

ONCHAN DISTRICT COMMISSIONERS

Hawthorn Villa,
Main Road, Onchan.

IN PUBLIC

7th March 2007

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, 12th March 2007

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

Yours faithfully,

P.M. HULME
CHIEF EXECUTIVE/CLERK

AGENDA

The order of business at every meeting of the authority shall be in accordance with that laid down in Standing Order No 4 unless varied by the Chairman at his discretion (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 7th February 2007 *(Minutes – APPENDIX 3)*
4. To dispose of business (if any) remaining or arising from the last and any intermediate extraordinary meeting.

None
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.**
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 **12th March 2007** (Minutes – APPENDIX 7.1)*
 - 7.2 Works and Cleansing Committee
- Meeting Held **15th January 2007** (Minutes – APPENDIX 7.2)
- Meeting Held **19th February 2007** (Minutes – APPENDIX 7.2.1)
 - 7.3 Leisure and Amenities Committee
- Meeting Held **22nd January 2007** (Minutes – APPENDIX 7.3)
- Meeting Held **26th February 2007** (Minutes – APPENDIX 7.3.1)
 - 7.4 Policy and Finance Committee
- Meeting held **5th March 2007** (Minutes – APPENDIX 7.4)
 - 7.5 Rural Committee
- Meeting Held **24th January 2007** (Minutes – APPENDIX 7.5)
- Meeting held **28th February 2007** (Minutes – APPENDIX 7.5.1)
- *Minutes to follow
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 – **28th February 2007**
 - 8.2 TT 2007 – Department of Tourism and Leisure – **letter circulated**
 - 8.3
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)

12.1 Motion No. 49 – Re: Meetings of the Authority - Deferred from meeting of 7th February 2007 as required under Standing Order 36.

12.2 Motion No. 50 – Re: Constitution of Committees – Deferred from meeting of 7th February 2007 as required under Standing Order 36.

12.3 Motion No. 51 – Re: Clear Days Notice - Deferred from meeting of 7th February 2007 as required under Standing Order 36.

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

None.

Extracts from Standing Orders relating to Agenda items 7, 11 and 12

Standing Order No. 5 - Notices of Motion

5. (1) Notice of every motion, other than a motion which under standing order 6 may be moved without notice, shall be given in writing and signed by a member of the Authority and delivered, at least five clear days before the next meeting of the Authority, at the office of the clerk, by whom it shall be dated, numbered in the order in which it is received and entered in a book which shall be open to the inspection of every member of the Commission.
- (2) The clerk shall set out in the summons for every meeting of the Authority all motions of which notice has been duly given in the order in which they have been received, unless the member giving such a notice intimated in writing, when giving it, that he proposes to move it at some later meeting or has since withdrawn it in writing.
- (3) If a motion thus set out in the summons be not moved either by a member who gave notice thereof or by some other member on his behalf it shall, unless postponed by consent of the Authority, be treated as withdrawn and shall not be moved without fresh notice.
- (4) If the subject matter of any motion of which notice has been duly given comes within the province of any committee or committees it shall, upon being moved and seconded, stand referred without discussion to such committee or committees, as the Authority may determine, for consideration and report.
- (5) Every motion shall be relevant to some matter in relation to which the commission have powers or duties or which affects the district.

Provided that the chairman may, if he considers it convenient and conducive to the dispatch of business, allow the motion to be dealt with at the meeting at which it is brought forward.

Standing Order No. 7 - Questions

7. (1) A member of the Authority may ask the chairman of a committee any question upon an item of the minutes, report or recommendations of a committee when that item is under consideration by the Authority.
- (2) A member of the Authority may:-
- (a) if one clear day's notice in writing has been given to the clerk ask the Chairman or the Chairman of any committee any question on any matter in relation to which the Authority has powers or duties or which affects the district.
- (b) with the permission of the chairman put to him or the chairman of any committee any questions relating to urgent business, of which such notice has not been given; but a copy of any such question shall, if possible, be delivered to the clerk not later than three o'clock in the afternoon of the day of the meeting.
- (3) Every question shall be put and answered without discussion, but the person to whom a question has been put may decline to answer.
- (4) An answer may take the form of:-
- (a) a direct oral answer; or
- (b) where the desired information is contained in a publication of the Authority, a reference to that publication; or
- (c) where the reply to the question cannot conveniently be given orally, a written answer circulated to members of the Authority.

Minutes of the ordinary meeting of the **ONCHAN DISTRICT COMMISSIONERS** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Wednesday 7th February 2007 at 7.00 p.m.

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

In Attendance: Mr P.M. Hulme (Chief Executive/Clerk)
Mr B. T. Price (District Surveyor)
Mr T. R. Craig (Deputy Clerk)

C07/02/01/01
BUSINESS REQUIRED TO BE DEALT WITH BY STATUTE

The Chairman welcomed Mrs June Kelly as a newly elected member of the Board. It was proposed by Mr B. Stowell, seconded by Mr G.K. Astill, that Mrs Kelly be appointed to the Works and Cleansing Committee until May 2007. Carried unanimously.

C07/02/01/02
MINUTES

It was noted that the minutes of the public section of the ordinary meeting held on 20th November 2006 were still to follow. Mr Norton asked for the minutes of the meeting of 8th January 2007 to show that he voted against making further enquiries to purchase the premises known as G.H. Manufacturing.

The minutes of the public section of the ordinary meeting held on 8th January 2007 copies of which having previously been circulated, were considered and after amendment, agreed as a correct record of proceedings and were signed by the Chairman.

C07/02/01/03
BUSINESS ARISING

None.

C07/02/01/04
ANY BUSINESS REMAINING OR ARISING FROM MEETINGS HELD PRIOR TO THE LAST ORDINARY MEETING

None.

C07/02/01/05
ANY BUSINESS EXPRESSLY REQUIRED BY STATUTE TO BE DONE

The Chairman of the Policy and Finance Committee read the report on the financial year end to 31st March 2007 and estimates for the year to 31st March 2008. A copy of this report is attached at *Appendix A*.

C07/02/01/06
HOUSING COMMITTEE MINUTES

A query was raised with the Clerk whether those members present at the meeting of 9th January 2007 constituted a quorum. The Clerk confirmed that this was the case and also confirmed that the Chairman of the Board when present as a member of the Committee could propose and second motions, although not vote on them.

The minutes of the public section of the Housing Committee meeting held on 9th January 2007, copies of which having previously been circulated, be and are hereby received. The following matters were arising from the minutes:-

1. **H07/01/01/04(2) – Asbestos Surveys**

The Chairman of the Housing Committee advised that in the sample surveys being undertaken, no asbestos had been found as yet. He further advised that while asbestos was likely to be found, as it was a common building material in use when various properties were constructed, it was not likely to be in a situation where the residents need be concerned.

2. **H07/01/01/11(6) – Sheltered Housing Form**

Members queried the delayed sheltered housing application form, and were advised by the Chairman that this form would be discussed at the forthcoming of the Committee on Monday 12th February.

3. **H07/01/01/11(11) – Ballachrink Bus Stop**

The Chairman advised that correspondence was in progress with the Department of Tourism and Leisure regarding siting.

C06/07/01/07
RECEIVING OF MINUTES

Following further discussion where it was confirmed that the Commissioners still have a policy regarding the keeping of pets in Commissioners' houses, it was resolved that the minutes of the public section of the Housing Committee Meeting held on 9th January 2007 be and are hereby received. There were no recommendations contained therein requiring the consent of the Board.

C06/07/01/08
WORKS AND CLEANSING COMMITTEE MINUTES

The minutes of the public section of the Works and Cleansing Committee meeting held on 15th January 2007 were noted as being to follow.

C06/07/01/09
LEISURE AND AMENITIES COMMITTEE

The minutes of the Public Section of the Leisure and Amenities Committee meeting held on 22nd January 2007, copies of which, having been circulated at the meeting. The following matters were arising from the minutes:-

1. **Christmas Trees**

It was confirmed that the Parks chipper had been used to shred the Christmas Trees left by members of the public.

2. **Nivison Stadium – Revenue**

It was noted that revenue from one-off events was still under discussion and would form part of the terms of the lease.

3. **LA/07/01/04 – Playgrounds Parks**

The continuing delay in completion of work at Jubilee Playground was noted, and the Chairman confirmed the need for retrospective planning permission for the pirate ship. It was noted that the main cause of delay was damage to the surrounding grass area which may need re-turfing, and the District Surveyor confirmed that the contract was time bound and that the time period had expired. It

was further noted that the harris fencing still in place to protect the site may be seen as an attraction to older youths, and when this is removed, problems with misuse may diminish.

In answer to question from the Board Chairman, the Chairman of the Committee advised that the new play equipment has been well received by residents, with one notable exception.

4. LA07/01/05 – Open Spaces

The Rec – Drainage

Members noted continuing problems with drainage at The Rec and a query was raised with regard the wisdom of putting two further attractions on the site. The District Surveyor confirmed that drainage was being looked at as part of the package for each attraction and this particular reference referred to drainage works done elsewhere.

C07/02/01/10 **RECEIVING OF MINUTES**

It was resolved that the minutes of the public section of the Leisure and Amenities Committee Meeting held on 22nd January 2007 be and are hereby received. It was further **RESOLVED that the following resolutions contained therein requiring the consent of the Board be approved:-**

1. **Playground Log Books - “that the policy in respect of signing the logbooks should be a matter referred to the Policy and Finance Committee”.**
2. **“to open Onchan Park on Saturday 31st March and to remain open for the season. The closing date to be fixed nearer the time”.**

C07/02/01/11 **POLICY AND FINANCE COMMITTEE MINUTES**

The minutes of the public section of the Policy and Finance Committee meeting held on 29th January 2007, copies of which having previously been circulated were considered. The following matters were arising from the minutes:-

1. Mr Killey requested that his name be added to the list of attendees, and it was confirmed that the was there from the start of the meeting.
2. Starting time – Members noted that the start time for this particular committee was 5.30 p.m. rather than the usual 7.00 p.m.. A proposal from Mr Stowell, that the meeting be moved to a 7.30 p.m. start in future received no seconder.

C06/05/02/12 **RECEIVING OF MINUTES**

It was **RESOLVED** that the public section of the Policy and Finance Committee meeting held on 29th January 2007, be and are hereby received. It was further **RESOLVED that the resolution contained therein requiring the consent of the Board be approved as follows:-**

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

C06/05/02/13 **RURAL COMMITTEE MINUTES**

Members noted that he minutes of the public section of the Rural Committee meeting held on 24th January 2007 were to follow.

LETTERS, PETITIONS, MEMORIALS AND OTHER COMMUNICATIONS

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

1.1 The following planning communications were considered:-

P A NUMBER	DESCRIPTION	COMMENT
06/01312/B	Demolition of existing building and erection of a machinery storage/workshop and boat store, Pennington Hall, Marion Road	ODC recommendation - Approval Planning decision – Approval Comments noted.

1.2 The following plans were considered:-

1.2.1 PA 06/02083 – 17 Mountfield Close

There was discussion regarding the erection of a two storey extension on the side elevation and the provision of a mono pitch roof to replace the existing flat roof on the front elevation. It was **RESOLVED to approve the application as submitted.**

For: Messrs Crellin, Astill, Black, Kennaugh, Killey, Stowell, Mrs Kelly and Mrs Megson,
Against: Mr Norton.
Abstained: Mr Watterson

1.2.2 PA 06/02116 – Plot 9 Bay View Road

Following consideration and discussion of the amended plans for the erection of a dwelling it was unanimously **RESOLVED to oppose the planning application as the size of the dwelling is over intensive and is not in keeping with the surrounding area.**

1.2.3. PA 07/00027 – Coutts House

The plans submitted for conversion of and extension to the building to create 15 luxury apartments with associated car parking/garaging, together with the erection of a gate lodge were discussed. Members expressed a concern regarding the loss of view from Main Road due to the proposed garages, and the Surveyor advised Members regarding a slight amendment to the shell of the building. The existence of a public right of way through the site was queried, and the Surveyor advised that there were no known rights. The tree loss and replanting scheme was noted, and the District Surveyor advised details of one objection from a nearby resident.

While two members raised concerns regarding the garage roofs, after discussion it was unanimously **RESOLVED to accept the planning application as submitted.**

1.2.4 PA07/00028 – Unit 1a, Village Walk

The installation of three antennas and two transmission dishes to existing building and installation of an equipment cabin were discussed, following which it was **RESOLVED to accept the planning application as submitted.**

For: Mrs Megson, Messrs Stowell, Norton, Kennaugh, Killey, Watterson, and Crellin
Abstained: Mrs Kelly, Messrs Black and Astill

1.2.5 PA07/00034 – 4 Governors Road

The application for erection of a conservatory at the above premises was discussed, and it was unanimously **RESOLVED to accept the application as submitted.**

1.2.6 PA07/00043 – 3 Mount View Terrace

The application for installation of a uPVC front door to replace existing was considered and after discussion it was unanimously **RESOLVED to accept the application as submitted.**

1.2.7 PA07/00049 – 73 King Edward Road

The application to construct a replacement front porch and new entrance steps to the premises was considered, and following discussion it was unanimously **RESOLVED to accept the application as submitted, with an instruction that the neighbour be notified.**

1.2.8 PA07/00064 – Field 530255, Strenaby Farm, Abbeylands

The erection of an agricultural style shed for use as a covered manage area and agricultural storage was considered. Mr Stowell declared an interest as he was in a similar business. Following discussion it was unanimously **RESOLVED that the application be accepted as submitted.**

1.2.9 PA07/00073 – 2 Glen View Road

The application for extension to existing dormer to form a bathroom was considered. Following discussion, it was unanimously **RESOLVED that the application be accepted as submitted.**

1.2.10 PA07/00077 – 14 Thirlmere Avenue

The application for erection of a conservatory on the rear elevation of the premises was considered, after discussion it was unanimously **RESOLVED to accept the application subject to the requirement for obscure glass on one side and notification to be given to the neighbours.**

1.2.11 PA07/00091 – Jubilee Playground, Birch Hill Park

The retrospective application for the retention of multi functional play equipment in the shape of a pirate ship was considered. It was unanimously **RESOLVED to accept the application as submitted.**

1.2.12 PA07/00113 – 123 King Edward Road

The application for alterations, raising of a section of a roof, conversion of a store room to provide a bedroom and repositioning of the side entrance was considered. It was unanimously **RESOLVED to accept the application as submitted.**

1.2.13 PA07/00118 – 27 Groudle View

The application for erection of a single storey extension to the rear elevation of the premises was considered. Following discussion, it was unanimously **RESOLVED to accept the application as submitted.**

1.2.14 PA07/00144 – 18 Groudle View

The application for the erection of a first floor extension over an existing garage was considered. After discussion it was unanimously **RESOLVED that the application be approved as submitted.**

1.3 Planning Recommendations – Rural Committee

The planning recommendations of the Rural Committee, formulated at a meeting of that Committee held on 24th January 2007 had been previously circulated. It was unanimously **RESOLVED that the decisions of the Rural Committee relating to planning matters debated at the meeting held on 24th January 2007, be and are hereby endorsed.**

2. Public Conveniences – Opening Hours

The Clerk advised that a letter had been received from Sergeant Goldsmith of the E.N.P.T. asking for a review of closure policy regarding public conveniences to reduce noise and nuisance. Following discussion it was agreed that it was the priority of the Commissioners to have the conveniences available to the public, and any issues regarding noise and nuisance could be addressed by the Community Officer and spot checks from the Police.

3. Letter from Peveril Motorcycle Club re: FIM Trial des Nations

Peveril Motorcycle Club submitted a request for approval to hold motorcycle trials on rocks at Port Jack and White City. The request was unanimously approved, subject to satisfactory insurance and signage being provided. It was also noted that a previous similar event some years ago, a bus service had been laid on from the promenade to reduce parking congestion in the area. The organisers were to be asked what steps were being taken on this occasion to reduce congestion.

It was further agreed that all future approaches for approval for similar events be dealt with by the Clerk.

C07/02/01/16 CLERKS REPORT

None.

C07/02/01/17 DISTRICT SURVEYORS REPORT

None.

C07/02/01/18 CHAIRMAN'S ANNOUNCEMENTS

The Chairman made the following announcements:-

1. New Member

The Chairman offered the congratulations of the Board to Mrs June Kelly on her recent election and welcomed her to her first scheduled Board meeting.

2. Eastern Neighbourhood Policing Team Meeting

The Chairman extended his thanks to all members and officers who attended the presentation from the Eastern Neighbourhood Policing Team at Cooil Daarey on the evening of Monday 5th February 2007.

3. Holocaust Service

The Chairman extended his thanks to all members who had taken the time to attend the recent Holocaust Service.

C07/02/01/19 QUESTIONS

The following questions were submitted under the provisions of Standing Order No 7:-

(a) Commissioner Mrs W. Megson to the Chairman, Onchan District Commissioners:-

“Can the Chairman please clarify precisely the interpretation of the Tender process when receiving an expression of interest followed by a business plan etc.?”

The Chairman of Board answered the questions in written form as follows:-

A tender process may vary depending upon the nature and extent of the works or services being offered to the Authority.

In the case of a lease on an Authority asset this is generally:-

- advertisement
- expressions of interest
- business plan submission
- confirmation that finance is secured
- drawing up lease

(b) Commissioner Mrs W. Megson to the Chairman, Onchan District Commissioners:-

Under Standing Order 27:-

(i) *“Can the Chairman please clarify the set pattern, based on rotation, in the preparation of draft suggestions to the Selection Committee to draw up recommendations for appointments to Standing Committees, etc.?”*

(ii) *Can the Chairman clarify the provisions set down to elect the Chairman of a Standing Committee?*

(iii) *Can the Chairman clarify how this process is considered?”*

The Chairman of Board answered the questions in written form as follows:-

- (i) There is no set pattern of rotation for membership of Standing Committees. Recommendations for appointment are generally made by giving consideration to each members previous experience in the Authority whilst also ensuring that responsibilities are shared, as fairly and equally as possible, amongst all members.
- (ii) In the case of Chairman and Vice-Chairman of each Standing Committee past practice has been to follow a loose ‘pattern of rotation’ such that all members will move the positions of Chair and Vice-Chair during the period of their appointment. However, this is not a formal policy.
- (iii) It has been practice for the Clerk of the Authority to draw up a draft schedule based on items 1 and 2 above and to submit this to the Selection Committee for their consideration and amendment.

The recommendations of the Selection Committee are then considered by the Board.

(c) Commissioner Mrs W. Megson to the Chairman, Onchan District Commissioners:-

“Can the Chairman clarify the number of “voting” members required to be present to form a Quorum?”

The Chairman of Board answered the questions in written form as follows:-

In the case of a sub-committee, at least one half of the whole number of the sub-committee must be present.

The whole number of a sub-committee is five (5) and includes the Chairman of the Authority who is an ex-officio non-voting member.

A meeting is quorate if three (3) members are present, which number may include the Chairman of the Authority.

(d) Commissioner Mr B. Stowell to the Chairman, Works and Cleansing Committee:-

- (i)** *“Why did the Christmas tree at Lazy Corner have a portion without lights for the whole of the festive period?”*
- (ii)** *“Who decided to change the colour of the lighting on the “Weeping Elm” from white to blue this year?”*
- (iii)** *“Why were the new lights adorning the “Weeping Elm” not switched on after the 23rd December 2006?”*

The Chairman of Works and Cleansing Committee answered the questions in written form as follows:-

- (i)** A transformer failed on one string of lights and a replacement could not be sourced.
- (ii)** The colour of the lighting was not changed from white to blue. The new LED bulbs produce a white light but can appear to give off a blue tinge from certain angles as can be seen in modern vehicle headlights.
- (iii)** The whole of the new lighting failed due to a manufacturing fault. The complete package has been returned to the manufacturers.

(e) Commissioner Mr B. Stowell to the Chairman, Policy and Finance Committee:-

- (i)** *“What will be the total cost to the Authority (and therefore the ratepayers of the District) relating to the provision of decorative lighting for the Christmas period 2006/07?”*

The Chairman of Policy and Finance Committee answered the questions in written form as follows:-

The erection and removal of the decorative light features are contained within the annual maintenance contract for the electrical contractor. The electricity cost for those features is contained within the overall street lighting cost from the MEA. Therefore, the actual costs incurred cannot be readily identified.

New LED lighting was purchased for the Elm Tree at a cost of £750, and lights for the small Christmas trees adorning local properties were purchased at a cost of £258.

It is estimated that there is an employment cost of about £1,800 for the erection and removal of the small trees and their lights.

An additional cost was incurred this year due to storm damage amounting to £815.00. This was for the removal of damaged lighting displays.

An additional cost was also incurred of £380 for the removal of failed lighting from the elm tree which was returned to the manufacturer. Recovery of these costs will be sought from the manufacturer.

(f) Commissioner Mr B. Stowell to the Chairman, Onchan District Commissioners:-

“Has the ODC By Law Officer, or any other Officer of the Authority, had occasion to issue an instruction to a ratepayer, to destroy or otherwise dispose of, any domestic pet or any other animal at any time?”

The Chairman of Onchan District Commissioners answered the questions in written form as follows:-

No such instructions have ever been given. This Authority does not have the powers to order the destruction of any animal.

(g) Commissioner Mr B. Stowell to the Chairman, Onchan District Commissioners:-

- (i) *“Has any progress been made with regard to the abolition of the Rural Ward, as was adopted as policy of the Authority by virtue of the above Motion tabled by myself on 24th April 2006?”*
- (ii) *Is it still the adopted policy of the Board of Commissioners to give the Rural residents of Onchan Equal representation?*
- (iii) *Is it still the intention of the Authority to implement the aforementioned equality in time for the next ODC election, given that an alteration of Primary Legislation will be required?*

The Chairman of Onchan District Commissioners answered the questions in written form as follows:-

- (i) The Chief Executive has recently discussed this with Department of Local Government and the Environment. The Department has agreed to provide guidance as to the steps that must be taken to comply with this policy.

A sponsor for the required Private Bill has been determined, and the Authority's Advocates have provided an estimate of fees to prepare the draft.

- (ii) The effect of the legislation will be that all district residents will have equal representation.
- (iii) The advice from Department of Local Government and the Environment is that implementation can be achieved prior to the Elections in May 2008.

(h) Commissioner Mr B. Stowell to the Chairman, Onchan District Commissioners:-

- (i) *“Was permission to borrow the funding sought, and subsequently granted, from DOLGE for the provision of the “Pirate Ship” at Jubilee Playground?”*
- (ii) *Was planning permission a requirement for this feature and, if so, why was it not sought?*
- (iii) *If Planning Permission is a requirement, then why did DOLGE not indicate this to ODC, upon receipt of the application for sanction to fund the project?*
- (iv) *Do ODC have any plans to remove the “Pirate Ship” feature from Jubilee Playground?*
- (v) *Are ODC aware that a petition is being circulated by residents of the area in favour of retaining the “Pirate Feature” in Jubilee Playground?*
- (vi) *What is the position of the Police with regard to the provision of the “Pirate Ship” feature in Jubilee Playground?”*

The Chairman of Board answered the questions in written form as follows:-

- (i) Yes.
- (ii) An enquiry in respect of planning permission was apparently made by the previous Chief Executive to an officer of DOLGE. The result of this enquiry suggested that planning permission would not be necessary.
- (iii) I am unable to answer on behalf of the Department and such an enquiry should be directed to them.
- (iv) No.
- (v) I have no knowledge of a petition, but I am aware of some support for the feature.
- (vi) I am again unable to answer on behalf of another establishment and any enquiry should be made directly to them.

C07/02/01/20
MOTIONS

1. Motion 48 - Board Training.

A Notice of Motion had been received from Mrs Megson, as follows:-

“That the Onchan District Commissioners incorporate as Policy, training for all members of the Board on the expectation and conduct of Chairmanship or in any other area as may be seen fit from time to time in order that a common standard may be applied.”

Mrs Megson moved the motion, the motion was seconded by Mr Norton.

For: Mrs Megson, Mr Norton and Mrs Kelly
Against: Messrs Crellin, Astill, Black, Kennaugh, Killey, Stowell and Watterson,

The motion failed.

2. Motion 49 – Meetings of the Authority

A Notice of Motion had been received from Mrs Megson, as follows:-

“That Onchan District Commissioners Standing Order No 1(4) be amended as follows:-

*“1 (4) Meetings of the Authority shall conclude not later than 11.00 p.m. and any business on the agenda that has not been transacted by that time **shall be resumed and** shall stand adjourned until the next meeting of the Authority. **A continuation meeting shall be called and notified by way of summons.**”*

Mrs Megson proposed the motion and spoke briefly requesting an amendment to the wording to read “and shall not be known as an extraordinary meeting”.

The motion as amended was proposed by Mrs Megson, and was seconded by Mr Norton.

Debate adjourned to the Board meeting of 12th March 2007.

3. Motion No 50 – Constitution of Committees

A Notice of Motion had been received from Mrs Megson, as follows:-

“That Onchan District Commissioners Standing Order No 29 be amended as follows:-

“29 (1) The following committees shall be the standing committees of the Authority and all elected Members of the Authority shall be entitled to attend meetings of each of the Standing Committees and to vote thereat:-

Housing
Works and Cleansing
Leisure and Amenities
Policy and Finance

(2) The Rural Committee shall be constituted as provided in Section 3 of the Onchan District Act 1986”

Mrs Megson proposed the motion, seconded by Mr Norton.

Debate adjourned to the Board meeting of 12th March 2007.

4. Motion 51 – Clear Days Notice

A Notice of Motion had been received from Mrs Megson, as follows:-

"That Onchan District Commissioners Standing Orders relating to notice be amended to clarify:-

Where any Standing Order refers to "clear days notice" this should read "clear working days notice".

Mrs Megson proposed the motion, seconded by Mr Norton.

Debate adjourned to the Board meeting of 12th March 2007.

C07/02/01/21
ANY OTHER BUSINESS

1. **Standing Committees**

Mr Killey noted that Mrs Kelly had taken the vacancy on the Works and Cleansing Committee, and that as he was now Chairman of that Committee that he should relinquish his place on the Leisure and Amenities Committee. It was unanimously agreed that the vacancy on the Leisure and Amenities Committee be filled by Mrs Kelly.

There being no further business the meeting terminated at 9.20 p.m.

Minutes of a meeting of the **WORKS & CLEANSING COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Monday 15th January 2007 at 7.55pm.

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

In attendance: Mr B.T. Price (District Surveyor)
Mr P.R. Kelly (Administrative Officer)

WC/07/01/1
MINUTES

Minutes of the meeting held on 4th December 2006, copies of which having previously been circulated, was taken as read, confirmed and signed.

WC/07/01/2
PLANNING APPLICATIONS

The following new planning applications were considered:-

PA 06/2219 Erection of a split level dwelling with integral garage, Plot 22 (formerly plot 8) Majestic Close for Mr W. Gardner

After viewing the plan it was

- Resolved to recommend approval of the application.

PA 06/2221 Construction of an extension on the rear elevation, conversion of part of garage to ensuite bathroom and erection of two solar panels on the roof, Croit Ashlish Blackberry Lane for Mr & Mrs I. Hand

Members viewed the plan and noted that the garage was being reduced in size by half. The Surveyor confirmed that this would not accommodate a car and equally the short drive in front of the property would not accommodate a car either. In answer to question, he further confirmed that there was insufficient space for a car to be parked behind the building line in accordance with the Onchan Plan. After further discussion it was

- Resolved to object to the application on the grounds that the proposed works would result in the loss of a parking space within the curtilage of the property behind the building line.

PA 06/2222 Alterations and extensions to provide additional living accommodation 18 Beech Avenue for Mr P. Jones

The Surveyor pointed out that the proposals provided for a substantial increase in floor level as a result of extensions to both sides of the property. After further discussion it was

- Resolved to recommend approval of the application subject to the neighbouring owners on both sides being notified as to the application.

PA 06/2239 Utility extension to rear and car parking together with raised terrace to front, 7 Glenview Road for Mr & Mrs Dundon

Members had no problem with the small extension to the rear. The Surveyor made reference to the proposals in the front which, whilst providing for three car parking spaces off street, all were forward of the building line and this resulted in no garden at all to the front of the property and a complete plot width opening. After discussion it was

- Resolved to recommend approval of the application subject to the parking in front of the building being restricted to only 50% of the garden width.

PA 07/016 Alterations and extensions to provide additional living accommodation Cronk Garrow, Hillberry Road for Mr & Mrs Sloan

The Surveyor pointed out that this was an extension to both sides of the property resulting in a much enlarged frontage. After discussion it was

- Resolved to recommend approval of the application subject to the neighbours on both sides of the property being notified.

PA 07/017 Replace existing rear window with French doors 99 Royal Avenue for Mr Carter

- Resolved to recommend approval.

b) Other Planning Matters

PA 06/212 Creation of layout for six residential dwellings and garages, roadway and drainage (amended plans) Far End and adjoining land, King Edward Road

The Surveyor advised that this application had been refused at Appeal. The commissioners had originally made an observation on the application and the Planning Committee had refused same. The Surveyor was unable to advise as to the reasons for the Appeal decision.

c) Extension to Onchan Conservation Area

The Administrative Officer reported that despite sending a further follow up letter to DOLGE, no response had been received. Members expressed their disappointment that ten weeks had now past and still no reply from the department. Agreed that a further letter should be sent advising as to the concern of the committee.

WC/07/01/3
MATTERS ARISING

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

a) Hague Crescent Landslide

The Surveyor reported that he had looked into the matter and it would appear that one of the residents objected to stabilising work taking place and therefore the matter had not progressed any further. After further discussion it was agreed that the Surveyor should contact the commissioners' engineer to seek formal confirmation of the situation.

b) Shoprite Land/Lane

The Surveyor advised that he had made two phone calls to the Shoprite Group but no one had returned his call. The Chairman directed that he Surveyor put his request in writing giving the company seven days in which to reply.

WC/07/01/4
MATTERS FROM PREVIOUS MEETINGS

Nil.

WC/07/01/5
WASTE MANAGEMENT AND OTHER CLEANSING BUSINESS

a) Officer's Report

Copies of the Waste Operations Manager's report had been circulated prior to the meeting and were noted with the following item being discussed further

i) **Bin Weighing**

There was discussion regarding support to the bin weighing equipment fitted to the refuse vehicles should the supplier cease to trade. The Surveyor advised that the Commissioners would still have the equipment, but that spares and service would be a problem. Alternative methods of charging were discussed and it was acknowledged that the weighing equipment was only used for commercial collections.

ii) **Kerbside Collection**

The Chairman enquired if kerbside collection of recyclable materials was to commence, had there been an allowance in the forthcoming year's estimates. The Surveyor responded that there was no allowance in the estimates as the whole process was working out as being too costly.

WC/07/01/6
STREET LIGHTING/SIGNS/FURNITURE

a) **Officer's Report**

Copies of the District Surveyor's report had been circulated prior to the meeting. Following discussion it was agreed that the report in respect of street lighting would show the date the defect was notified to the contractor and the date the contractor remedied the fault.

The Surveyor's comments regarding sourcing of deflectors for street lights were noted.

WC/07/01/7
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 matters being raised further:-

i) **Manhole Covers**

Mr Crellin queried the position regarding the contractor originally engaged for the resetting of the manhole covers and his stance on the matter. The Surveyor confirmed the information he had supplied at the previous meeting. He further added that he understood there was a meeting between DoT and the contractor due to take place the following week.

ii) **Derwent Drive/Royal Court**

The Surveyor advised members that the remedial work was not due to take place until 2012. The commissioners staff jet clean the drain in question regularly once a month. Noted. Non-return valves were however being fitted on a property in Derwent Drive. Noted.

WC/07/01/8
CAPITAL AND REVENUE SCHEMES

a) **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) Skateboard Park

The Surveyor advised that a scheme was being laid before the Leisure and Amenities Committee at its meeting the following week. Noted.

ii) Wembley Arena

It was confirmed that the grant application had yet to be made.

iii) Pennington Hall

The Surveyor informed members that the question of the revised planning application was to be considered by the Director of Planning that coming Friday. Noted.

WC/07/01/9
HIGHWAY AND TRAFFIC MATTERS

a) Ballachurry Avenue

It was noted that the camper van had moved, but only as far as Royal Terrace.

b) Belgravia Road

It was noted that commercial vehicles and camper vans are now being parked at the top end of Belgravia Road.

c) Water Tanker Filling

Commissioners expressed further concern over the use of the raw water filling point on Governors Road. The Surveyor advised that the matter was for consideration at the forthcoming Eastern Sector meeting with the object of finding an alternative location.

d) Traffic Speed

Members expressed concern at traffic speed in Onchan, with particular reference made to taxis.

e) Smiley Faces

In answer to question, the Surveyor advised that there were three locations where the smiley face speed indicator was used in Onchan.

WC/07/01/10
FURTHER REPORTS FROM CLERK/SURVEYOR

Nil.

WC/07/01/11
CORRESPONDENCE/OTHER COMMUNICATIONS

Nil.

WC/07/01/12
OUTSTANDING MATTERS

The list of outstanding matters had been circulated prior to the meeting and was noted with no items being considered further in public.

WC/07/01/13
MATTERS REFERRED BY BOARD/OTHER COMMITTEES

Nil.

WC/07/01/14
ANY OTHER BUSINESS

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

Monday 19th February 2007 at 7pm.

b) **Minutes/Resolutions**

Agreed this be left to the Administrative Officer to divide between the public and committee sections of the minutes.

Meeting terminated at 8.57pm.

Minutes of a meeting of the **WORKS & CLEANSING COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Monday 19th February 2007 at 7.17pm.

Present: Mr E.D.R. Killey (in the chair), Mrs J. Kelly and Messrs G.K. Astill, D. Crellin JP (from 7.20pm) and M.J. Kennaugh

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

WC/07/02/1
MINUTES

Minutes of the meeting held on 15th January 2007, copies of which having previously been circulated, was taken as read, confirmed and signed.

WC/07/02/2
PLANNING APPLICATIONS

The following new planning applications were considered:-

PA 07/157 Installation of dormer window on rear elevation, 91 Wybourn View for Mrs A. Bothwell
Members viewed the plan and the Surveyor pointed out that the obscure glazed window would be some distance from adjoining properties. Under the circumstances it was
- Resolved to recommend approval of the application.

PA 07/175 Creation of off road parking at the rear of 80 Royal Avenue for Mr A.G. Heaton
The Surveyor explained that it was a two vehicle parking area taking its access from Central Drive. As the access was opposite a road junction then technically no cars should be parked in that area in any event. It was accepted that parking in the Royal Avenue area was difficult. After further consideration it was
- Resolved to recommend approval of the application.

PA 07/218 Alterations and erection of an extension to rear, 11 Snaefell Crescent for M r & Mrs R. Clague
On examining the plans it was noted that the bedroom window looked into the garden of the adjoining property. After discussion it was
- Resolved to recommend approval of the application but to notify the adjoining owners.

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 he was now in a position to inform members as to the decision of the Planning Committee in respect of this application. The applicant had one month in which to provide details of the grading of the land using only materials currently onsite and within three months had to provide grading with top soil. Noted.

PA 06/2106 Erection of two storey dwelling plot 7 Bay View Road
This application had been approved subject to conditions requiring samples of the external finishes to be submitted to and approved by the Planning Committee and that the normal permitted development matters such as greenhouses, oil tank, garages etc be excluded from this property and any desire to erect same would necessitate an individual planning application. It was noted that the commissioners had objected to this application and after brief discussion it was
- Resolved to seek Appeal of the decision.

c) Extension to Onchan Conservation Area

Correspondence as sent to the Director of Planning and Building Control on 5th February 2007 in an effort to obtain a response to the commissioners' letter of 30th October 2006 was read. Reply read from which it was noted that the department does not have the staff resources to undertake the work

additional to its own list of priorities relevant to the creation of conservation areas at St Johns and Sulby, the registering of buildings and appeals against registration and that any extension to the Onchan Conservation Area would be reviewed during the preparation of any area plan for the east of the Island which may commence at the end of 2007. Members expressed disappointment given the request to extend the Onchan Conservation Area was made 13 years previous and action has been awaited ever since.

WC/07/02/3
MATTERS ARISING

The following matters were arising from the minutes

a) **Hague Crescent Landslide**

The Surveyor reported that he had spoken with the consultant retained by the commissioners who was still waiting to hear from other parties.

b) **Shoprite Land/Lane**

The Surveyor informed members that he had now written to the Shoprite Group but as the letter had only just gone, the seven days notice for a reply was not yet up.

Mrs Kelly made reference to barriers which seemed to be obstructing pedestrian access to the lane behind the upper Nursery Avenue houses where it adjoins Kaighens Lane. The Surveyor to investigate.

WC/07/02/4
MATTERS FROM PREVIOUS MEETINGS

Nil.

WC/07/02/5
WASTE MANAGEMENT AND OTHER CLEANSING BUSINESS

a) **Officer's Report**

Copies of the Waste Operations Manager's report had been circulated prior to the meeting and were noted with the following item being discussed further

Bin Weighing

Members noted that the bin weighing system had proved unsatisfactory over the previous three weeks with two of the vehicles failing to record a substantial amount of collection data. Engineers from the firm who supplied the equipment were due on the Island that day. The Chairman enquired whether the firm was going out of business to which the Surveyor replied that they were still operational. He further added that during the previous week one vehicle recorded 100% with the bin weighing equipment. Noted.

WC/07/02/6
STREET LIGHTING/SIGNS/FURNITURE

b) **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 discussed further:-

i) **Lamp Standard Painting**

The Chairman referred to the fact that the steel lamp standards were meant to be painted on a five year rollover basis and that from the figures provided there were a lot still to be undertaken. After

discussion it was agreed that the contractor should be reminded of the number of standards yet to be painted within the life of the current contract.

ii) Light Failure

The list requested showing dates of faulty lights being reported and dates when fixed was not available. Agreed this should be available for the next and all subsequent meetings.

iii) Fixing of Faults

In answer to question from Mr Crellin the Surveyor responded that he did check that the contractor carried out works and he was satisfied as to the work undertaken.

b) Other Street Light Business

The Chairman referred to three street lights which were out on Governors Road. Mrs Kelly advised that all lamps on Governors Road were out the previous Thursday.

c) Seats

Mr Kennaugh enquired as to how many dedicated seats there were in the district. Matter to be referred to the Leisure and Amenities Committee who are now responsible for public seating.

d) Sea Cliff Road

The Surveyor reported having received a letter from the management company for the King Edward Bay Apartments requesting consideration for the provision of street lighting in Sea Cliff Road. Members were reminded that when proposals were put forward some years previous the residents requested that no lights be provided in the area. It was further noted that no provision had been made in the forthcoming estimates to cover the erection of lighting in this area. Resident company to be so advised.

WC/07/02/7
DRAINAGE FUNCTION

b) 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) Sewer Rehabilitatiion

The Surveyor advised that CCTV camera work had commenced in the lower part of Onchan in the Royal Avenue area.

ii) Manhole Covers

The resurfacing around manhole covers in the Main Road area would be undertaken the following month by DoT. Lane restrictions would apply whilst the work was being carried out. Noted.

WC/07/02/8
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) Pennington Hall

It was noted that this had been sent out to tender that day to the three interested contractors previously accepted by the Board.

ii) Wembley Arena

The Surveyor advised that this matter still lay with DOLGE.

iii) Pirate Ship – Jubilee Playground

Matter discussed but it was accepted that this was an item for the Leisure and Amenities Committee.

iv) Port Jack Glen

Noted that this work had now commenced. Confirmation given that the contract included alterations to the Millennium Entrance Shelter.

v) Wembley Arena

Question from Mr Kennaugh regarding future use was referred to the Leisure and Amenities Committee.

vi) Completed Items

In answer to question, the Surveyor advised that completed items were not automatically removed from the list as the list represented schemes for the financial year.

WC/07/02/9

HIGHWAY AND TRAFFIC MATTERS

a) Ballachurry Avenue

White Escort car with no tax disc observed parked on the road. Matter to be referred to the police.

b) Belgravia Road

It was noted that commercial vehicles were still parking in the area despite the matter having been referred to the police previously.

c) Mount View Road

Untaxed white van parked in road. Matter to be referred to the police.

d) Smiley Face

In answer to question it was confirmed that the smiley face speed indicator had to have the batteries recharged regularly which was why it was non-operational at times. Unit being transferred to Summerhill Road.

e) Groudle Road

Concern expressed over the size of repeater signs indicating the speed limit. Matter to be referred to DoT.

WC/07/02/10

FURTHER REPORTS FROM CLERK/SURVEYOR

Nil.

WC/07/02/11

CORRESPONDENCE/OTHER COMMUNICATIONS

Kenyon's Café

Letter reported as received from Isle of Man Fire and Rescue Service in respect of fire certificate for the premises. List of works required outlined. Confirmation given that the tenant was responsible for same. Agreed a copy of the letter be forwarded to the trustees of Kenyon's Café and the fire prevention office notified of the action taken.

WC/07/02/12

OUTSTANDING MATTERS

The list of outstanding matters had been circulated prior to the meeting and was noted with no items being considered.

WC/07/02/13

MATTERS REFERRED BY BOARD/OTHER COMMITTEES

Nil.

WC/07/02/14

ANY OTHER BUSINESS

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

Monday 26th March 2007 at 7pm.

b) **Minutes/Resolutions**

Agreed this be left to the Administrative Officer to divide between the public and committee sections of the minutes.

Meeting terminated at 8.41pm.

Minutes of a meeting of the **LEISURE AND AMENITIES COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Monday 22nd January 2007 at 7.02pm.

Present: Mr B. Stowell (in the chair)
Mrs W. Megson
Mr S.T. Black

Apologises: Mr D. Crellin JP.
Mr E.D.R. Killey

In attendance: Mr P.R. Kelly (Administrative Officer)
Mr R.C. Quane (Amenities Officer)

It was understood that now Mr E.D.R. Killey was Chairman of the Works and Cleansing Committee he would in fact no longer be a member of the Leisure and Amenities Committee.

LA/07/01/1 **MINUTES**

Minutes of the meeting held on 11th December 2006, copies of which having previously been circulated, was taken as read, confirmed and signed.

There was discussion concerning the content of minutes in general, during which it was acknowledged that while there were differing views over what should be contained within the minutes, any clarification required could be obtained during the Committee Section of the Board meeting.

LA/07/01/2 **MATTERS ARISING**

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

LA/07/01/3 **MATTERS FROM PREVIOUS MEETINGS**

Nil.

LA/07/01/04 **PLAYGROUNDS/PARKS**

a) Playground Log Books

There was discussion regarding the appropriate counter signatory of the playground log books, and it was agreed that the purpose of the counter signatory was to ensure that the Amenities Officer had done his job correctly. With this being the case, it was felt that countersignature should lie with the District Surveyor as line manager of the Amenities Officer. After further discussion it was **RESOLVED*:-**

“that the policy in respect of signing the logbooks should be a matter referred to the Policy and Finance Committee”.

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 – Bowtop Fencing

There was discussion regarding commencement of work on the bow top fencing and attendant matters regarding the associated hedge. The Chairman requested photographs of the work done be provided to the next meeting.

There was discussion regarding the park hedges in general, with the practice of the new foreman in cutting low to open views and stimulate stronger growth being commended.

ii) Wishing Well

There was discussion over responsibility for repairs to the wishing well. It was noted that the wishing well had been built by Manx Mencap, but never maintained by them. It was also noted that the staff member who carried out repairs was involved with the charity, and it was agreed to delay advising Manx Mencap that repair was their responsibility until after the staff member concerned had retired.

iii) Jubilee Playground

The delay in restoring the site due to bad weather was noted. There was discussion regarding comment that had been made by a resident that the equipment was not fit for purpose, and members were advised that the equipment was used worldwide, but there would always be some in the community who chose to abuse it. There was further discussion regarding retrospective planning approval for the equipment, and the apparently contradictory advice received from Department of Local Government and the Environment.

The correspondence with the Police regarding the equipment was discussed and the Chairman indicated disappointment with the stance of the Police on the matter. There was further discussion regarding completion of the work and Members recorded their views that the new equipment had been favourably received by many residents with children. It was confirmed that equipment remained the property of the contractor until accepted and paid for.

iv) Storm Damage

There was discussion regarding felling of two trees made unsafe through storm damage, and the Amenities Officer answered queries regarding disposal of the resulting timber. Further discussion identified that there may be other trees in need of felling, which, after consultation with the Forester, could be done by the Commissioners' staff. It was noted that the Parks Foreman had identified two trees that were now in unstable ground which he felt were likely to fall during high winds.

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) Dig Channel – Back Fill with Gravel

The Amenities Officer answered further questions relating to re-instatement of ground at School Road, the football pitch, disposal of shredded material, boat painting and parks budget.

d) Community Officer's Report

The Community Officer's report was discussed, with further reference of content to the Policy and Finance Committee.

e) **Annual Tour of the Park**

Copies of the lists of items noted during the tours in 2005 and 2006 had been circulated prior to the meeting with the following items being discussed further:-

- i) **Sand and Gravel** – trial run to take place with delivery to Nursery Avenue. The Amenities Officer advised that none had been ordered as yet.
- ii) **Crown Green Shelter** – Re-roof in 2006/2007. The amenities Officer advised that the materials were in stock and he was waiting for the joiners to commence work.
- iii) **Pennington Hall** - The Amenities Officer updated Members on various matters relating to the redevelopment, and it was agreed to refer matters relating to the portacabin and fencing to the Surveyor for a planning application.
- iv) **Taverners Playground** - There was a query regarding the roof boards, addressed by the Amenities Officer.
- v) **Antique Lamp Standards** – It was agreed that the antique lamp standards be removed from Pennington Hall, and the Chairman would discuss further with the Amenities Officer.
- vi) **Long Term Plans for Screening Refuse Bins at Onchan Park** - The Amenities Officer advised that the bins were to be screened by a timber fence and gates.
- vii) **Palm Tree** - It was agreed that the Parks Foreman investigate transplantation of a palm tree from the flower bed in front of the café.
- viii) **Re-boarding the Sides of the Bowling Greens** - It was noted that no financial provision had been made to re-board the sides of the bowling greens in the coming year.

f) **Lighting in Onchan Park**

Members discussed the work done to date to improve lighting in the park, and Members felt it would be appropriate to look into the matter further.

g) **Future of Onchan Park**

Mrs Megson put forward a number of proposals for changes to Onchan Park, which were considered by the Members and she was asked to liaise with the District Surveyor to produce a map of the park together with some ideas of cost.

h) **Ice Skating on Tennis Courts**

The Amenities Officer apologised but he had misunderstood his instruction and therefore had not contacted the operator of the ice rink in the Town Square over the Christmas/New Year period.

LA/07/01/5
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:-

(i) **The Rec – Drainage**

It was noted that the Amenities Officer had obtained costs for additional drainage work at the Rec, but there was no financial provision in the forthcoming year.

b) **Centenary Park – Soil Enhancement/Manure Collection**

The Amenities Officer advised that the men had not had time as yet to collect the manure but would do shortly. Noted.

c) **Wembley Arena**

The Chairman enquired if the grant application had been made for financial assistance towards the cost. The Amenities Officer informed members that he had not been advised by the Surveyor whether this was the case or not. After further discussion it was **RESOLVED:-**

“that an up to date report on the grant and loan application for this equipment should be laid before the next meeting of the Policy and Finance Committee”.

d) **Memorial Seat**

The Administrative Officer reported letter received from the donor suggesting that the seat could be placed somewhere in the vicinity of Sea Cliff Road. The Amenities Officer advised that he had calculated a probable cost but did not have the figures with him. At the suggestion of the Administrative Officer it was agreed that he meet with the donor to pin point a suitable location and then the Amenities Officer can cost the installation of the seat based on the information to hand.

e) **Christmas Tree Shredding**

The Amenities Officer reported that between 50 and 60 Christmas trees belonging to the public were shredded along with the 50 trees removed from the exterior of properties through the centre of the village. The large Christmas trees at Lazy Corner, Hawthorn Villa, Springfield Court and Heywood Court were also shredded.

f) **Safety Tiles**

There was further discussion regarding the sale of safety tiles to Laxey Football Club, and the minute of a recent board meeting indicate the sale was approved was noted.

LA/07/01/6

PUBLIC CONVENIENCES

a) **Amenities Officer’s Report**

Copies of the report had been circulated prior to the meeting and was noted with particular regard to the proposals and costing for the provision of mechanical ventilation to the toilets in Main Road. The Chairman commented that these would have to be held over as there is no provision in the forthcoming year’s budget to carry out the work.

LA/07/01/7

PUBLIC LIBRARY

a) **Librarian’s Report**

Copies of the Librarian’s report had been circulated prior to the meeting and was noted. The report included the annual statistics for the period January to December 2006 with a comparison to the previous year’s figures. It was noted that whilst the library subscriptions during the period was up by 64 the library loans were down by 5,069. Computer usage was up by 455 logged sessions.

Members noted the Library expenditure was significant and there was concern that this was not particularly questioned.

b) **Amenities Officer's Report**

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

LA/07/01/8

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) **Estimate for Re-Vamping Upper Toilets**

Members noted that there was no budget in the new financial year to undertake the upgrading. The matter to be placed on the list of matters to be concluded to remind members of their intent to see the work done.

LA/07/01/9

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 December 2006. The total hits for the month were 43,215 compared to 36,368 in December 2005. Page views were 16,466 compared to 11,726 and visits were 9,421 compared with 5,816. Noted.

The Administrative Officer advised that photographs of the new Finance Officer and the Clerk had now been placed on the website under the commissioners' principal officers section other updates had been made to clubs and societies where the information of change of officer had been made available.

b) **Enquiries**

The Administrative Officer advised that he had dealt with two enquiries, one relating to a drawing of St Peter's Church, and the other concerning property in Wybourn Drive.

c) **Christmas Lights Competition**

Members noted that the winner in the domestic section was Mr & Mrs Beattie of 15 Groudle View, Lakeside Gardens and the winner in the commercial premises was won by Onchan Pensioners Club. Presentations were made in the period between Christmas and New Year whilst the lights were still operative and photographs appear on the website. The Chairman commented that as the Community Officer had a lot of experience in photography it maybe better in future if he were to accompany the judges in order to record the event. Noted.

d) **Park Opening**

The opening dates of Onchan Park were discussed, and after due consideration of the school holiday dates and facilities available, it was **RESOLVED***:-

"to open Onchan Park on Saturday 31st March and to remain open for the season. The closing date to be fixed nearer the time".

e) **Christmas Lights**

The Christmas lights were discussed, and several items of concern were noted, in particular the failures of some lights and breakage of others due to storm damage.

LA/07/01/10

OUTSTANDING MATTERS

The list of outstanding matters had been circulated prior to the meeting and was noted without further comment.

LA/07/01/11

MATTERS REFERRED BY BOARD/OTHER COMMITTEES

Nil.

LA/07/01/12

SUSPENSION OF STANDING ORDERS

At 11pm there was discussion regarding suspension of Standing Orders. It was **RESOLVED:-**

“That Standing Orders be suspended to complete the business of the meeting.”

LA/07/01/13

CORRESPONDENCE OR OTHER COMMUNICATIONS

a) **Lawn Tennis Association**

Adjourned for consideration at next meeting.

b) **Manx Model Boat Club**

Letter dated 9th January 2007 reported as received from the Secretary enquiring as to the availability of the boating lake for the club to carry out certain events from March through to September. The Administrative Officer advised that the recommendation to open from Easter through to September would affect the event planned for 22nd April. The club to be so advised.

c) **Southern Motorcycle Club**

Letter dated 14th January 2007 received from the club enquiring as to the availability of Nivison Stadium for “The Big One” on Mad Sunday 3rd June 2007. Agreed that the matter be referred to the tenant.

d) **Britain in Bloom Seminar**

The date of Friday 16th February 2007 was noted for the above seminar and after discussion it was agreed that five persons would attend.

LA/07/01/14

ANY OTHER BUSINESS

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

Monday 26th February 2007 at 7pm.

b) Wetlands Management Committee

The current status of the Wetlands Management Committee was established, and the Administrative Officer confirmed it was now defunct.

c) Taverners Playground

The compaction of soil and muddy conditions around entrance gates to the Taverners Playground and Ballachurry play area were discussed and it was agreed that the Amenities Officer revert to the Committee with a low cost solution.

There being no further business the meeting terminated 11.13pm.

Minutes of a meeting of the **LEISURE AND AMENITIES COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Monday 26th February 2007 at 6.59pm.

Present: Mr B. Stowell (in the chair), Madames W. Megson and J. Kelly, Messrs S.T. Black and D. Crellin JP

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

LA/07/02/1
MINUTES

Minutes of the meeting held on 22nd January 2007, copies of which having previously been circulated, was taken as read, confirmed and signed.

Concern was expressed regarding the new form of shortened minutes with particular regard to future use of the minutes and a requirement of clarification through lack of detail. Further comment was made that whilst the old style of minutes may in some cases have been too long they were now too brief and a happy medium should be achieved.

LA/07/02/2
MATTERS ARISING

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

LA/07/02/3
MATTERS FROM PREVIOUS MEETINGS

Nil.

LA/07/02/04
PLAYGROUNDS/PARKS

a) **Playground Log Books**

There were no items to be brought to the attention of the committee. The logbooks had not been countersigned by the Surveyor.

c) **Amenities Officer's Report**

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

i) **Pedestrian Gate**

The Amenities Officer's comments were noted but he was instructed to investigate the possibility of interchanging the panels in the bow top fencing so that the gate was nearer to the main path.

d) **Park Foreman's Report**

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

d) **Community Officer's Report**

Copies of the Community Officer's report had been circulated with papers for the Board Meeting. References relevant to the Leisure and Amenities Committee were extracted. It was noted that this did not provide the detailed information previously requested by the Committee.

f) **Annual Tour of the Park 2005 & 2006**

Copies of the lists of items noted during the tours in 2005 and 2006 had been circulated prior to the meeting with the following items being discussed further:-

- i) Sand and Gravel – The Amenities Officer reported that the trial run of depositing one tonne bags alongside the joiner's workshop as agreed at the previous meeting had been countermanded by the Surveyor. Instruction of committee confirmed.
- ii) Crown Green Shelter – Work on re-roofing had not commenced as joiners were working on housing stock.
- ix) Taverners Playground. Quotations were being sought for the cleaning down of the roof sections to the main play item.
- x) Former Aviary. Previous idea of using the aviary as an art gallery for local artists was put forward again. Committee resolved that the officers should come up with ideas.
- xi) Antique Lamp Standards. The committee was advised that the Surveyor had countermanded the decision of the committee to store them in the compound behind Hawthorn Villa. Matter discussed and on the proposal of Mrs Megson, seconded by Mrs Kelly it was
RESOLVED
“that he three antique lamp standards currently in the compound at Pennington Hall shall be placed in storage inside the new garage/warehouse building behind Hawthorn Villa”.
- xii) Transplanting of Palm Tree in Onchan Park – Delete from list as parks foreman does not feel this to be a practical proposition.
- xiii) Bow top fencing around crown green – Delete from list as work now carried out.

f) Lighting in Onchan Park

The Community Officer had visited the park but had not taken photographs of the new lighting due to a lack of proper equipment at the time. Photographs to be circulated before the next meeting.

g) Future of Onchan Park

The Surveyor had produced a plan based on the proposals of Mrs Megson, copies of which had been distributed prior to the meeting. Mrs Megson reiterated her proposals and suggested that the next phase was to engage suitable consultants for a feasibility study. Comment was made that no indication of costing had been given and members estimated that this would be well over 1 million pounds. A suggestion was put forward that a questionnaire be produced and a survey carried out within the park to establish what the park users would like to see. After further discussion it was

RESOLVED

“that the matter be referred back to the Surveyor for approximate costings”.

h) Hedge Trimming Around Bowling Green

Photographs of the work carried out were circulated at the meeting. It was noted that the Community Officer felt this was much easier for him when on duty in the park as it gave greater visibility over the bowling green. The photographs also shown of the bow top fencing erected in lieu of a brick wall adjoining the aviary.

j) Hedge Nivison Stadium

It was noted that the hedge had been cut as far back as possible. Whilst it looked bare at the moment it would green up in the course of the next couple of months. The Amenities Officer advised that he now wished to install new chain link fencing but did not have full costings. Agreed that costings be circulated to members prior to the work being commenced.

k) Kickabout Area

Adverse comment made about the length of time goalposts were left in one position resulting in very muddy areas around the goalmouth. Posts to be moved more regularly.

m) Junior Kickabout Area

Suggestion put forward regarding the creation of a second kickabout area above Nivison Stadium for smaller players. On the proposal of Mrs Megson the meeting "moved on".

n) Planning Application

In answer to question, the Amenities Officer advised that to the best of his knowledge no planning application had been made as yet for the positioning of a port-a-cabin and creation of a works compound on the site of the former crazy kart facility in Onchan Park for the duration of the Pennington Hall contract. The Surveyor to be advised to make the application as soon as possible.

LA/07/02/5

OPEN SPACES

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 items being discussed further in public:-

i) Christmas Lights

Comment was made that whilst a full refund was being obtained for the faulty lights which were placed on the weeping wych elm, the fact still remained that they weren't on over the greater part of the Christmas period.

ii) Ballachurry Play Area

Members noted the suggestion of the Amenities Officer to overcome the problem of a waterlogged entrance. Views were expressed that this would only take the problem further into the playground. The Amenities Officer was instructed to investigate the use of plastic honeycombing as used on temporary car parks which would permit the grass to go through during the summer. Comment was made on weeds growing between the safety tiles; Amenities Officer to rectify.

b) Centenary Park

It was noted that the manure being freely offered by a local livery stable had not yet been collected. Mrs Megson proposed consideration be given to the creation of community projects/gardens at Centenary Park with particular accent on school participation. Members concurred that the ground was unsuitable for such a scheme.

c) Wembley Arena

The Amenities Officer reported that the Surveyor had advised the application for borrowing powers was due to be considered at DOLGE on 12th March. DOLGE had advised that the scheme was not eligible for grant assistance as it was not regarded as playground equipment.

d) Skateboard Park

The Amenities Officer advised that the Surveyor informed him that the planning application was in progress. In answer to question he was unable to advise as to what this meant.

e) **Memorial Seat**

The Amenities Officer had met with the donor and a site had been chosen on the wide pavement at Sea Cliff Road. The seat was to look out to sea. The Administrative Officer advised that this may in fact be adopted footpath belonging to DoT. A check was to be made.

f) **Port Jack Glen**

Members were advised that Island Drainage, the contractors, had commenced work onsite on 12th February 2007. Current work is the provision of a diversional channel to remove at least 50% of the water from the working area. Noted.

g) **Arbor Week**

It was noted that planting in Sunnybank Avenue would take place on Monday 5th March 2007 at 2pm.

LA/07/02/6

PUBLIC CONVENIENCES

a) **Amenities Officer's Report**

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

LA/07/02/7

PUBLIC LIBRARY

b) **Librarian's Report**

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

b) **Amenities Officer's Report**

Copies of the Amenities Officer's report advising that there had been no maintenance carried out since the previous meeting were noted.

LA/07/02/8

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.

LA/07/02/9

PROMOTIONS/ADVERTISING/PUBLIC INFORMATION

a) **Website**

Statistics received from WebOne UK regarding the Onchan Website for the month of January 2007 showed:-

Total hits for the month 55,067 compared to 42,513 in 2006. Page views were 20,695 compared to 13,736 in 2006. Visits were 11,865 compared with 6,466 in 2006. Noted. Updates in respect of clubs and societies had been made and information in respect of the new commissioner, Mrs Kelly, had been placed in the commissioners information section.

b) Enquiries

Enquiry received from the new owner of a property in Summerhill Road formerly the Onchan post office, requesting information on the property. Enquirer put in touch by the Manx Museum Library.

c) Britain in Bloom Presentation

Presentation attended by two commissioners. It was noted that the competition related not just to flowers but to matters of civic pride. Discussion took place in respect of items that could be improved throughout Onchan before any further expenditure on floral displays. Opposing view put forward that both could proceed hand in hand.

LA/07/02/10

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/05/9/4(b) Port Jack Glen – Work to commence in December/January – *delete as work now commenced.*

LA/03/7/15(b) Go-karts – Consider alternative sites for go-karts before expiration of lease – *delete as lease now renewed.*

LA/06/04/3(11) Bow top fencing – Proceed when contractor is registered – *delete as work now complete.*

LA/06/04/3(13) Wall behind Taverners Playground – rebuild in January – *delete as wall now replaced by bow top fencing.*

LA/06/11/04 Make allowance in estimate for replacement of green/yellow/white signs for Onchan Park - *delete as no allowance made in estimates.*

LA/07/02/11

MATTERS REFERRED BY BOARD/OTHER COMMITTEES

a) Use of Wembley Arena

A member of the Works Committee had expressed concern that when erected the Wembley Arena would prove extremely popular and football clubs would be using it for training purposes. The member had queried how this could be regulated to ensure that it was only used by Onchan residents. The Administrative Officer advised that the Wembley Arena was smaller than regulation five-a-side football pitches and therefore was likely to be unsuitable for organised games.

b) Public Seats

The Amenities Officer distributed a list of public seats in Onchan including those which had a memorial plaque upon them. Members expressed surprise at the number of seats and queried the cost of annual maintenance. Information to be established and provided by the Amenities Officer at the next meeting. In respect of the two seats in front of the War Memorial the Amenities Officer advised that these were being maintained in accordance with the manufacturer's instruction which did not include varnishing or similar treatment. Noted.

LA/07/02/12
CORRESPONDENCE OR OTHER COMMUNICATIONS

Nil.

LA/07/02/13
ANY OTHER BUSINESS

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

Monday 2nd April 2007 at 7pm.

b) **Entrance to Nivison Stadium**

Concern expressed by the Chairman that now the main entrance to Nivison Stadium had been upgraded by the proper encasing of the electrical equipment, the floor covering, which dated back to 1951, looked out of place and very shabby. There were also areas on the wall which should have been re-skimmed prior to painting. The Amenities Officer to investigate and advise as to costings to rectify. Information to be provided to the Chairman.

Meeting terminated 10.59pm.

Minutes of a meeting of the **POLICY AND FINANCE COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Monday 5th March 2007, at 5.40 p.m.

Present: Mr A.T.W. Norton (In the Chair)
Mr G.K. Astill
Mr E.D.R. Killey (from 6.20 p.m.)
Mr J.K. Watterson
Mr D. Crellin

In Attendance: Mr P.M. Hulme (Chief Executive/Clerk)
Mr C.D.C. Clague (Chief Finance Officer)

PF07/03/01
MINUTES

Minutes of the meeting held on 29th January 2007, copies of which having previously been circulated, were taken as read, confirmed and signed.

PF07/03/02
BUSINESS ARISING

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

PF07/03/03
BUSINESS ARISING FROM PREVIOUS MEETINGS

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

PF07/03/04
OUTSTANDING MATTERS

None.

F06/01/05
CLERK'S REPORT

There were no matters for consideration in public.

F06/01/06
FINANCE OFFICER'S REPORT

The Finance Officer's Report copies of which having previously been circulated was considered and arising therefrom:-

1. **Rates Collected**

It was noted that the total estimated collectable rates and cash received in the current financial year to 27th February 2007 compared with the previous financial year were as follows:-

2005/06 estimated amount collectable including arrears brought forward	£1,461,625
2005/06 collected to 27 th February 2006 less refunds	£1,479,031(101.19%)

Comparative figures

2006/07 estimated amount collectable including arrears brought forward	£1,586,988
2004/05 collected to 27 th February 2007 less refunds	£1,593,351(100.40%)

2. **Revenue Account Payments**

The list of payments from revenue account during the month of January 2007 copies of which having previously been circulated were considered. Following discussion, it was subsequently **RESOLVED***:-

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

PF07/03/07
CORRESPONDENCE AND OTHER COMMUNICATIONS

None.

PF07/03/08
MATTERS REFERRED BY COMMISSIONERS/OTHER COMMITTEES

None.

PF07/03/09
RECOMMENDATIONS WITH POLICY OR FINANCIAL IMPLICATIONS FROM OTHER COMMITTEES

None.

PF07/03/10
OTHER BUSINESS

None.

PF07/03/11

DATE OF NEXT MEETING

It was agreed that the next ordinary meeting of the Committee be held at 5.30 pm on Tuesday 10th April 2007.

There being no further business the meeting terminated at 8.40 p.m.

Minutes of a meeting of the **RURAL COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan on Wednesday 24th January 2007 at 5.15pm.

Present:

Mr J.K. Watterson	(in the Chair from 5.29pm)
Mr G.K. Astill	
Mr M.J. Kennaugh	(from 5.16pm)
Mr B.H. Moore	
Mr W.A. Skillicorn	(in the chair from 5.15pm to 5.29pm).

Apologies: Notification was received just prior to the commencement of the meeting from the Chairman that he was stuck in traffic on Douglas Promenade and would be arriving late.

In attendance:

Mr Peter Kelly	(Administrative Officer)
Mr B.T. Price	(District Surveyor)

R/07/01/1 **MINUTES**

Minutes of the meeting held on 13th December 2006, copies of which having previously been circulated, was taken as read, confirmed and signed by the Vice Chairman.

R/07/01/2 **PLANNING MATTERS**

a) New Applications for Consideration in Public

PA 07/41 Retrospective application for the placing of a port-a-cabin in field 534360, Creg-na-Baa for Mr David Slater

Members viewed the application and noted that the proposed use of the 13 metre by 3 metre port-a-cabin was for the storage of agricultural materials and animal feed. It was further noted that only the field in question was shown as being within the ownership of the owner and that extended to little more than approximately an acre. The photographs supplied of the field did not indicate that it was used for stock and the fencing around the perimeter was unsuitable for stock appeared. After further consideration it was

***RESOLVED**

“to recommend refusal of the application on the grounds that no proof of agricultural necessity had been supplied with the application to justify the placing of the port-a-cabin in a rural area”.

PA 07/64 Erection of agricultural building over existing ménage area to provide covered horse riding facilities and occasional agricultural storage for Mrs A. Darville

Members viewed the application including the aerial photograph of the site. The Chairman reminded members that approval had been given for the ménage area but this was in fact on a different site within the farm complex than where it was constructed. After further consideration it was

***RESOLVED**

“to recommend approval of the application subject to a condition limiting the use of the building to equine and agricultural purposes only”.

b) Planning Decisions

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

PA 06/1824 Approval in principle for the erection of a dwelling and two garages field 534135 Little Mill Road, Onchan for Miss C. McCoubrey – Refused

Members noted that the reasons for refusal was the non-compliance with the Onchan Local Plan, the general provisions of planning circular 1/88, having an adverse impact or effect on an area of

ecological interest and its location within the proximity of the Clype and Kerrowdhoo Reservoirs which may increase the possibility of pollution of an existing or future water supply. Noted.

PA 06/1904 Erection of a wind turbine on south facing gable of garage, Sunnymead, Bibaloe Beg Road for Mr M.G. Lamb – Approved

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

The approval notice contained a note advising that prior to the commencement of any works the applicant should consult with the Chief Fire Officer to ensure adequate fire precautions are taken.

PA 06/2023 Approval in principle for the erection of a dwelling land to the rear of Sunnyside, Whitebridge Road for Mrs P.S. Druggan – Refused

Reasons for refusal included being contrary to the Onchan Plan, contrary to planning circular 1/2000 and contrary to planning circular 1/88. Noted.

PA 06/2128 Erection of agricultural building, Larkhill Farm, Abbeylands for Mr M.Harvey – Approved
Subject to a condition limiting the use for agricultural purposes only. Noted.

c) **Planning Appeals**

The Surveyor advised that an Appeal had been lodged in respect of PA 06/1824 Approval in principle for the erection of a dwelling and two garages, field 534135 Little Mill Road for Miss C. McCoubrey. Noted.

R/07/01/3

MATTERS ARISING

a) **Brandish Corner - Lack of Railings**

The Surveyor advised that he had contacted the Planning Enforcement Officer regarding the non-compliance with the approved plan, but had not received a reply to date. Members expressed their concerns regarding the delay and the Surveyor was asked to pursue a response.

Members were made aware of complaints from residents in Slegaby Lane, in particular that mud was washing down across the lane entrance. It was agreed that the Surveyor write to the Departemnt of Transport requesting a solution.

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

The Surveyor produced to the meeting the traffic count figures in respect of the period 24th October to 31st October 2005. A further set of figures were provided for the period 12th December to 19th December 2005. In respect of the latter only one position was indicated whereas in the earlier traffic count there were three separate locations but the site of which was not annotated. Site three gave the highest readings of 875 north bound and 847 south bound with average vehicles per day being 149 north bound and 142 south bound. The figures for the second period although being lower in total had higher daily averages of 170 west bound and 156 east bound. Members noted the figures.

c) **TT Road Closures and Parking on Ballacottier Road**

The Surveyor advised that there had not been a meeting of the Eastern Sector of recent. Noted and agreed that this item should be raised by the Surveyor at the next meeting.

d) **Port-a-Cabin Creg-na-Baa**

This matter was now the subject of a retrospective planning application.

R/07/01/4

OUTSTANDING MATTERS

The list of outstanding matters had been circulated prior to the meeting and there was no further update on any of them.

R/07/01/5

MATTERS FROM PREVIOUS MEETINGS

a) **Shannon Rae Site**

A member enquired as to the current position regarding the tyre tracks on the Shannon Rae site. The Administrative Officer advised that a further letter and comparative photographs had been sent to the auctioneers but no response had been received to date. Agreed that the matter should be pursued.

R/07/01/6

MATTERS REFERRED BY BOARD/OTHER COMMITTEES

Nil.

R/07/01/7

ANY OTHER BUSINESS

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

Wednesday 28th February 2007 at 5.15pm.

b) **Planning Appeal Submission**

The Administrative Officer advised members of a telephone conversation with the Planning Appeals Assistant regarding Appeal AP06/268, a warehouse at Tromode. The applicant was concerned over the time an oral hearing would take to schedule, and the Appeals Office had indicated that the only way to speed the process up was to rely on written statements from all parties. After discussion and review of the Administrative Officer's comprehensive submission, it was **RESOLVED*:-**

“to agree to the Appeal in respect of AP06/268 being considered by written submission should a formal request to do so come from the Planning Appeals Office”.

c) **Clucas PLC**

Members were advised of correspondence from Clucas Plc regarding development of the estate at Tromode. Following discussion, it was agreed to meet with representatives of Clucas Plc to discuss planning and use issues that had arisen. It was further agreed that the meeting, could either be with the Rural Committee with other Board members present or the full Board with Rural Committee members present.

d) **Street Lighting**

A member asked to be provided with the cost of street lighting in the Rural Ward. It was agreed that the Surveyor be asked to provide an averaged cost based on all lights in Onchan.

e) **Website**

Members noted that the website did not hold up to date minutes, and on proposal of Mr Moore, seconded by Mr Skillicorn it was **RESOLVED*:-**

“to request the Board to ensure that the minutes of the various committees are maintained up to date on the Onchan Website”.

Meeting terminated at 6.09pm.

Minutes of a meeting of the **RURAL COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan on Wednesday 28th February 2007 at 5.15pm.

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

In attendance: Peter Kelly (Administration) & B.T. Price (Surveyor)(until 6.10pm)

R/07/02/1
MINUTES

Minutes of the meeting held on 24th January 2007, copies of which having previously been circulated, was taken as read, confirmed and signed. Adverse comment was made in respect of the new form of shortened minutes.

R/07/02/2
PLANNING MATTERS

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

PA 07/132 Erection of sunroom to rear of premises, 15 Larch Hill Grove for Mr S. Skillen

It was noted that the proposed extension was at the rear of the property with a solid brick wall at the boundary with the adjoining semi-detached house. All apertures faced into the garden of the applicant property. The Surveyor advised that there was drop in level in any event. It should not overlook anyone or be overlooked. After a brief discussion it was

***RESOLVED**

“to recommend approval of the application as made”.

The decision was unanimous.

PA 07/147 Proposed demolition of existing property and erection of new dwelling, Ballacashen, Abbeylands for Mr & Mrs Formby

A resumé of the past planning history of the site was given from which it was noted that approval in principle had been granted by the Minister, contrary to the recommendation of the Inspector, following Appeal for the renovation of the existing cottage with the rebuilding of a small wing of single storey type. The property had previously been the subject of a planning application to erect a new bungalow and one of the conditions of approval was that the cottage, if not used for agricultural purposes, was to be demolished. A more recent application was approval in detail for the extension which was two storey rather than one. The application was approved on Appeal on the recommendation of the Planning Inspector.

It was noted that the yellow planning notice relevant to the proposal was not displayed at the entrance to the property – DOLGE to be advised. There was no covering letter with the application to explain the reason for the proposals. Members were of the opinion that if the house were demolished and a building erected in its stead then this was in fact the erection of a new dwelling in the countryside which was contrary to the Onchan Plan and several planning circulars. After further discussion it was

***RESOLVED**

“to recommend refusal of the application on the grounds that it would result in the erection of a new dwelling in the countryside and no provision was made on the Onchan Plan for a new dwelling in this location”.

The decision was unanimous.

PA 07/186 Removal of planning condition restricting use of proposed dwelling to an agricultural occupancy, new dwelling, field 349, Middle Ballacashen, Abbeylands for Mr S.T. Harvey

The Surveyor read sections of a supporting statement in connection with the application. It was noted that at the time of the original application and approval for the dwelling the applicant was farming 306 acres of which 250 were rented but the licence for which had since expired. The applicant's ownership was now only a total of 46 acres. This was not regarded as being viable. The property has been on the market since February 2006 but with no interest due to the agricultural planning condition. The applicant was looking to farming elsewhere. Letter of evidence from a local firm of estate agents was also read.

The Surveyor reminded members that the original application was approved on the basis of there being an agricultural need for a house for the acreage in question. There were other properties in the area with similar agricultural conditions and therefore the removal of the condition could form a precedent. In answer to question, he confirmed that the property was nearing completion but not yet complete. Members were of the opinion that they needed to be consistent in their approach to planning applications. After further consideration it was

***RESOLVED**

"to recommend to the Planning Committee that the application be refused".

The decision was unanimous.

PA 07/328 Proposed conversion of bungalow into house, Tannalp Ashley Road for Mr & Mrs S. Kenny

The plans were viewed and the increase in height of the dwelling noted. As it was not felt that the proposals would have any undue impact on the surroundings it was

***RESOLVED**

"to recommend approval of the application as made".

The decision was unanimous.

b) Planning Decisions

PA 06/866 Proposed additional large steel framed building for "activities", including indoor karting and conversion of old sludge pit into "activities" including remote controlled boats at Ballakaighen Farm for Mr A. Clague – Refused on the grounds that the proposed development represented the erection of a new building in the countryside as opposed to the reuse of existing redundant buildings. The planning application contained insufficient information and justification to warrant the setting aside of the presumption against a new building in the countryside. The application was also insufficiently detailed to allow a proper assessment of the impact of the proposals on highway safety and adjoining properties. Noted.

PA 06/2118 Installation of pitched roof dormers, replacement windows and door alterations, Glenville House Scollag Road for Mr & Mrs R. Melhuish – Approved subject to commencement within four years. Noted.

c) Planning Appeals

The Administrative Officer reported on the following notifications in respect of forthcoming Appeals.

PA 06/1114 Appeal against the conversion of existing warehouse to warehouse and bathroom and tile showroom units E & F Tromode Industrial Estate, Carr's Lane for Mr D.G. Mather.

The Appeal is to be considered on written submissions.

PA 06/1513 Appeal against approval for continued use of unit for car workshop and sales unit 15A Tromode Industrial Estate, Carr's Lane for Cooper Martin Limited.

Appeal to be heard on 13th March 2007. The commissioners to be represented by the Administrative Officer.

PA 06/1645 Appeal against approval for the erection of an industrial unit with associated hard standing and parking Tromode Industrial Estate, Carr's Lane for Clucas PLC.

Appeal to be heard on 27th March 2007. The commissioners to be represented by the Administrative Officer.

PA 06/1824 Appeal against refusal for approval in principle for the erection of a dwelling and two garages, field 534135 Little Mill road for Miss C. McCoubrey.
The Appeal is to be considered on written submissions.

At the completion of the planning section members of the public left the meeting.

R/07/02/3

MATTERS ARISING

The following matters were arising from the minutes:-

a) Brandish Corner - Lack of Railings

The Surveyor advised that the Planning enforcement Officer had looked into the matter and discovered correspondence between the Department of Transport and DOLGE in respect of amendments to the scheme. The amendments included the omission of the railings which were shown on the approved drawings and DOLGE had replied that they did not require a planning amendment. Concern was expressed that a visual change such as this could be implemented without public consultation.

b) Brandish Corner – Mud on the Road

The Surveyor advised that the Eastern Sector Meeting with DoT had been cancelled. The matter had been discussed, however, at a recent meeting between the commissioners and representatives of DoT when it was advised that repairs would be carried out to the scheme when the weather conditions were favourable.

c) TT Road Closures - Parking on Ballacottier Road

The Surveyor again reported that the Eastern Sector Meeting had been postponed. Comment was made in respect of the recent meeting between the commissioners and DoT that an invitation had not gone out to the two Rural Members as had been the practice in the past. The Chairman apologised that he had failed to pick up on this fact.

d) Shannon Rae – Making Good Site

The Administrative Officer reported having left a message on an answerphone for Central Marts in respect of the making good to the ground. Reply still awaited.

e) Street Lighting – Cost Per Lamp

The Surveyor apologised that he forgotten to carry out this exercise. Comment was made regarding any streetlights in the Rural Ward that required column painting prior to the termination of the current contract. The Surveyor to investigate. Costings to be circulated when available.

f) Website – Minutes Update

The Administrative Officer advised that the commissioners' committee and board minutes on the Onchan Website had now been posted up to December 2006. Noted.

The Surveyor left the meeting at 6.10pm.

R/07/02/4

OUTSTANDING MATTERS

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

Consultative Forum

No minutes from the meeting had yet been circulated. Noted.

R/07/02/5

MATTERS FROM PREVIOUS MEETINGS

a) **Meeting with Clucas PLC**

Members made reference to the recent meeting held with representatives from Clucas PLC regarding planning applications on their industrial estate. Members were of the view that the representatives now had a much clearer picture as to the commissioners views in respect of planning applications which was governed by the local plan and planning conditions in respect of units that had been erected on the site. The Chairman thanked members for giving up their time to attend this meeting which was held on the afternoon of 22nd February 2007.

R/07/02/6

MATTERS REFERRED BY BOARD/OTHER COMMITTEES

Nil.

R/07/02/7

ANY OTHER BUSINESS

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

Wednesday 4th April 2007 at 5.15pm.

Meeting terminated at 6.50pm.