

ONCHAN DISTRICT COMMISSIONERS

*Hawthorn Villa,
Main Road, Onchan.*

IN PUBLIC

17th November 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 20th November 2006

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

Yours faithfully,

**Tim 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 16th October 2006 **(Minutes – APPENDIX 3)**
4. **To dispose of business (if any) remaining or arising from the last and any intermediate extraordinary meeting.**
 - 4.1 Rural Consultation Forum – Meeting held 7th September 2006
(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 **23rd October 2006** (Minutes – APPENDIX 7.1)
- 7.2 Works and Cleansing Committee
- Meeting held **30th October 2006** (Minutes – APPENDIX 7.2)
- 7.3 Leisure and Amenities Committee
- Meeting held **6th November 2006** (Minutes – APPENDIX 7.3)
- 7.4 Policy and Finance Committee
- Meeting held **13th November 2006** (Minutes to follow – APPENDIX 7.4)
- 7.5 Rural Committee
- Meeting held **8th November 2006** (Minutes to follow – 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 – **list circulated**

8.2 Gift of paintings from Rev. & Mrs. Lawrinson

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

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 Onchan District Commissioners Board meeting of 20th November 2006 to follow.

Minutes of a meeting of the **HOUSING COMMITTEE** held in the Boardroom, Hawthorn Villa, Main road, Onchan on Monday, 27 November 2006, commencing at 7.05 pm.

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

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

The Chairman opened the meeting with hot mince pies, a Christmas gesture from Mrs Watterson, which was acknowledged with thanks from members and staff.

H06/11/01/01
MINUTES

The minutes of the meeting of the Committee held on Monday, 23 October 2006, copies of which having previously been circulated, were considered, and it was proposed by Mr Black and seconded by Mrs Megson, and agreed to be a correct record of proceedings and signed by the Chairman.

H06/11/01/02
MATTERS ARISING FROM THE MINUTES

Clarification was sought by Commissioners on this item for matters they wished to raise.

H06/11/01/03
BUSINESS ARISING FROM PREVIOUS MEETINGS

Clarification was sought by Commissioners on this item for matters they wished to raise.

H06/11/01/04
HOUSING AND OTHER ESTATES BUSINESS

1. **H06/11/01/04(1) - Maintenance Report**

The report, dated 27 November 2006, had been circulated with the agenda and the Housing Maintenance Manager having answered questions thereon:

2. **H06/11/01/04(2) – Asbestos Surveys**

The Housing Maintenance Manager advised that Asbestos Surveys were continuing when properties became vacant.

3. **H06/11/01/04(2) Any Other Business Arising**

None.

H06/11/01/05
SPRINGFIELD COURT MATTERS

1. **H06/11/01/05(1) Maintenance Report**

The Housing Maintenance Manager reported that the items required to update the lounge at Springfield Court had been ordered.

2. **H06/11/01/05(2) Any other Business Arising**

None.

H06/11/01/06

HEYWOOD COURT MATTERS

1. **H06/11/01/06(1) Maintenance Report**

Work had not yet been completed on the gravity system for the alterations to the heating system at Heywood Court.

2. **H06/11/01/06(2) Tables & Chairs for Community Lounge**

The provision of the additional furniture for the community lounge was still awaiting on information from the Finance Officer.

3. **H06/11/01/06(3) Any Other Business Arising**

None

H06/11/01/07

GARAGE MATTERS

1. **H06/11/01/07(1) Maintenance Report**

One garage door was to be replaced at a cost of £375, on 14 December 2006, by The Garage Door and Gate Automation Company.

2. **H06/11/01/07(2) Any Other Business Arising**

None.

H06/11/01/08

PLANNED HOUSING MAINTENANCE

H06/11/01/08(1) Schemes 1 and 2 Nursery Avenue

The Housing Maintenance Manager reported that he had received the Stage 3 and 4 reports for the electrical rewire on Schemes 1 and 2, Nursery Avenue, from March Consultants Limited.

H06/11/01/08(2) Any Other Business

The Housing Maintenance Manager reported that a package was to be put together in relation to external cladding at School Road and Barrule Drive.

H06/11/01/09

HEALTH AND SAFETY MATTERS

H06/11/01/09(1) Health and Safety Matters

The Housing Maintenance Manager referred to the Health and Safety Matters report, dated 23 November 2006, and which had previously been circulated, and it was noted that all housing and drainage workers, and the Housing Maintenance Manager would be attending an Asbestos Awareness Training Course in December.

H06/11/01/09(2) – Any Other Business Arising

None.

H06/11/01/10
ENVIRONMENTAL CONTROLS

None.

H06/11/01/11
REPORTS FROM THE DEPUTY CLERK

1. H06/11/01/11(1) - Housing Allocations Report

The Administrative Assistant advised the Committee of the current situation in regard to recent allocations, the report having recently been circulated.

2. H06/11/01/11(2) - Outstanding Matters – Monitoring of Action Taken

The Deputy Clerk advised that this item was still under review.

3. H06/11/01/11(3) – Clause in Tenancy Agreement

The Deputy Clerk advised that a tenant had written for clarification in respect of a clause in the Common Tenancy Agreement prior to signature, and officers were asked to seek advice from the Department of Local Government and the Environment.

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

The Deputy Clerk advised that the new Sheltered Housing Form had not yet been prepared.

4. H06/11/01/11(5) – Management Software System

The Finance Staff were shortly to undertaking their training in the new housing software system.

6. H06/11/01/11(6) – Marion Court Car Parking

An enquiry had been made in relation to the parking of cars at Marion Court car park, owned by the Commissioners, and this was noted. The Deputy Clerk was to write to residents advising them of the situation.

7. 06/11/01/11(7) – Additional Family Member

A report highlighted the Common Tenancy Agreements clause in relation to additional family members taking up residence, and the need for tenants to seek permission from the Commissioners before allowing anyone to move in, being it long or short term.

8. 06/11/01/11(8) – Transfers

A discussion ensued on the principle of transfers, and was noted.

9. 06/11/01/11(9) – Housing Application Pointing Clarification

The Deputy Clerk advised the Committee of an enquiry that highlighted an area of the pointing system, and it was noted.

10. 06/11/01/11(10) – Barrule Drive Parking

Plans had been circulated showing proposed car parking in Barrule Drive, which would remove part of some of the larger gardens, and allow angled parking on Commissioners land. It would be managed by bye-laws and subject to the application of a parking permit

system. The Commissioners wished to convey their thanks to the Surveyor's Department for their work.

The Housing Maintenance Manager left the meeting at 9.00 pm

11. 06/11/01/11(11) – Ballachrink Bus Stop

A letter and plans were discussed over the proposals of a bus shelter at Ballachrink Drive.

12. 06/11/01/11(12) – Any Other Business Arising

None.

06/11/01/12 – Any Other Correspondence/Communications

None.

H06/11/01/13 - FINANCIAL MATTERS

1. H06/11/01/13(1) – Housing Maintenance Expenditure

None

2. H06/11/01/13(2) - EPC Maintenance Expenditure

None.

3. H06/11/01/13(3) – Rent/Mesne Profit Receipt Report

The Deputy Clerk answered questions on the report which had previously been circulated.

4. H06/11/01/13(4) - Garage Rental Receipt

The Garage report had previously been circulated, and no questions were asked.

5. H06/11/01/13(5) - Housing and EPC Deficiency Claims

None

6. H06/11/01/13(6) – Repossession Action

Nothing to report.

7. H06/11/01/13(7) – Estimates

The Deputy Clerk reported that formalised estimates would be prepared for the next meeting.

8. H06/11/01/13(8) – Any Other Business Arising

None.

H06/11/01/14

MATTERS REFERRED BY THE BOARD/OTHER COMMITTEES

None.

H06/11/01/15

ANY OTHER BUSINESS

1. Date of Next Meeting

It was noted that the next meeting of the Housing Committee would take place on Tuesday, 9 January 2007, commencing at 7.00 pm.

2. Commissioners' Surgery

It was noted that the next Commissioners' Surgery was to take place on Thursday, 28 December 2006, commencing at 6.30 pm.

There being no further business, the meeting closed at 10.15 p.m.

Minutes of a meeting of the **WORKS & CLEANSING COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Monday 4th December 2006 at 7pm.

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

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

WC/06/12/1
WELCOME

The Vice Chairman assumed the chair. He expressed his congratulations to the former chairman, Mr D.J. Quirk, who had recently been elected to the House of Keys. He anticipated that the Chairman of the Board would be giving formal congratulations at the next public meeting of the Board. The meeting was advised that a letter of congratulations had gone to all three successful candidates. The Vice Chairman requested that an appreciation for Mr Quirk's work over many years be placed on record.

WC/06/12/2
MINUTES

Minutes of the meeting held on 30th October 2006, copies of which having previously been circulated, was taken as read, confirmed and signed.

WC/06/12/3
PLANNING APPLICATIONS

The following new planning applications were considered:-

PA 06/1970 Erection of a sunroom extension and decking to rear elevation, 12 Royal Avenue West for Mr J. Trimble

The Surveyor explained that this application was for the replacement of an existing sunroom which was in a semi derelict condition. After viewing the plans it was
- Resolved to recommend approval of the application but that the adjoining owner of No 10 Royal Avenue be advised of the application.

PA 06/1977 Retrospective application for the conversion of rear part of garage to a study including the installation of an additional window, 59 Maple Avenue for Susan Cremin

Members viewed the plans. Mr Crellin queried whether the proposals would result in the lose of a parking space. The Surveyor advised that there would still be a parking space behind the building line. After further discussion it was
- Resolved to recommend approval of the application.

PA 06/1978 Erection of a conservatory on the front elevation, 8 Turnberry Avenue for Mr J. Halliwell

After viewing the plans it
- Resolved to recommend approval of the application and that the adjoining owner of No 7 Turnberry Avenue be advised as to the application.

PA 06/1986 Amendments to approved extension to dwelling (06/565) to provide side lights to new French windows and addition of a roof light for at 28 Ballachurry Close for Mr & Mrs Marcantoni

The Surveyor showed the plans and explained the proposals. After discussion it was
- Resolved to recommend approval of the application and should the neighbours have previously been notified in respect of the first application then they were to be notified of the amendment.

PA 06/1986 Installation of uPVC casement windows to replace existing on front and rear elevations, 4 Mountview Terrace for Mr & Mrs Miller

The Surveyor explained that the existing windows were already replacements and not the original sliding sash windows. It was further noted that all other houses in the terrace had casement windows and that the proposal saw a central division horizontally rather than a small fan light as at present. It was therefore

- Resolved to recommend approval of the application.

b) Other Planning Matters

PA 06/1399 Completion of infilling of land to create a driving range, King Edward Bay Golf and Country Club, Groudle Road

The Surveyor advised that the application was for an extension of time to the previous approval. The commissioners had recommended approval of the application subject to it being limited to twelve months with no further extension of approval being granted. The Surveyor advised that the application had been refused and a request for an Appeal had been made. He did not have the refusal notice to hand and therefore was unable to give the official reasons thereof.

PA 06/1748 Extension to rear elevation and rebuilding of garage to increase width, 37 Birch Hill Avenue.

The Surveyor reminded members that the commissioners had no objection to the rear extensions but with regard to the garage extension requested a condition limiting its use to domestic purposes only. The application had been approved without that condition. A discussion then took place as to whether to seek Appeal in order to have the condition applied. The Surveyor advised that in the absence of a commercial use approval it would be taken that the garage was to be used for domestic purposes only. If it was found that the garage was being used for non-domestic purposes then a separate application would have to be made. Under the circumstances it was agreed not to proceed further with this application.

WC/06/12/4
MATTERS ARISING

The following matters were arising as not appearing elsewhere on the agenda:-

a) Overhanging Bushes Mountview Road/Wybourn Drive

The Surveyor confirmed that a letter had been sent to the owners.

b) Large Poppies on Vehicles

The Surveyor confirmed that this had been carried out at the appropriate time.

c) Sewer Blockage Reports Set Up Database

The Surveyor confirmed the database had now been set up.

d) Ponding on Scollag Road

DoT Traffic Management Section going to advise as to timetable for completion.

e) Formal Notice on Property Owner (Nuisance Abatement)

The Surveyor advised that the notice had been prepared but was not served as work on restoring the property had commenced.

f) **Elm Tree House**

Report on condition of doors and boiler. The Surveyor advised that no report had been prepared as yet.

g) **Proposed BT Mast at Birch Hill**

The Surveyor advised that this matter was being referred to the Leisure and Amenities Committee.

h) **Shoprite Boundary/Lane**

Discussions were yet to be resurrected.

j) **Church Avenue One-Way System**

Matter had been referred to the Central Traffic Management Committee for investigation.

k) **Barrule Drive Parking Area/Garage Forecourts – Adopted?**

The Surveyor advised he had not received a reply as yet from DoT to confirm whether these areas had been adopted or not.

m) **Details of Bio Fuels**

The Surveyor informed members that reference to this had been made in the Waste Operations Manager's report which regrettably had not been circulated. A problem existed that the warranty for the refuse vehicles would be created null and void if 100% bio fuels was used. DoT have some vehicles running on bio fuels but pumps and filters were having to be changed every few months.

n) **Registration of Government House**

Letter reported by the Administrative Officer as sent to the Secretary of the Planning Committee enquiring as to any likely timetable for the registration of Government House. Reply dated 17th November 2006 reported. From this it was noted that the Conservation Department were concentrating on registering appropriate buildings within the recently established conservation areas in Kirk Michael and Glen Wyllin. Following that there would be public consultation in respect of the Athol Street/Victoria Street Conservation Area the letter enquired whether the commissioners had any relevant information to suggest an earlier registration of Government House was necessary. Matter discussed briefly and members were of the opinion that the matter was not as urgent as the previous chairman had suggested. The Secretary of the Planning Committee to be advised accordingly.

p) **Extension/Second Conservation Area in Onchan**

The Administrative Officer referred to letter sent to the Director of Planning on 30th October 2006 to which neither an acknowledgement nor a reply had been received. After brief discussion it was agreed that a follow up letter should be sent to the Secretary of the Planning Committee.

WC/06/12/5

MATTERS FROM PREVIOUS MEETINGS

Nil.

WC/06/12/6

WASTE MANAGEMENT AND OTHER CLEANSING BUSINESS

a) **Waste Operations Manager's Report**

The Surveyor apologised that the report had not been sent out with the agenda on Friday and it had still not been printed off so he was unable to distribute copies at the meeting or read it.

The Surveyor advised however that one point related to the rescheduling of Christmas collections and a request from the Waste Operations Managers that the staff would not be asked to place cards on bins as had been the custom since the introduction of wheelie bins. It was intended to place an advertisement in the local press and that alterations would be displayed on the website. The Vice Chairman queried the actual saving that there would be in printing costs for the cards and pointed out there would be an expense for press advertising which would probably exceed the saving. The Surveyor advised that the cards quite often blew away from the bins and a discussion took place from which it was noted that generally those cards which were placed sticking out of the lid tended to blow away whereas those that were folded over and placed within one of the handles seem to survive. Mr Kennaugh proposed that the previous practice of leaving cards should continue and this was seconded by Mr Astill, after further discussion it was

RESOLVED

"to continue the practice of leaving cards on the wheelie bins advising as to the changes in collection times over the Christmas period but that such practice relate to those bins in the Onchan District only and not for areas outside of Onchan which was the responsibility of the relevant authority".

WC/06/12/7

STREET LIGHTING/SIGNS/FURNITURE

a) **Officer's Report**

Copies of the District Surveyor's report had been circulated prior to the meeting. The Vice Chairman enquired as to what time street lights came on in the morning to which the Surveyor responded that the only lights that would be on of a morning were the all night burners.

b) **Other Street Light Business**

An enquiry was made as to the current position regarding the fitting of a deflector on a street light in Ballachurry. The Surveyor responded that he had spoken to the contractor regarding the matter but the contractor had not come back to him.

c) **Operational Difficulties**

The Surveyor advised that a lot of lights had been reported as out and complaints were received that these were not being fixed. He had therefore called the contractor in and as a result the contractor had purged the backlog. This was now almost up to date. Mr Crellin thanked the Surveyor for moving things on which he added was long overdue but enquired how matters got into that state. The Surveyor responded that the contractor had operational difficulties in that one of his hoist machines had broken down leaving him only one for all the work he carried out not only for Onchan Commissioners but for other authorities and himself. He also had staff problems. In answer to question, the Surveyor advised that he had made it clear to the contractor that he had contractual obligations to the commissioners irrespective of his own problems. Noted.

d) **Street Furniture**

Mr Kennaugh made reference to the two seats in front of the War Memorial stating that they had not been oiled. The Administrative Officer replied that a decision had been made, on the advice of the suppliers, that they be left in a natural state without oiling. The question of seating was however within the remit of the Leisure and Amenities Committee and not the Works and Cleansing Committee. Mr Kennaugh then enquired as to what street furniture covered as far as the Works Committee was concerned and the Administrative Officer replied that it related to litter bins and bollards.

WC/06/12/8
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 matters being raised further

i) Manhole Covers

Mr Crellin enquired as to why there was failure in respect of the manhole covers in Main Road when it didn't seem long ago that work was carried out on them. The Surveyor replied that it was not the manhole covers themselves that were causing a problem but it was the reinstatement tarmac which was sinking. He had spoken with the contractor who was prepared to forego his claim to the retention money in return for DoT carrying out the remedial works necessary. It was noted that this was a matter for DoT to consider.

ii) Derwent Drive/Royal Court Flooding

Mr Crellin enquired as to what were the ongoing discussions regarding long term solutions. The Surveyor replied that which ever way work was carried out it would involve major works within the centre of Onchan. There did not appear to be an alternative. Consideration was being given as to whether to embody such works as part of the IRIS scheme so as to overcome major disruption on more than one occasion. Mr Crellin then queried whether the non-return valves on properties at Lakeside Gardens had been fitted and would they stop discharge within the curtilage of the properties. The Surveyor advised that it would certainly not discharge within the house but he could not say for certain that it would not discharge in the gardens.

b) Any Other Drainage Business

Mr Astill enquired as to what was happening in Summerhill Road. The Surveyor responded that to the best of his knowledge DoT were digging up the road in the area of a previous sewer collapse but he was not aware what was happening. He understood that a previously discovered defunct drain was in fact still live and this may be a contributory factor.

WC/06/12/9
CAPITAL AND REVENUE SCHEMES

Officer's Report

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

i) Wembley Arena

The Vice Chairman commented that he had walked across the grassed area in the School Road Recreation Ground where it was proposed to construct the arena and he was very concerned that the ground was absolutely saturated. Mr Crellin commented that that was why the arena was being created so as to provide an all weather playing surface. In answer to question, the Surveyor advised that he was currently awaiting a decision on the loan and grant application.

ii) Skateboard Park

Mr Kennaugh made reference to the allowance in the estimates for this work and commented that nothing seemed to be happening. The Surveyor responded that the matter had come up at the recent meeting of the Leisure and Amenities Committee and he advised that a planning application for the reserved matters would be made before Christmas. Noted.

iii) Refuse Depôt – Mezzanine Floor

The Surveyor reported that the floor was now in and operational. Mr Kennaugh informed the meeting that he understood the refuse staff had asked for the large oak boardroom table for their mess room. The Surveyor informed members that the matter was being investigated.

iv) Pennington Hall

The Vice Chairman enquired whether this had now gone out to tender. The Surveyor replied that it was due to go out to tender that day but there was still not a valid planning approval for the new building and therefore it was felt prudent to hold back until such time as that was to hand. Noted.

WC/06/12/10
HIGHWAY AND TRAFFIC MATTERS

a) Governors Road

Mr Kennaugh informed members that he had been in Onchan Police Station reporting a case of speeding by commercial vehicle coming along Governors Road and turning into Wybourn Drive. He was very pleased to be advised that the police were going to send two officers with laser speed guns to the area. The Surveyor enquired whether the committee would like the “smiley face” speed detector to be put up in Governors Road to which the committee replied in the affirmative.

b) Governors Road Parking

Mr Crellin then made reference to a vehicle which regularly parked on the footpath in Governors Road on the section between Wybourn Drive and the lane to the rear of Sunnyside Terrace. After a brief discussion it was agreed that the matter should be brought up at the next Eastern Sector meeting.

c) Ballachurry Avenue

The Vice Chairman advised that the camper van and trailer which had previously been the subject of discussion for which it had been indicated that they were to be removed, were in fact still in position. Mr Crellin commented that they were parked at a junction and that they should be a minimum of 7 metres away. The Surveyor to raise the matter with the police again.

d) Ridgeway Road

Mr Astill commented that there were occasions where vehicles were double parked on Ridgeway Road.

e) Summerhill Road

Mr Kennaugh referred to previous meetings when reference had been made to a boat and trailer left on Summerhill Road. He drew to the attention of the meeting the fact that it was still there. The Surveyor to refer the matter again to the police.

WC/06/12/11
FURTHER REPORTS FROM CLERK/SURVEYOR

Nil.

WC/06/12/12
CORRESPONDENCE/OTHER COMMUNICATIONS

Nil.

WC/06/12/13
OUTSTANDING MATTERS

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

WC/05/01/9(a) Pedestrian Crossings Hillberry Road (adjacent to Heywood Park)

Mr Crellin enquired whether there was any further development in respect of this matter. The Surveyor responded that DoT were having difficulty in finding a location for the pedestrian crossing as it falls between two bus stops. Mr Astill commented that the pedestrian crossing which had been placed outside the commissioners office to give access to the Methodist Church was in the wrong place.

W/00/03/19(b) Properties abutting lanes to rear Church/Nursery Avenues/Elm Drive – Community Officer to produce report. The Vice Chairman pointed out that this had been on the list since March 2000 and asked when were the committee going to be provided with the information.

WC/05/05/6(a) Kerrocoar Pumping Station - Awaiting adoption. The Surveyor advised that this was now going to be adopted by DoT and not the commissioners and therefore could be struck from the list.

King Edward Road Pumping Station – Seeking completion of works. – The Surveyor advised that this was awaiting a date for the contractors to go onto the site to complete the work. Noted.

WC/03/03/02(a) Landslip, Hague Crescent – Engineer's Report – Members were reminded that a further report was due from the engineer following the demolition of Summerland. Agreed that the Surveyor contact the engineer to progress the matter.

War Memorial Handrails – as this work was now complete it was agreed to delete it from the list.

WC/06/12/14
MATTERS REFERRED BY BOARD/OTHER COMMITTEES

Nil.

WC/06/12/15
ANY OTHER BUSINESS

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

Monday 15th January 2007 at 7pm.

b) **Next Extraordinary Meeting for Planning Consideration**

Wednesday 27th December 2006 at 5pm. Mr Killey advised that he would be away on that date. After discussion it was agreed to hold the meeting at 10am rather than in the evening.

c) **Minutes/Resolutions**

It was agreed that the placing of items in the in public and in committee sections of the minutes should be left to the Administrative Officer.

d) **Season's Greetings**

The Vice Chairman extended the seasons greeting to the members who reciprocated.

Meeting terminated at 9.47pm.

Minutes of a meeting of the **LEISURE AND AMENITIES COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Monday 11th December 2006 at 7.00pm.

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

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

LA/06/12/1
MINUTES

Minutes of the meeting held on 6th November 2006, copies of which having previously been circulated, was taken as read, confirmed and signed.

LA/06/12/2
MATTERS ARISING

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

LA/06/12/3
MATTERS FROM PREVIOUS MEETINGS

Nil.

LA/06/12/04
PLAYGROUNDS/PARKS

a) Playground Log Books

The Amenities Officer advised that the logbooks were ready for signing. The only item which he felt should be brought to the attention of the committee was that the boatman/mechanic had looked at the swings in Onchan Park and as a consequence six sets of replacement chains were being ordered. Noted.

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 discussed further:-

i) Crown Green Shelter

Mr Crellin enquired as to the Harris fencing which had been erected across the front of the open shelter. The Amenities Officer replied that this was a type of security fencing which was used around building sites and he had purchased ten panels at a cost of £37 each. These were now placed across the open aperture in an effort to stop youths congregating in the shelter at night and causing damage. The panels could be used elsewhere on other occasions. Mr Crellin commented that it was a good thing if the youths were being kept out of the bowling green. The Amenities Officer responded that the police had queried why this action had been taken as youths were now gathering in Port Jack Glen shelter.

ii) Old Lamp Standards

Members noted the comments regarding any contractor working on the Pennington Hall site would not guarantee that the standards stored there could not be damaged. Mrs Megson enquired whether the Amenities Officer had found an alternative place for storage. The Amenities Officer replied that he had not as yet but the only place that was possibly available was the compound behind Hawthorn Villa. There were three standards to store. She then enquired whether there was any proposals for their restoration. The Amenities Officer replied

that they had actually been sand blasted and were destined for the Village Green should the committee so decide.

The matter was discussed with the Administrative Officer pointing out that the intention had been that at sometime lighting could be provided along the length of the path through the Village Green and that an electricity supply had not only been provided on the site but in fact a cable brought through close to the river to allow for such an installation to take place. On the proposal of Mrs Megson, seconded by Mr Killey it was

RESOLVED

“to request the Works and Cleansing Committee to incorporate a scheme for the erection of the old lamp standards with suitable heads along the path of the Village Green and that such a scheme be incorporated in the estimates for the forthcoming year”.

c) Park Foreman’s Report

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

i) Hedge Around Nivison Stadium

The Chairman enquired as to proposals for hedge cutting around the perimeter of Nivison Stadium now that hedge cutting work had been commenced in Onchan Park. The Amenities Officer responded that the intention was to drop the height of the hedge to the level of the fence.

ii) Water in the Lake

The Chairman enquired as to what proposals there were for the water in the lake which was now nearly full. The Amenities Officer responded that he had at one point in time considered draining it but had decided that the staff could walk around the edges pulling out any debris. Noted.

d) Community Officer’s Report

The Chairman did not have to hand a copy of the report as laid before the recent meeting of the Board and therefore reference could not be made to it. Mr Crellin commented that what was in the report was satisfactory.

e) Annual Tour of the Park 2005 and 2006

Copies of the lists of items noted had been circulated prior to the meeting. The following items were discussed further:-

i) Tree limbing near No 1 - ***delete as this work now carried out.***

ii) Rebuild electrical cupboard at entrance to Nivison Stadium – ***delete as this work has now been carried out.***

iii) Consideration to be given to screening of the refuse bins – The Amenities Officer advised that the temporary port-a-cabin which would be placed on the site to provide a workshop for the boatman/mechanic during the time that Pennington Hall was out of commission, would serve as a screen. The Chairman commented that once the container was removed in 2008 then the bins would once again be on show and plans needed to be made as to how best these were to be screened on a permanent basis.

iv) Re-boarding of bowling green gutters – Concern was expressed over the estimated cost of timber to carry out this work and the Chairman requested that the Amenities Officer price up the work in treated carcassing timber rather than planed timber.

- v) Bow Top Fencing – The Chairman sought assurance that the bow top fencing along the top side of the crown green would be installed prior to the beginning of the season. This was given by the Amenities Officer.
- vi) Wishing Well – Mrs Megson made reference to the state of the wishing well and enquired whether this could be renovated. It was pointed out that the well did not belong to the commissioners but in fact to the Manx Branch of Mencap. Agreed that its condition be referred to them with a request that it be improved.

f) Bowling Green Surrounds – Spot Spraying

The Amenities Officer advised that this work was programmed to be carried out in March. Noted.

g) New Lighting in Onchan Park

The Amenities Officer advised that the Community Officer undertakes regular patrols through the park and he had commented that there was a great improvement in the lighting. The Chairman then added the Surveyor had said that the difference was dramatic but in his own opinion all that was created was a series of pools of light with dark patches in between. He would have personally have favoured lighting which provided a general background lighting rather than the down lighting adopted which creates its own problems through the spacing of the standards.

h) Future of Onchan Park

Mr Killey suggested that Mrs Megson's power point presentation be left to the end of the meeting. Mrs Megson agreed so to do. When the time came for the presentation the equipment did not function properly and consequently the presentation was held over to the next meeting.

LA/06/12/5
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 item being discussed further in public:-

Jubilee Playground

Mr Crellin made reference to the pirate ship which was being installed at the Jubilee Playground and enquired whether the Amenities Officer had seen the state of the ground around it. The Amenities Officer replied that he had been onsite the previous Wednesday and was aware of the condition of the ground which was as a result of the long periods of rain which had happened during the structural work being carried out. It was anticipated that the safety flooring would be complete prior to Christmas and the contractor was then going to wait until frosty conditions so that the ground would harden up which would assist in the reinstatement. The Chairman commented that contingency plans needed to be made as there may not be a frosty period. He also suggested that a retention should be made from the contract figure until such time as the work is carried out.

b) Centenary Park – Soil Enhancement

The Amenities Officer informed members that shredding which were no longer required to put on the beds in Onchan Park were now being stockpiled in butts at Centenary Park for future spreading. He had not approached the Chairman to take him up on his offer of the manure as he was aware the Chairman was busy with the recent election for the House of Keys. The Chairman replied that a lot of the manure had now gone from his livery stables but there was

some there which could be taken. He suggested that it be placed in butts around the site and then at sometime in the future he would bring his muck spreader to deal with it.

c) School Road Playing Fields Drainage

The Amenities Officer advised that the drains were working well. There was however ponding above the pedestrian path. The Chairman queried why the drains had not been taken to this area as he certainly recalled the matter having been discussed in the past. Mr Crellin added that he believed that the path flooded and part of the purpose of the new drainage works was to alleviate this problem. The Chairman then asked for confirmation of the price per metre the contractor charged for the laying of drains and suggested that the Amenities Officer establish how far the current drains needed to be extended to deal with the path and what would be the resultant cost. He added that having addressed the question of the spring and marsh land it would have been nice if a drain had been run alongside the path and taken into the main drain at the same time. If nothing else the edge to the path should be cleared so that the ground alongside the path is lower and this should help with water getaway. Matter left with the Amenities Officer to establish costing for extending the recently installed drains and to arrange for the parks staff to cut away the turf on the lower side of the path for its length to facilitate easier drainage.

d) Port Jack Glen Scheme

The Amenities Officer informed the meeting that he had been advised by the Surveyor that the borrowing petition was with DOLGE and a decision was due to be made on 18th of the current month. The Chairman enquired as to what was the anticipated commencement date but the Amenities Officer advised that this information had not been passed on to him by the Surveyor. The Chairman undertook to establish the information from the Surveyor and advise members.

LA/06/12/6

PUBLIC CONVENIENCES

a) Amenities Officer's Report

Copies of the report had been circulated prior to the meeting and there were no matters for discussion in public.

b) Regular Site Visits

The Amenities Officer advised that the Community Officer visits all the public toilets on a daily basis and he makes an inspection once a week in the company of the Community Officer. The Community Officer had reported damage to a toilet tissue dispenser in the ladies' toilets at Main Road. Mr Killey commented that there seemed to be a lot of damage taking place in the ladies' toilet. The Amenities Officer commented that it was possible that male youths were going into the ladies' toilet of an evening and causing the damage.

LA/06/12/7

PUBLIC LIBRARY

a) Librarian's Report

Copies of the Librarian's report had been circulated prior to the meeting and was noted. The Chairman commented that the Librarian should be commended for the work she undertakes.

b) Amenities Officer's Report

The Amenities Officer reported that since the preparation of his report the previous week a light had to be replaced in the library. Noted.

LA/06/12/8

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.

b) Other YCC Business

Mr Crellin enquired whether the Youth and Community Centre was in order for any forthcoming election to the Board of Commissioners. The Amenities Officer replied that it had been checked out and put in order for the Keys Election and was therefore ready.

LA/06/12/9

PROMOTIONS/ADVERTISING/PUBLIC INFORMATION

a) Website

The Administrative Officer advised as to statistics received from WebOne UK regarding the Onchan Website for the month of November. The total hits for the month were 43,215 compared to 34,572 in November 2005. Page views were 16,466 compared to 11,343 and visits were 9,421 compared to 5,817. Noted.

The Administrative Officer confirmed that the What's On Section was kept up to date and Mr Quirk had been removed from the biographical section relevant to commissioners. Noted.

b) Enquiries

The Administrative Officer referred to an thank you letter received from Mr & Mrs Kissack regarding information provided to them previously in respect of Albert Arthur Kissack, Mr Kissack's great uncle.

c) Christmas Lights Competition

The Chairman enquired whether the committee wished to have one this year. Mr Crellin enquired as to how successful they had been in the past and after a general discussion it was agreed that one should be held again. Mr Killey suggested that the Chairman of the Board and the Chairman of the Committee travel around the whole of the district with the exception of the rural area and that they make a decision on what they had seen. Mr Crellin commented that he felt last year's method of dividing the district into areas for commissioners to select the best properties in those areas and then a shortlist is produced for the two chairmen to judge worked well. Members were advised that two commissioners did in fact not submit recommendations last year. Mrs Megson said she favoured something on the lines of the previous year and she felt the competition should be kept going as it provided good community spirit. It was agreed that up to three nominations be made from each area rather than necessarily three in total. Mr Black suggested that the polling districts could be used rather than dividing Onchan into ten as there were currently only nine commissioners. It was therefore agreed that Mr Killey should judge Ballachurry, Mr Black Birch Hill, Mrs Megson Howstrake and that Mr Astill be requested to judge Hague with Mr Watterson undertaking the Rural Ward.

d) Christmas Trees in the Village

The Chairman commented that he felt the trees were still not bright enough. The Amenities Officer replied that he bought in new sets of lights but admitted that as these had 40 lights per set then the bulbs were very small. He had looked at sets of 10 with larger bulbs but these needed a transformer for each set. The Chairman commented that he saw no problem with mains voltage lighting particularly if it resulted in brighter lights on the trees. The Amenities Officer informed members that all outside lighting undertaken by the commissioners was now on a low voltage basis. The Chairman suggested that the matter be discussed again prior to

next Christmas. The Chairman then commented that he was very disappointed to see a lighting contractor putting up some of the Christmas decorations on the afternoon upon which the Torchlight Procession was held. The Amenities Officer replied that these were in fact lights which had been damaged in storm and were therefore being reinstated. A total of six lights had been damaged. One was currently in the garage and was beyond repair. Noted.

e) Island in Bloom Presentation

Mr Crellin, as Chairman of the Board and Mrs Megson, as Vice Chairman of the Leisure and Amenities Committee attended the prize presentation at the Villa Marina. Mrs Megson accepted the certificate on behalf of the commissioners. Noted.

LA/06/12/10

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/06/4/3(12) Crown Green Shelter – Re-roof in October. The Amenities Officer advised that all materials were now in stock and the joiners should hopefully be commencing in January.

LA /06/04/3(11) Bow Top Fencing on topside of crown green. The Amenities Officer advised this work would be commencing in January. Noted.

LA/06/04/3(13) Wall behind Taverner's Playground – Rebuild in October. The Amenities Officer reminded members that this was now going to be replaced with bow top fencing and again this would be installed in January as a continuation of the fencing contract for the crown green. Noted.

LA/06/11/15(b) Amenities Officer to attend first available spraying course. The Amenities Officer informed members that a course was to be held in January subject to there being sufficient numbers enrolling for the course.

LA/06/12/11

MATTERS REFERRED BY BOARD/OTHER COMMITTEES

None for consideration in public.

LA/06/12/12

CORRESPONDENCE OR OTHER COMMUNICATIONS

The Administrative Officer reported on the following correspondence:-
a) Onchan Crown Green Bowling Club

Letter dated 17th November 2006 was read to the committee. The secretary of the bowling club had been instructed to write to congratulate the greenkeeper on the great improvement made to the crown bowling green throughout the 2006 season. The letter further advised that having a good green to play on had helped the "A" Team to win the league once again. Members noted the letter with pleasure and requested that the thanks be passed onto the greenkeeper. The Amenities Officer advised that he had already presented him with a copy. The Chairman requested that the club be thanked for their letter and also to advise that the commissioners would endeavour to continue the improvements.

b) Memorial Seat

Letter reported from a resident in Lakeside Gardens dated 23rd November 2006 enquiring if it would be possible to have a bench placed in the district in memory of her late husband. The Administrative Officer reminded members of the normal format for such seats and after a brief discussion it was agreed that the enquirer should be asked as to where they had in mind for the seat to be placed.

LA/06/12/13
ANY OTHER BUSINESS

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

Monday 22nd January 2007 at 7pm.

Meeting terminated 10.25pm.

Minutes of a meeting of the **RURAL COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan on Wednesday 13th December 2006 at 5.15pm.

Present: Mr J.K. Watterson (in the Chair)(from 5.25pm), Messrs G.K. Astill, M.J. Kennaugh, B.H. Moore and W.A. Skillicorn

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

R/06/12/2
PLANNING MATTERS

Notification had been received that the Chairman would be arriving late due to traffic conditions. The Vice Chairman, Mr W.A. Skillicorn assumed the chair.

a) New Applications for Consideration in Public

PA 06/1979 Demolition of existing garage and conservatory and erection of extensions to side and rear of Fy-Yerrey, 2 Creg-na-Baa Back Road for Mr & Mrs J. Wootton

Members viewed the plan and noted that the front extension had hipped roofs to tie in with the remainder of the property. It was further noted that the proposals should not affect the adjoining property although there was some concern as to the accuracy in respect of the site boundary shown. After due consideration it was

***RESOLVED**

“to recommend approval of the application subject to all parking being within the curtilage of the property”.

PA 06/2023 Approval in principle for the erection of a bungalow to the rear of Sunnyside, Laxey Road in fields 534150, 534504 for Mrs P.S. Druggan

The Surveyor read sections from the application form which indicated that the applicant was currently renting Sunnyside, her former home, until such time as she had approval for and had constructed the proposed dwelling. Members noted also the reference to the medical condition of the applicant but after due consideration it was

***RESOLVED**

“to recommend refusal of the application on the grounds that the land in question is not zoned for development on the Onchan Plan, the proposal would result in the construction of a new dwelling in the countryside and that such dwelling was not intended for a person employed in, or whose last employment was in agriculture”.

b) Planning Decisions

Notification of the following planning decisions had been received from the Planning Department.

PA 06/590 Approval in principle for the erection of a replacement agricultural dwelling Upper Begaode Farm, Begaode Road for Mr J.W. Moore - **Approved**

Conditions of approval included the occupation of the proposed dwelling must be limited to persons whose employment or latest employment is or was in agriculture in the Island and that reserved matters covered siting, design, external appearance, internal layout, means of access and landscaping. Noted.

PA 06/1828 Conversion of existing barn/outbuilding into additional living accommodation, Wayside Cottage, Abbeylands for Mr & Mrs C. Ackerley – **Approved**

Conditions of approval included the accommodation created must only be used as a accommodation ancillary to that of the existing dwelling and that for the avoidance of doubt no approval should be conferred for the use of the accommodation as a separate dwelling. Noted.

c) Other Planning Matters

Brandish Corner

The Vice Chairman made reference to work which had been taking place at Brandish Corner in the realignment of the road. He referred to the previous meeting where it had been confirmed that the approved plan incorporated a low hedge behind the road surmounted by a railing to match what had been there previously. He expressed his personal concern that the railing had not been put in position and enquiries he had made onsite revealed that the railings were not going to be reinstated in accordance with the approved plan. The matter was discussed briefly and finally it was resolved that the matter should be referred to the Planning Enforcement Officer.

R/06/12/2 **MINUTES**

The Chairman, Mr Watterson, took the chair for the remainder of the meeting. The Chairman sought confirmation that all members had received a copy of the public section of the minutes as these had not been previously distributed despite having been prepared. After confirmation was given he put to the meeting whether the minutes were a true and correct record of the last meeting. The minutes were taken as read, confirmed and then signed.

R/06/12/3 **MATTERS ARISING**

The following matters were arising from the minutes:-

a) **Hedge Cutting Leaflets**

The Surveyor confirmed that he had photocopied part of the documents received from DOLGE and had distributed them to members.

b) **Ballacottier Road – Traffic Count Figures**

The Surveyor advised these had been received during the summer months and he felt had been brought to the attention of the committee at its July meeting. Members had no recollection of this and the minutes were checked. From the minutes it was confirmed that no figures had been brought to the attention of the committee. After brief discussion it was agreed therefore that these should be located by the Surveyor and circulated.

c) **TT Road Closures – Eastern Sector Meeting**

The Surveyor reported that there had been a meeting of the Eastern Sector and the matter had been discussed. The Chairman enquired as to the outcome to which the Surveyor advised that the matter was to be discussed by the police at one of the TT Liaison Committee meetings. Mr Skillicorn expressed concern that the matter did not appear to be getting very far and then made reference to the recent works carried out at Brandish Corner which would make the exercise of vehicles coming out of Slegaby Lane more difficult as traffic travelling down from Brandish Corner would now be 20mph faster than previous. He also reminded the Surveyor that part of the problem brought to light was parking on the Ballacottier Road during race and practice periods as the road was too narrow to permit parking and the through flow of traffic. Matter to be raised again.

d) **Shannon Rae Site**

The Administrative Officer reported having visited the site after a reasonable time had elapsed for purchased machinery to be removed from the field. At the time of his visit there was no equipment left in the field but the ruts created in the ground were still present. Agreed that a letter be sent to Central Marts together with the photograph taken prior to the sale and a new photograph to be taken subsequent to the sale requesting their attention to the matter.

Mr Kennaugh enquired as to the purpose of the Shannon Rae site. The Administrative Officer replied that the site was formerly the location of a thatched farm workers cottage attached to Ballakilmartin Farm. He became separated from the farm when the road on Whitebridge Hill was created. The cottage burnt down in the 1930s and the small plot of land remained in the ownership of the farm. In 1977 an oak tree was planted on the site to commemorate the Silver Jubilee of Her Majesty the Queen and 25 years later a further tree was planted. The area was donated to the District Commissioners by Mr Harvey Briggs, the owner of Ballakilmartin Farm, and since then has been kept in a neat and tidy condition including the provision of a public seat and litter bin. Mr Kennaugh thanked the Administrative Officer for the information and suggested that this be placed on the Onchan Website. Mr Moore commented that the site was now also used as an official bus stop. Noted.

e) **Port-a-Cabin at Creg-na-Baa**

The Surveyor reported receipt of two further letters from the Planning Enforcement Officer. The first one dated 9th November 2006 addressed to the Clerk of the Commissioners advising that the Planning Enforcement Officer had visited the site and left a request for the owner to make contact. He also wrote to the applicant in respect of the last known planning application made for the site but had not been contacted by either person. He therefore enquired as to the name of the owner of the field. A second letter from the Planning Enforcement Officer, dated 4th December 2006 advised that he had been contacted on his voicemail by the site owner and consequently had forwarded planning application forms so retrospective application could be made for the positioning of the port-a-cabin. Such application to be made by the 4th January 2007. Noted.

R/06/12/4

OUTSTANDING MATTERS

There were two matters on the outstanding list:-

Additional Refuse Charges, and Phasing out of Wards – Seeking legal advice.

The Chairman reported that there had been no action on either since the last meeting.

R/06/12/5

MATTERS FROM PREVIOUS MEETINGS

Nil.

R/06/12/6

MATTERS REFERRED BY BOARD/OTHER COMMITTEES

Nil.

R/06/12/7

ANY OTHER BUSINESS

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

Wednesday 24th January 2007 at 5.15pm.

b) **Seasons Greetings**

The Chairman extended the compliments of the season to the committee members and members of staff. Mr Moore replied returning the greetings and requesting that Mrs Watterson be thanked for supplying the mince pies. The Chairman continued by pointing out that whilst it was not the end of the municipal year he took the opportunity to thank the committee for their

work which had been undertaken for the benefit of the community and he hoped that in 2007 they would continue to do so and that things would improve.

Meeting terminated at 6.04pm.