial decision. The Appeal had now been heard and the Planning Inspector upheld the decision of the Planning Committee. The application was therefore approved. Noted.

WC/06/09/3 MATTERS ARISING

The following matters were arising from the minutes:-

a) Planning communications

Mr Crellin referred to the minutes of the previous meeting where consideration was given to the planning decision on 10 Briarfield Avenue to convert the roof space into living accommodation. Mr Crellin was quoted in the minutes as expressing concern that this could form an unfortunate precedent. Mr Crellin advised the meeting that what he was saying was it would form an unfortunate situation if the commissioners had to go to Appeal and a precedent would be set. Mr Crellin's comments were noted.

b) War Memorial Handrails

In the absence of the Surveyor there was no quotation to lay before the committee in respect of the cost of providing a hand rail on both sides of the steps compared to one side only. Mr Crellin expressed his concern that still nothing had happened on the site and suggested that the Surveyor should treat the matter very seriously and report back to the Chairman on Friday of that week. He pointed out that he was not in a position to put forward a formal proposal and therefore, on the proposal of Mr Astill, seconded by Mr Kennaugh, it was

RESOLVED

“that the Surveyor submit a written report to be circulated on Friday of that week providing a full update in respect of the quotations”.

c) Housing Development Ridgeway Road

Again due to the absence of the Surveyor on sick leave there was no update for the meeting. Agreed that a written report be circulated at the end of the week.

d) Legion Hall

In the absence of the Surveyor there was no update report on repairs being carried out to the building. The Chairman commented that he thought the doors and windows had been replaced on the car park side of the building. Mr Killey added that there were things not yet done and the lock on the doors was not working well. A second lock had been installed and whilst it was possible to open the door it was proving difficult to lock it. The guttering had not

yet been repaired/replaced. Again members concurred that a written report should be circulated on Friday of that week.

WC/06/09/4

MATTERS ARISING FROM PREVIOUS MEETINGS

Nil.

WC/06/09/5

WASTE MANAGEMENT AND OTHER CLEANSING BUSINESS

a) Officer's Report

Copies of the report as prepared by the Deputy Clerk in his capacity as the former Waste Operations Manager had been circulated prior to the meeting. The report was noted with the following items being discussed further:-

i) Staffing

Mr Kennaugh commented that he did not feel the report was up to date as he understood there was a lack of refuse collection staff as a result of some members being off sick for a week and some on long term sickness. He also understood the new Waste Operations Manager had been sent on a course which was not referred to in the report and after a brief discussion members concurred that this should be included in the written report to be prepared by the District Surveyor and circulated at the end of that week. Mr Crellin was of the opinion that there should be a report on absenteeism in the monthly report prepared for the committee.

Mr Kennaugh enquired as to what structure there was within the commissioners' employ for persons returning to work regarding their absence. The Chairman advised that this would all be covered under Whitley Council and there were set requirements. Mr Crellin requested that the committee meet with the new Waste Operations Manager and the Chairman agreed to him being requested to attend the next meeting of the committee to give a verbal update.

ii) Disposal of Seddon Atkinson Refuse Vehicle

The Chairman advised that the Deputy Clerk had been given instructions at the recent extraordinary meeting of the Board to sell the vehicle to the highest bidder. Mr Crellin commented that the highest bidder should be advised that the vehicle was being sold for spares only and should not be used for refuse collection. The Administrative Officer informed members that he was of the opinion that the advertisement for the sale of the vehicle was on the basis of being sold as seen. The Chairman added that it was common practice for the purchaser to sign a disclaimer when taking possession of the vehicle.

b) Any Other Urgent Cleansing Business

Mr Kennaugh informed members that he had been led to believe that on Fridays the refuse staff collect garden waste from the parks section at Pennington Hall. These he understood to be mostly bush cuttings and he was concerned that, having purchased an expensive shredder, the staff were not shredding the bushes but instead they were being sent to the incinerator.

He also added that he understood that in Majestic Drive there was an area where the staff removed the black plastic bags from the wheeled bins rather than wheeling the bins to the vehicle. He was concerned on health and safety grounds in respect of this operation and it was agreed to refer the matter to the Waste Operations Manager.

WC/06/09/6

STREET LIGHTING/SIGNS/FURNITURE

a) Officer's Report

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

i) Streetlight Works/Repairs

The Chairman commented that he was grateful to the contractor who was catching up on faulty streetlights. He himself had reported several to the office via the website link. Mr Kennaugh referred to the streetlight outside his house where there was now a white light rather than the sodium light. He was concerned that this was considerably brighter and asked if the Surveyor could look into it to see that the bulb was of the correct wattage. Mr Crellin advised the light outside his house came on before it got dark. Noted.

b) Lane Off Mountview Close

In the absence of the Surveyor there was no update as to a costing from the MEA for the provision of two lights instead of three on the lane in question. After a brief discussion it was agreed that these details should be provided in the written report to be circulated by the Surveyor on Friday of that week.

WC/06/09/7

DRAINAGE FUNCTION

a) Officer's Report

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

i) Derwent Drive/Royal Court Flooding

The Chairman queried the out come of discussion with DoT regarding cleaning and CCTV surveying of the run but in the absence of the Surveyor no answer could be given.

b) School Road Recreation Ground

This matter should not have appeared on the agenda and related to land drainage works being carried out for the Leisure and Amenities Committee. Noted.

c) Other Urgent Drainage Business

The Chairman commented that he was concerned that a resident complained about a blocked sewer within their garden and that the staff attended but cleared the next door property. He further advised that he felt there should be some system within the office to record in writing complaints and then be a procedure of identifying the fault, rectifying same and reporting to the next meeting of the committee. He further added that there should be performance indicators in this type of matter and asked that at the next meeting of the committee the Surveyor provide details of a workable scheme.

WC/06/09/8

CAPITAL AND REVENUE SCHEMES

Officer's Report

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

In the absence of the Surveyor there was no indication as to tenders for the Port Jack Glen Refurbishment Scheme which were due in that day. The Deputy Clerk had made enquiries within the Surveyor's Department and also had checked with the Clerk but there was nothing to hand.

With regard to Pennington Hall the Chairman commented that the committee needed to know if this was on track. After further discussion it was agreed that details of the where about of tenders should be included in the Surveyor's written report to be circulated at the end of the week as should a breakdown of the position in respect of proposals for Pennington Hall.

WC/06/09/9

HIGHWAY AND TRAFFIC MATTERS

a) School Road Dropped Kerbs

The Administrative Officer reported that staff from the DoT had reinstated the tactile paving and dropped kerbs at the bottom of School Road having removed it about a month previous. On this occasion the width of the crossing has been narrowed and it has been repositioned lower down to give better visibility of traffic coming along Main Road. The crossing outside the commissioners' office on the other side of School Road had also been moved nearer to Main Road. Noted.

WC/06/09/10

FURTHER REPORTS FROM CLERK/SURVEYOR

Nil.

WC/06/09/11

CORRESPONDENCE/OTHER COMMUNICATIONS

Nil.

WC/06/09/12

OUTSTANDING MATTERS

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

EW 91/10(4)R Scollag Road – Ponding – The Chairman directed that the Surveyor make enquiries from Orry Mitchell at DoT as to an update on proposals to rectify this problem.

W98/7/14(a) Adoption of Roads and Lane – Marion Court - Again the Chairman requested an update for the next meeting.

WC05/04/14(c) Church Avenue – One Way suggestion – The Chairman requested an update as to what was happening with this proposal.

WC/05/10/2(a) Legion Hall – Awaiting completion of replacement ceiling – **Delete from list as work now complete.**

WC/05/10/2(a) Nursery Avenue Lane/Shoprite land – The Chairman commented that this item did not seem to be progressing any further and the Surveyor was requested to provide an update for the next meeting.

W/00/03/19(b) Trees and High Hedges Act 2005 – Mr Killey enquired as to whether this was now operational. The Chairman responded that he understood there were to be discussion between DOLGE and the local authorities regarding its implementation and the rôle which the local authority was expected to play as arbiter between aggrieved parties.

WC/06/09/13

MATTERS REFERRED BY BOARD/OTHER COMMITTEES

Nil.

WC/06/09/14

ANY OTHER BUSINESS

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

Monday 30th October 2006 at 7pm.

b) **Next Public Meeting for Plans**

Wednesday 11th October 2006 at 5pm. Mr Killey presented his apologies as he would be off island. Noted.

c) **Minutes**

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

Meeting terminated at 7.59pm.

Minutes of a meeting of the **LEISURE AND AMENITIES COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Monday 2nd October 2006 at 7.00pm.

Present: Mr B. Stowell (in the chair) Mrs W. Megson, Messrs S.T. Black, D. Crellin JP and E.D.R. Killey (from 7.06pm to 9.56pm)

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

LA/06/10/1
MINUTES

Minutes of the meeting held on 24th July 2006, copies of which having previously been circulated, were taken as read, confirmed and signed.

LA/06/10/2
MATTERS ARISING

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

LA/06/10/3
MATTERS FROM PREVIOUS MEETINGS

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

LA/06/10/04
PLAYGROUNDS/PARKS

a) Playground Log Books

The Amenities Officer produced the logbooks and advised that there was nothing extraordinary in respect of his weekly site visits other than what was included within his written report.

b) 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 raised further:-

i) Vandalism

Mr Killey informed the meeting that he had been advised by a third party that was an article in the Isle of Man Courier regarding vandalism in Onchan Park. Neither the Amenities Officer nor the other members were aware of either the article or of any vandalism. After a brief discussion it was agreed that this must have referred to a park in some other local authority area.

ii) Breakdown of items viewed during weekly inspection

Members noted the list relevant to the different types of equipment in the various playgrounds. Mrs Megson drew to the attention of the Amenities Officer the seats on the rocking horse in the Taverners Playground. She advised that there were holes in the seats which were "nipping the kids bums". The Amenities Officer replied that these had been filled with fibreglass and it maybe that some had worked loose. Agreed that the seats should be replaced.

c) Park Foreman's Report

Copies of the Park Foreman's report were distributed at the meeting

i) Plant Cuttings

The Chairman enquired as to what cuttings had been taken. The Amenities Officer replied that this was for next year's hanging baskets. The Chairman queried whether this was the best deployment of labour and time given that the Pennington Hall compound would be out of bounds during the rebuilding work and therefore any cuttings held in the greenhouse could not be accessed.

ii) Burning Debris

Mr Killey queried why the off cuts from the perimeter hedge of Nivison Stadium were being burnt at Centenary Park when the commission had purchased a large and expensive shredder. The Amenities Officer replied that from now on branches would be shredded but due to a lack of man power, burning was the easier option. Mr Killey then enquired as to how many times the shredder had been used and when it was last used. The Amenities Officer responded that it was used in January and February for Christmas trees and other items. Mr Crellin commented that he understood that each week trimmings were taken away in the refuse vehicle to the incinerator. The Amenities Officer confirmed that this was the case as what was in the bins was grass and twigs too fine for chipping and was better to be used for fuel at the incinerator. It was more cost effective than the time of two or three men at the shredder. The Chairman added that the ground at Centenary Park was inert and it needed the likes of what was being sent to the incinerator to nourish the soil. He requested that proposals for improving the soil quality at Centenary Park be brought to the next meeting.

Mr Killey informed the meeting that he would prefer to see houses built on Centenary Park rather than what was there at the moment. The Chairman added that he offered a large quantity of horse manure free of charge to be used at Centenary Park. This was an item which he was actually selling to the public from his livery stables but he was prepared to donate it but his offer had never been taken up.

Mrs Megson commented that she had heard lots of different suggestions for the long term use of Centenary Park but she appreciated access was difficult. This was, however, one of the things which the Park Foreman was going to look at and give his own recommendations. That report was still awaited.

d) Annual Tour of the Park 2005 and 2006

Mr Killey congratulated Mrs Megson for turning up at the 2006 inspection and for being the only member of the committee to do so. It was noted that only a partial inspection was carried out due to a sudden change in weather.

i) Refuse Bins

In answer to question, the Amenities Officer advised that whilst Pennington Hall was being rebuilt the portacabin staff canteen for the park staff was to be located on the former crazy kart site which would mean the refuse bins would be temporarily repositioned out of sight. When the canteen was removed then more permanent screening would be provided to the bin area.

ii) Crazy Golf

The Amenities Officer informed members that the supplier of the equipment was undertaking repairs where the concrete had been chipped. The boat feature, which he was providing free of charge, was due to be complete in a couple of weeks time. Mrs Megson commented there were more than just a couple of chips in the concrete. The Amenities Officer suggested that next year he purchases a quantity of rubber headed golf putters to reduce impact damage.

e) Jubilee Playground – New Equipment

The Administrative Officer informed members that, after a degree of pushing, the borrowing petition was approved at DOLGE. The scheme had been accepted and a representative of Lappset had been on the Island to mark out the feature. A local contractor had been engaged to undertake the site works and provision of the concrete base and it was anticipated that the pirate ship feature would arrive and be erected towards the end of October. The position was noted and the Administrative Officer was thanked for progressing this matter.

f) Jubilee Playground – Goalposts

The Chairman had requested that this item be placed on the agenda and explained that he felt it would be nice to see something a little more permanent in the way of goalposts on this site. He also suggested that there should be goalposts at either end of the kickabout area. The Amenities Officer responded that this had originally been the case but it was found that the ball was going out onto the road and therefore it was reduced to one set of goalposts. The Chairman also advised that, in speaking to persons living in the area, teenagers tended to congregate on the swings at night and he felt it would be better if some cheap form of shelter could be erected at the top end of the site. A second alternative would be a seat. Mr Black suggested a couple of seats would be better. Mrs Megson reminded members that there were standard shelters in the brochures which she handed over of recent in respect of skateboard parks. Mr Crellin commented that he was aware that one neighbour was experiencing difficulty with teenagers in the area. Mr Black added that he was not happy with the idea of a shelter where those inside it were partly obscured but he would certainly favour benches. The Amenities Officer suggested that he could arrange for simple benches to be constructed using round timber uprights and a plank on top. Matter left with the Amenities Officer to progress.

g) Park Takings for the Season

The Chief Cashier had run off a copy of the breakdown of takings for the season. These were distributed at the meeting the figures showed an increase in takings over the previous year of 8%. However, there were two Easter periods included in the takings due to the timing in respect of the financial year. Taking out the 2005 Easter takings then the nett result was 1.7% increase on the year. The Chairman commented that it was not a raging success and pointed out that there seemed to be days when the park closed early yet there was sunshine and a lot of people present. Mrs Megson suggested that perhaps the season could be lengthened. The Administrative Officer replied that the park had been opened from Easter right through to mid September and in actual fact the closing date was extended by a week as the children were not going back to school until mid week. Mrs Megson also commented that she felt the financial report should be circulated with the agenda rather than being placed on the table at the meeting. She then made reference to the fact that next year was to be a bumper TT and queried whether the park should be geared up for this. The Administrative Officer replied that in the past the receipts had shown that the park does not do well during TT period as the park is basically family orientated and the majority of TT supporters do not bring families and follow the various TT orientated events around the island.

Mr Killey requested his disappointment with the figures be recorded, when considering the good weather that had been experienced during the summer. Mr Black made comment on the fact that the takings on the battery operated kiddie cars was down 1.3%.

h) Lighting Scheme for Onchan Park

The Amenities Officer advised that the scheme had now commenced but nothing was visible onsite as the fittings were still on order. It was noted that it had been previously agreed to purchase the double head fittings at a cost of £194 each to be fitted by the commissioners' street lighting contractor. However there was no indication to date as to the probable overall cost or the balance left in the budget for street lighting so as to assess what money was available for the disabled persons toilet scheme at the YCC.

j) Hedge Cutting

The Amenities Officer confirmed that the hedge cutting close to the stockcar entrance at Nivison Stadium had been commenced the previous week. The Chairman reminded the Amenities Officer that several months previous he had pointed out that he would be standing for the House of Keys and people would be drawing matters to his attention which he expected to be carried out. When he said that he also requested that if there was any problem in carrying something out then the Amenities Officer should revert back to him to advise but this had not happened. The work in trimming the hedge in this location was originally meant to be done in early summer but was then postponed to July so that any birds that happened to be nesting in the bushes would have left. This was not carried out but had it have been done so then the bushes would be greening up again now rather than being left with "a load of sticks". The Amenities Officer replied that the Park Foreman had been sick and there had been less staff available. The Chairman then commented that he understood a contractor had been requested to carry out the work and then this was cancelled in favour of doing it in house. The Amenities Officer commented that this was due to operational circumstances. The contractor only did a light mechanical cutting outside the fence whereas the intention was to cut the bushes right back. In answer to question, he advised that the reason why the bushes had been left high at one end was due to the fact that if cut down the garage in behind would be visible.

The Chairman then referred to hedge in Belgravia Road at the side of the flat green. He produced a photograph showing the extent of overhang. The Amenities Officer replied that this had been cut twice during the summer season but admitted that it needed doing again. The Chairman commented that once again the commissioners would be left with a hedge of sticks because it had been left so late.

LA/06/10/5 **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 that 25 additional sets of lights for the small Christmas trees had been ordered at a very much reduced price from that quoted previously. The Amenities Officer added that he also purchased three sets of new lights for the elm tree at £140 per set. Noted.

ii) Signage Survey

Members noted the list of directional signs and display signs relevant to Onchan Park. It was noted that there was an additional brown sign at the top of Royal Avenue but this had not been noticed at the time of the survey as a hanging basket was in front of it. Mrs Megson commented that she would support the purchase of new signs if that was being proposed. After further discussion it was agreed that the Amenities Officer should photograph each sign and its location so that the situation could be better assessed by the committee.

b) Port Jack Glen – Comprehensive Scheme - Tenders

The Amenities Officer reported that the Surveyor had advised him that tenders would be received in time for the next meeting of the Board. Members expressed concern on the basis that they understood tenders were to have been received and opened the previous Monday. After discussion it was agreed that a written report from the Surveyor on the status quo in respect of the tender process should be circulated on Friday of that week.

c) Skateboard Park - Tenders/Schemes

The Amenities Officer advised that the Surveyor had informed him that no progress had been made with this scheme. Members expressed grave concern that the fact that over two months

had passed since the previous meeting and the whole matter seemed to be dragging on without any progress being made at all. Agreed the Surveyor be requested to produce the necessary scheme and pricing for the next meeting of the committee. Mr Killey asked for a copy of the memo as sent to the Surveyor in this regard to be circulated.

With regard to the presentation on skateboard parks by Mrs Megson she advised that she had forgotten that she had promised to do this and would be happy to do so at the next meeting. Mr Killey commented that whilst he would welcome the presentation from Mrs Megson he did not wish it to be used as an excuse by the Surveyor's Department for further delays in progressing the matter.

d) Wembley Football Arena – Invitation to Tender

The Amenities Officer advised that the Surveyor had said schemes would be in for the next meeting of the Board. Noted.

e) School Road Playing Fields – Drainage

The Amenities Office confirmed that work had started that morning in stripping the turf ready for the installation of field drainage. Noted.

LA/06/10/6

PUBLIC CONVENIENCES

a) Amenities Officer's Report

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

LA/06/10/7

PUBLIC LIBRARY

a) Librarian's Report

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

b) Amenities Officer Report

Copies of the Amenities Officer's report had been circulated prior to the meeting and was noted. In answer to question, the Amenities Officer advised that the decorative lighting purchased was not just for Christmas but for various displays throughout the year. Noted.

LA/06/10/8

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 without further comment in public.

b) Youth Sponsorship

The Administrative Officer reported that shortly after the previous meeting a letter of thanks was received from the third scout who had been sponsored via the Onchan Youth Scheme in respect of attending the Centenary Jamboree of Scouting in 2007. The letter of thanks was on a large postcard bearing a photograph of the ten scouts from the Isle of Man who will be attending the jamboree together with the leader who would be accompanying them. The Administrative Officer explained that originally the Island had been allocated nine places as they were to be part of the contingent from Cumbria. Since the original arrangements were

made Cumbria were unable to fill all the places allocated to them and therefore the Isle of Man was given an extra place. The lad chosen was also from the Onchan Explorers group.

c) Usage of Centre

Charts as prepared by the Booking Clerk were circulated at the meeting. Comment was made that it would have been better to have these with the agenda so that they could be properly digested. The Administrative Officer reported that the Booking Clerk was devising a new method of collating the material so that she would be in a position to provide them in advance in future. No set pattern was established from the weekly charts provided in respect of bookings of the various rooms in the centre as several bookings were of a casual nature.

LA/06/10/9

PROMOTIONS/ADVERTISING/PUBLIC INFORMATION

a) Website

Copies of the statistics received from WebOne UK for July and August had been circulated with the agenda. It was noted that in July the total hits for the month were 42,992 compared to 35,837 the previous year. Page views were 16,738 compared to 9,616. Visits to the site were 7,099 compared to 4,305. During the month of August total hits were 47,317 compared to 32,751. Page views were 14,419 compared to 9,487 whilst visits were 5,644 compared to 4,386. Noted.

The Administrative Officer further advised that the What's Happening Section was kept up to date and the photo galleries had a recent addition of a selection of photographs from the visit of His Excellency the Lieutenant Governor to Onchan. Noted.

b) Enquiries

The Administrative Officer reported on the following enquiries which had been made since the last meeting:-

i) Scouts Glen

An enquiry had been received in respect of why and when Scouts Glen on Ballanard Road was so titled. The Administrative Officer was able to advise that in May 1911, the owner of the Ballacreetch Farm, Mr Shimmin, gave permission to the then recently formed 1st Douglas Scouts to use what was then known as Gorsey Glen for scouting activities. The meadow alongside the river at the base of the glen was used for camping. Three bell tents were erected and left in position all summer so that any scout wishing to camp at the weekend could do so.

ii) Barrie Perkin

An enquiry was received from a lady in North Wales who had purchased a painting of a country house by Barrie Perkin. She had noted that his name came up on the Onchan Website when he presented a picture to the commissioners in 2002. The Administrative Officer was able to put her in touch with Mr Perkin so that she could try and establish the identity of the country house which was the subject of one of his painting which she had recently purchased.

iii) Mr J. Rogers

A Christopher Dundee from Liverpool called into the office on 8th August as he was on the Island briefly researching for the BBC Website. It transpired that there was an elderly gentleman in a nursing home in the UK who had no memory of his youth but suddenly he recalled having been born in the Isle of Man. This had led the researcher to the Island and the fact that the gentleman's father, Mr J. Rogers lived at 5 Alberta Drive in the 1930s. Thanks to the old rate books being kept at the office the Administrative Officer was able to provide information particularly that what in the 1930s was 5 Alberta Drive was in fact now number 26

Alberta Drive as renumbering had taken place and what was formerly Alberta Terrace and Alberta Villas had been incorporated into Alberta Drive. Mr Rogers senior had been working for the Cumberland Bus Company and came to the Island when the local Manxland Bus company was set up. He continued his employment with the company which eventually became part of Isle of Man Road Services. Noted.

iv) Robert Gelling Addie

Email correspondence had been entered into with Mrs Evelyn Middle regarding Mr Addie who she accompanied to the Island recently. He was of the opinion that he had been born at 4 Wesley Terrace, Onchan. The Administrative Officer was able to indicate which property this now was and also provide information from the rate books as to who was the occupier of that property at various points in time to try and coincide with the birth and upbringing of Mr Addie. He had also had a telephone conversations with the enquirer who explained the unusual circumstances which probably answered the query as to why Mr Addie's parents were not listed as tenant of the property at the appropriate time. Noted.

v) Ashley House

Email correspondence had been entered into with Carol Lee from the UK regarding her great grandfather, James Richard Keith who, according to 1891 census, lived at Ashley House in Onchan. She sought details of the property as to whether it was a private house, prison or workhouse and anything else which could be of benefit to her. All the questions were successfully answered. Noted.

c) It's a Knockout

Letter reported as received from Medis Limited thanking the commissioners for the use of Nivison Stadium for their event. They anticipate having raised around £7,000 for the two charities which they were supporting. Letter read as sent to Medis regarding the clearing up after the event and the fact that the black bags of litter had been left onsite rather than taken away with the result that by the next morning the contents had been spread across the ground. No response to this letter had been received. Noted.

d) Lantern Light/Torchlight Procession

The Administrative Officer advised having contacted the two primary schools to establish dates of school fairs, carol services etc. As a result of this information being provided it was agreed that the Onchan Torchlight Procession should take place on the evening of Tuesday 5th December with the following day being held in reserve in the event of inclement weather.

e) Village Fair

Letter reported as received from Nigel Cretney, Church Warden of St Peter's Church regarding the Village Fair held in July. After thanking the commissioners for giving them the opportunity to set up stall and raise money the letter made reference to the possibility of a footbridge being created across the millrace to link with the vicarage garden so that the village green and vicarage garden could be used together on occasions in the future. As the letter was received on 2nd August 2006 the Administrative Officer sent a holding reply but putting forward a series of technical questions regarding liability for the public and pointing out that the fence erected along the vicarage boundary was put up at the cost of the commissioners as part of the conveyance conditions of half of the millrace so as to ensure that there was no penetration by the public into the vicar's garden. No further correspondence received to date. Noted.

f) Model Boat Club

Letter reported as received from the Model Boat Club first of all apologising for the last minute withdrawal from the Village Fair due to a mix up amongst the members. The letter then

referred to the visit of His Excellency the Lieutenant Governor to the park for the special model boat event where all the models were of naval ships.

The Administrative Officer advised members that on that occasion it was understood that the boat boys had been instructed to close the park shortly after the event had commenced. There seemed a degree of uncertainty as to what had actually happened. Mr Crellin informed members that he had requested that the bumper boats be closed down due to the noise they were creating which resulted in the PA system not being audible to those participating in the model boat club event. The Administrative Officer advised that he had been informed by the Chief Cashier that in fact the whole park was closed down. After discussion the Amenities Officer advised that it was he who had closed down the park when telephoned by the boat boys. He thought there was little point in continuing with the other events and particularly as the crazy golf was alongside the boat pool and therefore all staff had been sent home early but were paid up to the normal closing time. Commissioner Quirk had offered to put the motorboats to the centre of the pool once the model boat event had finished and therefore he saw no reason for the staff staying to the normal closing time.

g) Estates Gardens Competition

The Administrative Officer advised that the points had been received from the two judges and these had been aggregated. As a result the cups were currently being engraved and arrangements were in hand for the prize presentation to take place on the evening of Friday 13th October 2006 at 6pm. Mr Crellin was of the opinion that he probably had a another event that evening but he would arrange to be present at the gardens competition prize presentation and requested the Vice Chairman to attend the other event in his stead.

LA/06/10/10

OUTSTANDING MATTERS

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

LA/06/01/7(c) Surveyor's Department – Supervise creation of multi function toilet at lower level in YCC using direct labour – *Delete as the work is now complete.*

LA /03/7/15(b) Go-karts – Consider alternative sites for go-karts long before the expiration of the lease. The Chairman commented that the lease was due to expire in March 2007 and no alternatives had been found. There was a degree of doubt as to whether the items was still required on the list or not.

LA/06/10/11

MATTERS REFERRED BY BOARD/OTHER COMMITTEES

Nil.

LA/06/07/12

CORRESPONDENCE OR OTHER COMMUNICATIONS

a) IOM Children's Centre – Out 2 Play

The Administrative Officer reported receipt of letter from the Children's Centre requesting permission to hold another Out 2 Play session in the School Road Recreation Ground on Friday 3rd November 2006. As this was a repeat request he was empowered to grant same which he had done. Noted.

b) Peveril Motorcycle and Light Car Club Limited

Letter circulated as received from the club enquiring as to the availability of Nivison Stadium during the 2007 TT fortnight. The Administrative Officer had replied advising that at the

current moment in time it was not possible to indicate the availability as the tenancy of the stadium had been the subject of an advertisement in the local press and therefore it maybe that the terms and conditions drawn up in respect of future lettings thereof would mean that the tenant would be responsible for any sub bookings rather than the commissioners. Noted.

LA/06/10/13

ANY OTHER BUSINESS

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

Monday 6th November 2006 at 7pm.

b) **Any Other Relevant Matters**

Mr Crellin made reference to the minutes which had been approved earlier in the meeting and in particular to LA/06/07/9(d) Lantern Light/Torchlight Procession. In these minutes he was quoted as commenting 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. Mr Crellin advised that this should read that they needed to be seventeen before they could be interviewed without a parent being present. Noted.

Meeting terminated 10.41pm.

Minutes of a meeting of the **RURAL COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan on Wednesday 4th October 2006 at 5.17pm.

Present: Mr W.A. Skillicorn (in the Chair), Messrs M.J. Kennaugh and B.H. Moore

Apologises: Mr G.K. Astill (off island) and Mr J.K. Watterson (off island)

In attendance: Peter Kelly (Administration) & B.T. Price (Surveyor) (until 5.51pm)

R/06/10/1 MINUTES

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

R/06/10/2 PLANNING MATTERS

a) New Applications for Consideration in Public

PA 06/1114 Amended plans in respect of application for conversion of existing warehouse into part warehouse and bathroom/tile showroom Units E & F Tromode Industrial Estate for Mr D.G. Mather

Members viewed the revised plans which gave greater information in respect of the parking available to this building. The amendment to the internal layout resulted in just over the half the building on two floors being used for retail showroom and the remainder as warehousing. Members were reminded of the objection of the Board to this application in so much that the proposal did not comply with the requirements laid down by the Planning Committee that the estate should not incorporate retail sales if such sales were capable of being carried from an in town situation. The correspondence supplied by the applicant made it clear that the company already had showrooms in Westmoreland Road in Douglas. After consideration it was therefore

***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 should have to be adequate information to justify the goods proposed to be sold could not reasonably be sold from a town centre business. The information supplied by the applicant indicates that the latter was currently taking place. The recommendation of the commissioners is in accordance with the decision of PA 05/1905 and PA 04/2258 which also prohibited any form of retail activity”.

PA 06/1513 Retrospective application for use of unit 15A as car workshop and car sales for Cooper Martin Limited

Members viewed the plans and noted that the whole of the parking area allocated to this unit was to be taken up with car sales. They also noted that in a recent application of similar nature for a unit close by it was categorically stated that only 10% of the business was relevant to retail use. This had been accepted by the Board on the recommendation of the Rural Members. In this case, however, the whole of the car park was to be and is being used for that purpose. After consideration it was therefore

***RESOLVED**

“to recommend refusal of that part of this application relating to the forecourt as it introduces retail sales of vehicles 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. There are in existence several car sales area within the town centre and these function without difficulty. The recommendation of the commissioners is in accordance with the decision of PA 05/1905 and PA 04/2258 which also prohibited any form of retail activity on this estate”.

PA 06/1516 Proposed erection of two timber framed stables on part of field 534173 (formerly part of Kerrowdhoo Farm) off the Ennemona Road for Mrs M. Keig

Members noted that the plan showed that there was already an existing horse shelter and existing stables block in another field. Concern was expressed as to the necessity of additional stabling but it was noted that these stables were intended for two elderly horses. There was no indication of the roof covering on the plan but the stables were to be erected close to a hedge and would probably be screened by it from the reservoir public footpath. After further consideration it was

***RESOLVED**

“to recommend approval of the application subject to a condition prohibiting the parking or storage of horse boxes or other equine related vehicles within the application site”.

PA 06/1645 Erection of industrial unit with associated hard standing and parking, part of the building to be used as car showroom and the other half as showroom/distribution centre for janitorial products for Clucas PLC

Members viewed the plans and the Surveyor read the accompanying letter from Richard Green Architectural Services which advised that the janitorial service business already operated out of a unit on South Quay Industrial Estate and the car sales business was currently located in Carr's Lane. Members were of the opinion that the janitorial warehousing/distribution centre was acceptable but that the car showroom and second hand car sales represented the introduction of retail sales within an area designated for industrial related purposes. That particular business would be 100% retail. It was further noted that the existing business (Carr's Lane Motors) was in fact currently in a building connected to the public highway at Carr's Lane and not part of the official Tromode Industrial Estate. After further consideration it was

***RESOLVED**

“to recommend approval for the erection of the building, parking and hard standing and the use of half the building as a trade warehouse/distribution centre”.

“To object to the use of half the building for car sales as this 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. There are several car showrooms and second hand car lots within the town of Douglas and elsewhere. The proposed tenant is currently in a unit abutting a public highway and not within the Tromode Industrial Estate. This recommendation is in accordance with the decision of PA 05/1905 and PA 04/2258 which also prohibited any form of retail activity”.

b) Planning Decisions

PA 06/970 Conversion of cottage into offices including replacement front porch, Laundry Cottage, Carr's Lane Tromode for Clucas PLC

Approved subject to commencement within 4 years. Noted.

PA 06/993 Approval in principle to replace former farm dwelling, Ballachrink Farm, Hillberry for Heritage Homes Limited

Refused on the grounds that whilst a similar application was approved in 1998 material planning considerations have changed since that time through the issue of the Onchan Local Plan 2000. Also planning circular 1/2000 and as such there are materially different considerations in the assessment of this planning application. Specifically the application site is neither zoned for residential development nor does the proposed development represent replacement dwelling (the previous dwelling having been demolished) nor is there appropriate agricultural need for the proposed dwelling. The application is contrary to the Onchan Local Plan, planning circular 1/2000 and 1/88. It was also felt that notwithstanding the non-compliance the development would be likely to require significant work to the vehicular access with a potential detriment to the ecology and visual amenity of the area and the development would be likely to result in the consequential felling of trees within the existing woodland and the development would be visually detrimental to the visual amenity of the area. Noted.

PA 06/1405 Installation of two solar heating panels to south east elevation Glenville Cottage, Scollag Road for His Honour Deemster and Mrs Kerruish
Approved subject to commencement within four years.

PA 06/1195 Amendment to approved application for the erection of a terrace of four dwellings including the introduction of dormer windows and chimneys and approval of reserved matters set out in condition 4 of the approval, The Large Barn, Slegaby, Hillberry for Slegaby Estates Limited
Approved subject to commencement within four years and compliance with requirements of Fire and Rescue Services and water and electricity authorities.

PA 06/1200 Amendments to approved application to include alteration to bay window proportions, addition of a glazed link between house and garage and approval of reserved matters, Glenside Cottage, Ballacottier, Hillberry for Slegaby Estates Limited
Approved subject to commencement within four years.

PA 06/1201 Amendments to approved scheme to include alteration to bay window proportions, increase in height to side wings and approval of reserved matters in connection with Ballacottier Farmhouse. Hillberry for Slegaby Estates Limited
Approved subject to commencement within four years.

PA 06/1202 Amendments to approved scheme for the renovation of The Tuck Mill at Ballacottier to include changing facing stone work of staircase enclosure to curtain walling of glass and approval of reserved matters for Slegaby Estates Limited
Approved subject to commencement within four years. Noted.

c) Appeals

The Surveyor advised as to the following applications which were now subject to Appeal requests

PA 06/885 Extension to dwelling to form granny flat and garage, Ballakaighen, Laxey Road for Mr D. Simpson – Appeal had been requested by an adjoining owner.

PA 06/993 Approval in principle to replace former farm dwelling Ballachrink Farm, Hillberry for Heritage Homes Limited – Appeal request submitted.

d) Appeals Decisions

PA 05/1709 erection of six semi-detached dwellings with access from Larch Hill Grove and creation of new access drive to Cliff Cottage on land adjacent to Cliff Cottage between Larch Hill Grove and Clucas Laundry Tromode for Heritage Homes Limited

The commissioners had objected to this application on the grounds of density and parking provisions not complying with the Onchan Plan. The Planning Inspector took the view that as the site was zoned as predominately residential then development should be permitted and that the land should be used efficiently otherwise it would be necessary to look beyond built up areas for future development. He also felt the requirement of the Onchan Plan as approved by Tynwald for parking was excessive and discounted it. Noted.

PA 05/92300 Approval in principle for demolition of derelict portal framed barn and replacement with a dwelling, part of Bibaloe Beg Farm, Bibaloe Beg Road for Mr & Mrs D. Cameron

The commissioners had objected to this application and the Planning Inspector concluded that whilst the barn maybe structurally unsound that was not a reason for granting permission to the erection of a dwelling which was not related to agriculture and would form a dangerous precedent if approved. Noted.

e) Other Planning Matters

An enquiry was made as to whether a planning decision had been received in respect of the proposed additional activities building at Ballakaighen Farm for indoor karting and the conversion of old sludge pit into a further activities area. The Surveyor advised that no notification of decision had been received by the office to date. Noted.

R/06/10/3

MATTERS ARISING

The following matters were arising from the minutes:-

a) Hedge Cutting Leaflets

The Surveyor advised that he had overlooked the requirement for him to send to DoT for additional copies for distribution to the members. Noted.

b) TT Road Closures

The Surveyor reported that at the Eastern Sector meeting with DoT various points were raised in connection with the TT but not the ones referred to at the last meeting of the Rural Committee for him to raise. There was comment that next year it was anticipated that there would be an increase in spectators and several points would have to be considered further. Unfortunately the police were not present at the joint meeting and their input was therefore missing. Noted.

c) Consultative Committee

No minutes had been circulated as yet in respect of the meeting held. Mr Kennaugh commented that he felt the meeting was far from being consultative. He added that the Urban Ward representatives obviously made their mind up before the meeting and there was no proper dialogue or consultation. Mr Moore added that he felt that particular meeting was a waste of time whereas the first meeting held was extremely reasonable and productive.

d) Additional Refuse Charges

The Chairman commented that this item was part of the Consultative Forum agenda but in the absence of minutes he was uncertain as to what had actually been resolved if anything.

e) Planning Enforcement Tromode Industrial Estate

The Administrative Officer read letter as received from the Planning Enforcement Officer and sent to the occupiers of two units at Tromode Industrial Estate following the complaint laid by the commissioners that retail activities were taking place in buildings which were designated for industrial use only. Noted.

f) Signs at Roadside, Tromode

The Administrative Officer reported that all the advertising signs were removed shortly after the last meeting and he sent letters of thanks to the Planning Enforcement Officer and DoT. Braddan Commissioners were also notified who then sent their own letters of thanks by email. Noted.

R/06/10/4

OUTSTANDING MATTERS

There were no outstanding matters on the list. It was agreed that the item "Additional Refuse Charges" be transferred to this section.

R/06/10/5

MATTERS FROM PREVIOUS MEETINGS

Planning Appeal Inspector's Conclusions on Application for Former Ballacashin Farmhouse.

The decision in respect of this application had been brought to the attention of the committee at its previous meeting. The Administrative Officer had however photocopied the Inspector's conclusions as he felt it was important that the committee and board were aware of the situation.

The approval in principle for the renovation of the property limited any extension to the footprint and size of the previous single storey leanto building that at one time existed on the upper side of the former farmhouse. The plans submitted showed a two storey extension in this location and the commissioners had objected on the grounds that this did not comply with the condition of the approval in principle and the Planning Committee refused the application on similar grounds. The Planning Appeal Inspector however took the view that the proposal should be looked at on the basis of whether it was acceptable against planning policy rather than any conditions imposed at approval in principle stage. The Inspector did not regard the current planning application as being "details" following approval in principle but in fact a fresh application for full planning approval. Consequently he set aside the conditions of the approval in principle which had obviously been intended as a planning requirement for any subsequent detailed application.

Members expressed their concern over the precedent the Inspector had now set and were of the opinion that conditions at approval in principle now no longer carried any weight when it came to detailed applications that followed and therefore made a mockery of the planning system.

R/06/10/6

MATTERS REFERRED BY BOARD/OTHER COMMITTEES

Nil.

R/06/10/7

ANY OTHER BUSINESS

a) Time and Date of next meeting

Wednesday 8th November 2006 at 5.15pm.

b) Lay-by Creg-na-Baa Back Road

Copy of an anonymous letter as received had been distributed at the request of the Clerk to the Commissioners. The Administrative Officer pointed out that the usual policy for anonymous letters were that they be placed in the bin but the Clerk felt that the suggestions made in this letter were worthy of consideration.

The writer of the letter referred to a small lay-by on the upper side of the Creg-na-Baa Back road opposite its junction with the Honey Hill Road. This area was often the subject of fly tipping and the suggestion was that the vegetation be cut back, the lay-by widened, cleaned up, grassed over or tarmac surfaced and that benches and a waste bin could be provided as a suitable picnic/observation area. The Chairman commented that the area of land in question was in private ownership. Furthermore, he was aware that the owners made enquiries at the Planning Department regarding a proposal to fill in the lay-by with soil and grass over so as to remove the enclave which was being used for fly tipping. The owner was advised by the Planning Office that they could not do that. After further discussion it was agreed that the matter be left as the area was in private ownership.

c) **Shannon Rae Site**

The Administrative Officer advised that Mr Noel Cringle, a director of Central Marts Limited, had called at the office seeking permission to take access across the Shannon Rae site into one of the fields of Bibaloe Moar for a farm sale to be held in October. For some reason, he was not prepared to write and request permission. He had also spoken with the Chairman of the Rural Committee who had contacted the other members. Members advised that they had indicated their consent in principle to this happening. After further discussion it was agreed that permission be granted subject to the line of access across the site being agreed and any damage caused to the area being properly reinstated. Mr Cringle to be advised via the company secretary of Central Marts Limited.

It was also noted that the Department of Tourism and Leisure Transport Section had created a bus stop at Shannon Rae and a pole with the relevant bus stop sign having been erected without consultation.

d) **Ballacottier Road**

The Vic Chairman made reference to the fact that Ballacottier Road seemed to be getting busier and sometime previous DoT did have a traffic recorder located outside Slegaby Cottages. He reminded members that the results of those readings had been requested but nothing had been forthcoming as yet.

e) **Brandish Corner**

The Vice Chairman made reference to work which had commenced on Brandish Corner and the fact that the hedge removal appeared now to come right down to the speed limit sign rather than to the end of Slegaby Lane which he thought was what was on the approved plans. After discussion it was agreed the plans be viewed and should the work not be consistent with that approved the Planning Enforcement Officer be advised.

f) **Port-a-Cabin**

The Vice Chairman informed members that the Chairman had drawn to his attention the appearance of a port-a-cabin on the plot of land opposite the Kepple Gate Hotel. This had been there for sometime and a planning application had not been received. Agreed that a letter be sent to the Planning Enforcement Officer drawing this to his attention.

g) **Black Horse Finance Stages Rally**

Details had been received from the rally organisers advising that the rally was to take place on 27th and 28th October. There were three areas within the Rural Ward where the rally would pass: Creg-na-Baaa Back Road, Cronk-na-Mona to Sir Georges's Bridge, Bibaloe Beg Road. Adjoining owners would be notified.

The Vice Chairman requested that the organisers ensure that the marshals remove and take away the plastic hazard tape that they use across road/drive openings as this gets wrapped around the feet of animals when left to blow about the countryside.

h) **Thanks**

Mr Kennaugh proposed a vote of thanks to the Vice Chairman for the way in which he had conducted the meeting.

Meeting terminated at 6.31pm.