

IN PUBLIC

Minutes of a meeting of the **HOUSING COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan on Monday 7th April 2008, commencing at 6.59 pm.

- Present: Mr M. K. Kennaugh (Chairman)
 Mr S. T. Black
 Mr G. K. Astill
 Mrs J. Kelly
 Mr A. T. W. Norton JP (Chairman, ODC)
- In attendance: Mr T. R. Craig (Deputy Clerk)
 Mr A. B. Sutherland (Housing Maintenance Manager)
 Mr K. W. Bragg (Chief Cashier)

H08/04/01/01
MINUTES

The Minute books were not to hand and the minutes of the meeting held 3rd March 2008 will be signed later.

H08/04/01/03
BUSINESS ARISING FROM PREVIOUS MEETINGS

None.

H08/04/01/04
HOUSING AND OTHER ESTATES BUSINESS

1. Maintenance Report

The Housing Maintenance Manager referred members to his report which had been previously circulated.

Vacant Properties	Void Out	Anticipated Completion	Actual Completion
39 Heywood Grove	25 th March 2008	17 th April 2008	

<u>Completed Properties</u>	<u>Void Out</u>	<u>Anticipated Completion</u>	<u>Actual Completion</u>
46 School Road	21 st January 2008	27 th February 2008	12 th March 2008
40 Ashley Park	5 th February 2008	20 th March 2008	20 th March 2008
12 Springfield Court	3 rd March 2008	17 th March 2008	17 th March 2008
84 Barrule Drive	27 th March 2008	2 nd April 2008	2 nd April 2008

The Housing Maintenance Manager stated that the work on the completed properties had gone to plan. The Chairman stated the properties are in an excellent condition and all have been allocated. Mr Norton said he had reason to believe some residences are decorated to a higher standard than others, but the Housing Maintenance Manager said all residences are decorated to the required satisfactory standard. The Deputy Clerk stated that when he returns from Ashley Park, he will contact the Commissioners to take them to view newly refurbished properties so they can see their good condition.

IN PUBLIC**Electrical Rewire Schemes 1 & 2**

The Housing Maintenance Manager said the work is going well with work on the 16 remaining units at Nursery Avenue scheduled to be completed by May. He said the properties had been completely rewired and sockets installed for appliances necessary for modern day living. All the properties have the same number of sockets and the householders have the choice of where the sockets are situated. In reply to a member's query, the Deputy Clerk said the properties were not being done to house for life standard, but this was being considered where possible for future projects.

2. Asbestos Surveys

Nothing to report.

3. Any Other Business Arising

Nothing to report.

H08/04/01/05
SPRINGFIELD COURT MATTERS**1. Maintenance Report**

The Housing Maintenance Manager's report had been previously circulated to members. There was nothing to report.

3. Any Other Business Arising

A member said there had been a complaint about windows steaming up at Springfield Court Phase II. The Housing Maintenance Manager said that occurs when the window seal breaks and air gets in. The merits of a new process to overcome this were discussed, but the Housing Maintenance Manager was not familiar with it.

H08/04/01/06
HEYWOOD COURT MATTERS**1. Maintenance Report**

The Housing Maintenance Manager's report had been previously circulated to members and it confirmed maintenance operatives are carrying out work as necessary.

2. Absence Of Warden

The Deputy Clerk stated that a "locum" warden had been installed due to the absence of the current warden, who had broken her arm.

3. Any Other Business Arising

None.

H08/04/01/07
PLANNED HOUSING MAINTENANCE**1. Planned Housing Maintenance Report**

IN PUBLIC

This matter had been dealt with earlier by the Housing Maintenance Manager. With regard to garage matters, there was nothing to report.

2. Any Other Business

None.

H08/04/01/08
HEALTH AND SAFETY MATTERS

1. Health and Safety Matters

The Housing Maintenance Manager's report had been circulated earlier to members and there were no accidents or incidents to report.

2. Any Other Business Arising

None.

H08/04/01/09
ENVIRONMENTAL CONTROLS

1. Any Business Arising

None.

H08/04/01/10
ANY FURTHER REPORTS FROM THE DEPUTY CLERK OR HOUSING MAINTENANCE
MANAGER

1. Housing Allocations

The Deputy Clerk told members that all housing allocations had been accepted.

2. Quality Assurance - Presentation

The Deputy Clerk said Housing Information Packs will be distributed shortly.

3. Any Other Business Arising

None.

H08/04/01/11
ANY OTHER CORRESPONDENCE/COMMUNICATIONS

9. Any Other Business

None.

H08/04/01/12
FINANCIAL MATTERS

1. Housing Maintenance Expenditure

The Deputy Clerk distributed the Housing Maintenance Expenditure report to members and comments were invited.

*IN PUBLIC***2. EPC Maintenance Expenditure**

The Deputy Clerk informed members that the EPC Maintenance Expenditure report was being compiled.

3. Rent/Mesne Profit Receipt Report

The Chief Cashier's report regarding rent defaulters was circulated prior to the meeting and he updated members with the current position on various tenants as appropriate.

Following brief discussion, the report was noted and members welcomed the positive stance taken on debt management.

The Chief Cashier left at 7.30 pm.

4. Housing and EPC Deficiency Claims

The report is compiled quarterly.

5. Repossession Action

The Chief Cashier's report had been circulated to members earlier and its contents noted.

6. Any Other Business Arising

None.

The Housing Maintenance Manager left at 8.05 pm.

H08/04/01/13

ANY MATTERS REFERRED BY BOARD/OTHER STANDING COMMITTEES

1. None.

H08/04/01/14

HOUSING APPLICATIONS**1. Waiting List**

The Deputy Clerk referred members to a list previously circulated.

2. New applications received

The Deputy Clerk told members that 6 new housing applications had been received since the last meeting. Of these, 3 new housing applications had been accepted and 3 applications were being processed

3. Review of applications

None.

4. Appeals

IN PUBLIC

None.

5. Any Other Business

None.

H08/04/01/15
Sheltered Housing Applications

1. Waiting List

The Deputy Clerk referred members to a list previously circulated.

2. New applications received

The Deputy Clerk advised members there were 2 applications.

3. Review of applications

None.

4. Appeals

None.

5. Any Other Business Arising

None.

H08/04/01/16
HOUSING/TRANSFER APPLICATIONS

1. Transfer List

The Deputy Clerk advised members the list had not be done.

2. Letters/File Notes/Reports

None.

4. Transfer/Sheltered Housing Application – Review

None.

5. Any Other Business Arising

None.

H08/04/01/17
MEETING DATES

1. Date of next meeting

The date of the next meeting of the Housing Committee is to be arranged following the General Election.

IN PUBLIC

2. Commissioners' Surgery

The date of the next Commissioners' surgery is to be arranged following the General Election.

H08/04/01/19

REVIEW OF MINUTES/RESOLUTIONS

To decide upon any that are to be placed in the Private (In Committee) Section of the minutes.
The Deputy Clerk will exercise discretion.

There being no further business, the meeting terminated at 9.35 pm.

IN PUBLIC

Minutes of a meeting of the **LEISURE AND AMENITIES COMMITTEE**, held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Monday 21st April 2008 at 7.01 pm.

- Present:** Mrs W. Megson (in the chair)
Mrs J. Kelly
Mr S. T. Black
Mr A. T. W. Norton J.P.
Mr J. K. Watterson
- In attendance:** Mr B. T. Price (District Surveyor)
Mr Peter Kelly (Administrative Officer)

LA/08/04/01
MINUTES

Minutes of the meeting held on 17th March 2008, copies of which having previously been circulated, were considered, agreed as a correct record of proceedings and signed by the Chairman.

LA/08/04/02
MATTERS ARISING

None.

LA/08/04/03
MATTERS FROM PREVIOUS MEETINGS

None.

LA/08/04/04
PLAYGROUND/PARKS

a) Playground Log Books

There were no extraordinary items to report.

b) Amenities Officer's Report

The Amenities Officer's report had been previously circulated to members and comments were invited.

Play Equipment

A member asked why a contractor had been employed to clean the play equipment and safety surfaces in the Lady Tavernier's play area. The District Surveyor replied that the Authority did not have the necessary cleaning equipment available and that staff availability could not be guaranteed to complete the works prior to the park opening. The play area's equipment is cleaned annually.

Bowling Greens

It was noted a new Atco Club 201/C professional cylinder lawn mower had been purchased for use on the putting green/golf course and as a back up for the Palidon Greens mower. A comment was made concerning the expense of the mower, but the District Surveyor told

IN PUBLIC

members the mower will be used and that the previous Ranson's mower had reached the point where it was no longer economically viable to carry out repairs. The District Surveyor was making the necessary amendment to the Assets Register.

Crazy Golf

Members noted that the boat feature had been installed on the Crazy Golf site. The work had been carried out prior to the Park opening for the Easter holiday break

c) Parks Foreman's Report

The report had been previously circulated to members and comments were invited.

Port Jack

The District Surveyor stated that some members of the public were allowing their dogs off the lead and consequently Parks staff work was being undone. The Chairman asked if temporary courtesy signs could be erected while the grass is seeding. Mr Norton enquired if signs asking the public to keep dogs on their leads could be installed. The Chairman asked the District Surveyor the cost of such signs and he replied it was negligible as laminated signs could be used. After discussions, the committee agreed to erect appropriate signs in the area.

A member asked the District Surveyor about the cutting back of the gorse as a fire prevention precaution and whether the fire officers had looked at it. The District Surveyor replied the gorse had been cut back to expose other features beneath it and the parks staff intend to cut back more gorse. The member said there were many birds using the gorse, so the District Surveyor will ask the Parks Foreman to maintain some gorse. The Chairman said that Port Jack is a credit to the Parks Foreman and he is mindful of wildlife.

The Chairman asked the District Surveyor to inform the Parks Foreman that the Nursery Avenue triangle needs some attention and then thanked the Parks Foreman for his report.

d) Community Officer's Report

The District Surveyor told members there was no report presented to the last Board as the Community Officer had been on leave.

e) Candles And Drinking In Grandstand

The District Surveyor told members no incidents had been reported of late. Signs had not been erected, but were planned for the end of this week. The Chairman asked members about the wording of the signs and after discussions it was agreed to erect Private Property signs and signs prohibiting alcohol consumption.

f) Playground Inspection By Insurers

The District Surveyor said that he had nothing new to report, but it was an ongoing situation. The Chairman stated the situation will be left in abeyance, but the District Surveyor will give it some priority as it needs resolving.

g) Skateboard Park – Petition/Work Commencement

The District Surveyor said the decision will be postponed until the new board.

IN PUBLIC

h) Park Notice Board Renovation

The District Surveyor told members this work is completed.

j) Park Inspection

Members perused the report which had been previously circulated. The District Surveyor informed members that a rear bearing had been fitted to the rocking horse, but the safety floor tile replacement was still outstanding and he will investigate. The boat feature had been installed at the Crazy Golf site and a litter bin had been placed by the Terrace entrance to Nivison Stadium.

The District Surveyor stated the realignment of fencing/entrance gates at the top end of the playground was being done, but the painting of the gate in a bright colour was outstanding. He added that the breaking up of the concrete at the base of a tree nearest to the wishing well will be done soon and the filling of a hole in the hedge at the Crazy Golf site with hedge plants was still outstanding. However, more Australian Holly and Escallonia had been planted in gaps around Flat Green and camouflage plants had been planted to the wall behind the bow top fencing.

A member raised the issue of whether it would be more cost effective to have the lady at the pay hut selling ice creams as well as tickets. Another member thought the present arrangement was effective, as queues might develop at busy times. The Chairman thanked the member for raising the issue.

m) Feasibility Report – Comparison UCA, Lappset, SMP and National Playingfields Association

The District Surveyor stated there was no report available at present but a full report will be made in due course and this action will be carried forward.

n) Jubilee Playground – Paint Needed On Equipment

The District Surveyor stated the work will be done this week.

p) Jubilee Playground – Remove Chewing Gum

The District Surveyor told members the chewing gum is breaking up and can be brushed away. He did not want to use the steam cleaner in case it damaged the playground's surface.

r) Bottom Two Tennis Courts – Remove Moss Before Easter

The District Surveyor informed members that moss at the bottom 2 tennis courts had been removed.

s) Any Other Matters

The Administrative Officer stated he had received a telephone call from a lady asking if there was going to be an Open Day for Pennington Hall prior to it being commissioned. The District Surveyor said that Pennington Hall was operational. However there is a suggestion for the new Board to see Pennington Hall. The Administrative Officer told members photographs of Pennington Hall were on the Authority's website. A member thought an Open Day would be a good idea and Mr Watterson proposed; seconded by Mrs Kelly

That Pennington Hall be opened to the public for one Saturday for approximately 2 hours the exact date and times to be decided.

IN PUBLIC

LA/08/04/05
OPEN SPACES

a) Amenities Officer's Report

The Officer's report had been previously circulated to members and comments were invited.

b) Wembley Arena – Further Repairs To Tarmacadam/Ponding

The District Surveyor said he is still waiting for the contractors to put down a new surface and he is e-mailing them weekly. A member suggested the use of Astroturf, but it was agreed that it would still become wet in some places. The Chairman suggested the District Surveyor write to the main contractor stating the Authority's disappointment.

Mr Norton told members he had received a complaint about the poor state of the grass around the arena. The District Surveyor told members it was due to natural wear and tear.

c) Ballachurry Play Area Overdue Work

The District Surveyor told members the work had still not been done. The Chairman asked the District Surveyor to investigate and find out the reason for the work still being outstanding.

d) Port Jack Glen – Ducks

The Administrative Officer gave an account of a duck and ducklings being harassed by children. A member stated she had seen ducks being harassed and added the police had spoken to the children and the MSPCA had taken the ducklings away to safety.

e) Any Other Matters

None.

LA/08/04/06
PUBLIC CONVENIENCES

a) Amenities Officer's Report

The Officer's report had been previously circulated to members and comments were invited. A member told the committee there were 2 lights out and the left hand wash basin was blocked in the gentleman's toilet at Port Jack. The District Surveyor will investigate.

b) Main Road Toilets – Ashtrays

The District Surveyor told members there was no requirement to place an ashtray outside the toilets, but the situation will be monitored.

c) Any Other Matters

None.

IN PUBLIC

LA08/04/07
LIBRARY

a) Librarian's Report

The Librarian's report had been previously circulated to members and comments invited. A member stated when recently speaking to the public, he knew they were aware that the library was an excellent facility. The Chairman thanked the Librarian for her report.

b) Amenities Officer's Report

Members noted the Amenities Officer had received a new certificate for the fire extinguishers within the Library for a further 12 month period (April 2009).

c) Disability Awareness Training- Reply From MFPD

The District Surveyor stated the Authority was intending to send staff on an awareness course at the earliest opportunity.

d) Any Other Matters

None.

LA/08/04/08
YOUTH AND COMMUNITY CENTRE

a) Amenities Officer's Report

The Officer's report had been previously circulated to members and its contents noted.

b) Revamping Of Upper Toilets

The District Surveyor said there is provision in the budget for the work and the scheme will be brought to the new committee. He is mindful of the limited time in which to complete the work.

c) Gutter Cleaning/Repairs

The District Surveyor reported this work had been completed.

d) Cost Advantage Of Fitting Rust Inhibitor

The District Surveyor told members that a plumber had informed him there was no cost advantage in putting rust inhibitor in the YCC system as it is over 25 years old. The District Surveyor was asked to look at the matter again as the boilers are only 2 – 3 years old.

e) Any Other Matters

None.

LA/08/04/09
PROMOTIONS

a) Web site – statistics

The Administrative Officer reported to members that during March 2008 there had been:

IN PUBLIC

Minutes of a meeting of the **RURAL COMMITTEE** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Wednesday 23rd April 2008 at 5.27pm.

Present: Mr J.K. Watterson (in the Chair), Messrs D. Crellin, B.H. Moore, W.A. Skillicorn and B. Stowell

In attendance: Peter Kelly (Clerk to the Committee) and B.T. Price (Surveyor) (until 5.56pm)

R/08/04/01 MINUTES

Minutes of the meeting held on 19th March 2008, copies of which having previously been circulated, was taken as read, confirmed and signed.

R/08/04/02 PLANNING MATTERS

a) Planning Decisions

The following planning decisions had been received from DOLGE.

PA 07/2368 Conversion of barn into separate dwelling, Sunnyside, Laxey Road, Onchan for Mrs Pam Druggan

- **Refused** for reasons of its close proximity to the adjoining dwelling which would cause unacceptable adverse harm to the residential amenity of the existing dwelling, contrary to provisions of the housing policy 11 of the Isle of Man's Strategic Plan 2007. Furthermore the proposed residential curtilage would be contrived in shape and excessive in area and would be detrimental to the character and appearance of the countryside surrounding the site. Noted.

PA 08/141 Alterations and extensions to dwelling to provide additional living accommodation Barravore Abbeylands for Mr Peter Nash

- **Approved** subject to external finishes matching those of the existing building and a corridor of a minimum of 8 metres being retained undisturbed between the riverbanks and the development to provide maximum protection to the river habitat from damage. The approval was noticed but members expressed their surprise at the reference to the riverbanks as they were quite some distance from the property.

PA 07/1302 Retention of car park, field 534369, Creg-na-Baa Public House, Mountain Road for Mr D.H. Teece (at Appeal)

The Appeal had been held to consider condition 3 of the original approval which required a landscaped area 10 metres wide to act as a buffer zone with the boundary of the adjoining property, for drainage to prevent surface water run off directly towards the adjoining property and the provision of screen hedge planting along the southern boundary. The appointed person recommended the redrafting of condition 3 which removed the dimension

3.4.

IN PUBLIC

LA/07/12/05/(e) Nature Trial – North Bank Land. The District Surveyor stated this is a work in progress.

LA/08/04/11
MATTERS REFERRED BY BOARD/OTHER COMMITTEES

None.

LA/08/04/12
CORRESPONDENCE OR OTHER COMMUNICATIONS

None.

LA/08/04/13
SURGERY REPORTS

Nil.

LA/08/04/14
ANY OTHER BUSINESS

a) Any Other Relevant Matters

The Chairman thanked the Authority's staff and members for their contribution to the committee.

Meeting terminated at 9.05 pm.

IN PUBLIC

Page Views - 17,199

Web Site Visits - 11,390

Also photographs of Pennington Hall and amended recycling venues have been added to the web site.

b) Enquiries

The Administrative Officer stated there had been several enquiries. A couple from Wybourn House, Wybourn Drive had asked when the house had been built. He had also received an email from Australia enquiring about Cowans the bakers and an enquiry about the location of Holly Cottage.

d) Any Other Business

A member raised the issue of the Church wishing to utilise the village fair for the celebration of their anniversary, and whether the Commissioners should still hold an annual Village Fair. Dates for a Village Fair were suggested; however another member said the committee should obtain the views of the clubs and societies involved, before a firm date is set. The Chairman recommended that the decision should be left to the new Board and agreed that the Administrative Officer should write to the clubs and societies to ascertain their interest before the matter is put before a new board.

A member raised the issue of providing verti draining on the football pitch. The District Surveyor said the work is in hand and will be completed for the next season.

LA/08/04/10
OUTSTANDING MATTERS**PARK IMPROVEMENTS**

LA/07/12/04/(n) Sensory Garden- Foreman to implement in rose garden alongside Park Bungalows. The District Surveyor told members this work is ongoing.

Y.C.C.

LA/06/11/18 Consider restructuring the charges for hire of YCC rooms etc.

The District Surveyor told members that the Administrative Assistant will be able to provide the necessary information.

LA/08/03/08(b) Plans required for toilet alterations upper level. Approvals sought, tenders obtained and accepted. Work to start July and be carried out during the school holidays.

The District Surveyor stated this work will be progressed.

MISCELLANEOUS

LA/07/12/04/(a) Boatman/Mechanic's Role – report from Surveyor on present and future role.

The District Surveyor is preparing the best option available.

IN PUBLIC

R/08/04/5

MATTERS FROM PREVIOUS MEETINGS

Nil.

R/08/04/6

MATTERS REFERRED BY BOARD/OTHER COMMITTEES

Nil.

R/08/04/7

ANY OTHER BUSINESS

a) Street Sign Ammal Road

The Clerk to the Committee outlined the difficulties that had previously been experienced with the sign at the Ammal Road. He put forward the suggestion that a new sign be erected reading Ballamenagh Road leading to the Ammal Road. Members concurred.

b) Matters for Onward Transmission to the Board

The Clerk to the Committee reminded members that this item had been placed on the agenda in case there was any unfinished business which the committee would wish the Board to finalise. The forthcoming election incorporated the Rural Ward albeit that it was referred to on signage as "parish". The name parish is that which has been used by government on the voters list as it was never changed to Rural Ward in 1986. The question therefore arose as to what the Rural Ward was to be called as obviously without legislative or other change it was not part of the four other polling districts in Onchan. The commissioners could consider amending the boundaries of those polling districts if they so wished. After discussion, on the proposal of Mr Stowell and seconded by Mr Watterson it was

RESOLVED

"to request the Board to retain the word "parish" for the polling district which was previously the Rural Ward".

c) Members Comments

The Chairman enquired whether members had any final comments or other business to raise. Mr Stowell advised that this final meeting was historic and in a way it was sad to see the demise of the committee which ironically had been brought about by his own hand. He expressed his thanks to the Clerk to the meeting who would have completed 30 years service to the Parish Commissioners and Rural Committee in November of the current year. He thanked the Rural Committee members for their services and promised that if re-elected he would do his best for the rural area the same as any area of Onchan.

Mr Skillicorn congratulated the Clerk for the way he had assisted the meeting and for the way he had written the minutes in the past which he has kept and often refers to, finding it so

IN PUBLIC**c) Ponding Scollag Road**

Reply circulated as received from Mr G.F. Higgins, Area Maintenance Engineer – East outlining the proposal to spot survey the areas that pond and then the proposal to build up the surface level in order to achieve proper drainage with a new overlay of macadam. The Clerk to the Committee had sent further letter enquiring as to when this was likely to take place and the verbal reply was that it would happen in the current financial year. Noted with pleasure.

d) Horses on the Road – Written Policy

The reply from Mr D. Sewell, Network and Planning Manager had been circulated to members prior to the meeting. It was noted that this quoted sections of the Highway Code which gave guidance to horse riders and also a leaflet was enclosed which outlined exceptions/changes in the Highway Code relevant to the Isle of Man. In this leaflet there was a section dealing with horse trams. Members noted the content of the information supplied but were of the opinion that it did not cover the recent incident in Onchan which had prompted the enquiry in the first place. Mr Stowell advised that within the current year there had been serious incidents in the Island relevant to horses and there was a need to protect the innocent bystander. After discussion, during which Mr Moore enquired as whether horse owners had to take out public liability insurance when their animals were on the road, it was agreed to refer back to the Road Safety Section of DoT strongly recommending the publication of a leaflet which covered horses on the road for both riders and other road users covering items such as riding two abreast, overtaking horses on the highroad etc etc. Mr Stowell added that the Department of Tourism seemed to be promoting equine holidays therefore the leaflet should prove of great benefit to those coming to the Island for such a purpose.

e) Social for Past Members

The Clerk to the Committee advised that he had written to Mrs Thelma Lomas, Mr Harvey Briggs, Mr Leonard Kerruish, Mr Peter Kennaugh and Mr Pat Goodby who were the only former members of the Onchan Parish Commissioners to be extant. All were attending the social with the exception of Mrs Lomas who would have difficulty in negotiating the staircase. Mrs Lomas was a Parish Commissioner 47 years ago. Mr John Bulley, the only former member of the Rural Committee representing the rural people had also been invited and was attending. Catering for the event had been provided at no cost by Mrs Skillicorn and Mrs Watterson to whom thanks were expressed.

R/08/04/4**OUTSTANDING MATTERS**

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

IN PUBLIC

of the introduction of office accommodation in an area intended for industrial and limited retail use. If, however, previous approval had been granted then no objection be raised to the proposed internal alterations”.

d) **Other Planning Matters**

The Chairman made reference to advertising hoardings which had appeared in the form of sandwich board type arrangements set onto a trailer and parked in fields not only in Onchan but elsewhere in the island. He had asked the Surveyor to establish whether planning approval was necessary. The Surveyor advised that contrary to popular belief that such temporary items could be in location for 28 days without requiring planning approval it appeared that if such hoardings were on wheels then planning permission was required. The Planning Enforcement Officer had indicated, however, that if they were positioned without approval by the time the process of enforcement had been implemented the chances were that they would have moved on. Members felt the situation to be unacceptable.

Prior to the Surveyor leaving the meeting he was thanked by the Chairman for his services to the Committee during the past couple of years.

R/08/04/3

MATTERS ARISING

The following matters were arising from the minutes of the previous meeting:-

a) **Brandish Corner – Speed Counts**

Copies of the reply from Mr D. Sewell, Network Planning Manager, had been circulated prior to the meeting. It was noted that the traffic count machines are automatically set from a laptop computer which has a built in time chip that does not require adjustment for summertime etc. The traffic/speed count is in fact carried out in quarter of an hour intervals but the figures are expressed between set hours. Thus peak traffic maybe during a brief section just before an hour and after an hour which could be misleading when presented in hourly intervals.

With regard to what appears to be vehicles passing one speed/traffic count position but not making it to the second was explained as probably being caused by the vehicle not being picked up when passing over one of the air filled loops. This accounted for approximately 130 vehicles in each direction per day.

b) **Flooding Abbeylands Road**

The Chairman reported that DoT staff had attended the road in close proximity to the entrance to Strenaby and had rodded the drains as far as possible. There may well be an obstruction and paint marks have appeared on the road surface suggesting further work was likely to occur.

IN PUBLIC

given for the buffer zone and required that the car park not be permitted to be used until such time as details of a landscape and drainage scheme had been submitted to and approved in writing by the planning authority. Any trees or plants which within a period of 5 years from completion of the landscaping scheme die, are removed or become seriously damaged are to be replaced in the following planting season. The Minister concurred with the recommendation. Noted.

b) Planning Appeals

PA 07/1653 Appeal against refusal for demolition of existing Tuck Mill and erection of a dwelling, Slegaby and Ballacottier Farms for Clypse Farms Limited

Notification had been received that the Appeal Hearing would be on 22nd May 2008 at 9.30am. Submissions had been made by the Planning Department and the applicant's architects. Noted.

c) New Applications

PA 08/579 Approval in principle to erect a dwelling and garage Ballacashen, Abbeylands for Mr G. Owen

Members were reminded of the planning history of this site whereby the existing large bungalow was built with a planning condition that if the former farmhouse was not used then it was to be demolished. A subsequent planning application was made nearly 30 years later to renovate the former dwelling. This was approved at Appeal subject to conditions limiting the size of any extension. The previous applications for a new dwelling in various locations within the ownership of the current owner had been refused. It was noted that the current application had no agricultural connection and would result in 3 dwellings within the curtilage of the former farmhouse.

After discussion on the proposal of Mr Stowell, seconded by Mr Skillicorn it was **RESOLVED "to recommend that the application be Refused as it represented a new dwelling in the countryside contrary to planning policies, contrary to the Local Plan and contrary to the Island's Strategic Plan"**.

Concern was then expressed as to a reference on the application to the proposed dwelling being necessary to "retain control of depôt". The building in question was originally erected as an agricultural store and therefore its use as a depôt maybe contrary to that approval.

PA 08/750 Proposed alterations and extensions to units 15C and 15D Tromode Industrial Estate for Clerical Medical Investment Financial Management Services Limited

Concern was expressed at what appeared to be the introduction of office accommodation within what originally was zoned for industrial purposes and which, following the publication of the Island Strategic Plan could be opened up to retail use. The Surveyor was unaware of any previous application for these buildings to be used for office purposes. Further investigations were required. After discussion it was

RESOLVED "that if no previous approval had been given to the conversion of these units for office accommodation then the application should be opposed on the grounds

IN PUBLIC

easy to establish exactly what happened and how it came about. He looks at the current minutes prepared by the Onchan District Commissioners and regrets that they cannot be understood through total brevity.

The Chairman commented that it was Harvey Briggs who got him interested in the Rural Committee back in 1991 and his only regret was the distinct change which occurred in the year 2000 when Commissioner Quirk set about to change the relationship between the Rural and Urban Wards. The last 7 years had been troublesome and not happy compared with previous years but the change was now about to be implemented and he hoped that everyone would put the past grievances behind them and work for the betterment of Onchan. He too was grateful to the Committee Clerk for the way his minutes had been produced which, although they attracted criticism from some of the commissioners, he personally could not fault them. He referred to a recent meeting of the Board where one commissioner, who had pushed for the new form of minutes, criticised them as being meaningless. He also advised that when canvassing he had spoken with politicians who receive a copy of the minutes and with others who look at the minutes on the website. All commented on the little information that could be gleaned from the minutes in the way they are now written.

Finally the Chairman gave his personal thanks to the members for their contribution to the committee during the past year and he thanked the Clerk for his guidance commenting on how his memory and knowledge of the district proved invaluable.

Meeting terminated 6.33pm.

PLANS

To be considered at the next meeting of the Commissioners to be held on Monday 12th May 2008 at 7pm.

08/00759 1 Sunnybank Avenue – Mr N. Edwards – Proposed demolition of existing garage and replacement with bedroom and ensuite, a further extension to the main dwelling of a utility room to the rear. The garage is to be re-sited to the rear of the garden with study/office accommodation over with external access.

Recommendation – Approval (notify 3 Highfield Crescent)

08/00790 The Vicarage, Church Road – Vicar & Wardens – Proposed replacement front porch with new stepped and disabled ramp access.

Recommendation – Approval

08/00798 121 Royal Avenue – Mr M. Skelding – Proposed replacement of rear window with French doors.

Recommendation – Approval

08/00802 34 Maple Avenue – Mr A.K. Quilliam – Proposed conversion of garage into living accommodation.

Recommendation – Refusal on the grounds that “The development results in the loss of car parking behind the building line contrary to the provisions of the Onchan Local Plan 2000.”

08/00806 22 Birch Hill Avenue – H.A.C.C. Ltd – Application for approval in principle to demolish existing bungalow and erect two units in its place. The original plot was designed for two units.

Recommendation – Approval

08/00823 16 Manor Park – Mr G. Bell – Proposed extension to form a dining room and ensuite.

Recommendation – Approval