

ONCHAN DISTRICT COMMISSIONERS

Hawthorn Villa,
Main Road, Onchan.

IN PUBLIC

11th June 2008

Sir/Madam,

You are hereby summoned to attend an **ORDINARY meeting of the Authority (focus: Finance and General Purposes)** to be held in the Boardroom, at Hawthorn Villa, 79 Main Road, Onchan, to transact the undernoted business at:

7.00 p.m. on Monday, 16th June 2008

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

Yours faithfully,

T.R. CRAIG
DEPUTY CLERK

AGENDA

The order of business at every meeting of the authority shall be in accordance with that laid down in Standing Order No 13 unless varied by the Chairman at his discretion (with the exception of items 1, 2, 4 or 4 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 2nd June 2008 **(Minutes – Appendix 3.1)**
 - 3.2 Ordinary meeting held on 9th June 2008 **(Minutes – Appendix 3.2)**
4. **To dispose of any relevant business arising from such minutes if not referred to in the minutes of any Special Committee.**

None.
5. **To dispose of any relevant business adjourned from a previous meeting.**

None.

6. To deal with any business expressly required by statute to be done.

None.

7. To consider any planning decisions/communications from the Department of Local Government and the Environment Planning Committee.

7.1 Plans for consideration

8. Consideration of any report from the Clerk or other officer

None.

9. Consideration of any relevant correspondence

None.

10. To consider Motions in the order in which notice has been received.

None.

11. Other Business, as authorised by the Chairman for consideration.

None.

Minutes of the Ordinary meeting of the **ONCHAN DISTRICT COMMISSIONERS (Focus: Environment and Technical Services)** held in the Boardroom Hawthorn Villa, Main Road, Onchan, on Monday, 2nd June 2008.

Present: Mr D Crellin (Chairman)
Mr J K Watterson (Lead Member Environment and Technical Services)
Mr S R J Babb
Mr S T Black
Mrs E J Kelly
Mr B Stowell
Mr E J Thorn

In Attendance: Mr T R Craig (Deputy Clerk)
Mr C D C Clague (Chief Finance Officer) (8.15pm to 10.00pm)
Mr B T Price (District Surveyor)
Mrs S Dougherty (Administrative Assistant)

C08/06/01/01
TO CHOOSE A PERSON TO PRESIDE IF THE CHAIRMAN AND VICE-CHAIRMAN BE ABSENT

Not necessary.

C08/06/01/02
BUSINESS REQUIRED TO BE DEALT WITH BY STATUTE

None.

C08/06/01/03
MINUTES

3.1 Ordinary Meeting held on 19 May 2008

Mr Stowell referred to item top of page 5 "...unanimously RESOLVED to reiterate the recommendations of the Librarian's report..."; he had proposed paying fees to Douglas Corporation, which failed, so it was not carried unanimously, as in effect Mr Stowell would have been voting against his proposal.

Page 1, Mr Thorn's name appears twice. Mr Babb not listed. Mr Babb to be included in list.

APPROVED and signed subject to amendment.

3.2 Works and Cleansing Meeting held on 15 April 2008

APPROVED and signed.

C08/06/01/04
BUSINESS ARISING NOT REFERRED TO IN THE MINUTES OF ANY SPECIAL COMMITTEES

None.

C08/06/01/05
BUSINESS ADJOURNED FROM A PREVIOUS MEETING

1. C08/05/03/05(1) - Skateboard Park

The Chairman asked if members felt that they had enough information available to discuss the matter and continue to vote, or defer the subject for further investigation and comment. The District Surveyor advised that the planning approval was to expire on 28 June this year, and that the original tender price should be increased by 7% due to the cost of steel.

There was protracted discussion and in answer to a question, the District Surveyor advised that the Department of Local Government and the Environment had not yet been petitioned, although provision

against the costs had been made in the current year estimates. Commissioners expressed sympathy for the idea of a multi-purpose/skateboard park, but it needed to be looked at from the point of view of financial impact and whether alternative sites needed consideration. It was explained to new members that some areas had been previously discussed and deemed to be unsuitable.

The point was made that there were other facilities and equipment which had been provided for the community, all of which were expensive; planning for the skateboard park had been in place for four years, and it was time to make a decision.

It was proposed by Mr Watterson and seconded by Mr Thorn that the resubmission of the current planning application be made before it expires, to keep options open.

An amended proposal was put forward by Mr Babb to submit the planning application as it stands and with a working party for a multi-use area and to bring recommendations back within six months. Interested parties, including commissioners and residents, be invited to provide input. At this point there was no vote.

Further questions were asked on the use of a mobile system, similar to that used in Laxey. It was thought that planning permission may not be needed, but the Surveyor would check. It was suggested that Laxey be approached with a request for Onchan to hire the mobile skateboard park to trial it for two weeks, and it was pointed out that it was the second skateboard park that Laxey had had. It was noted that different types of parks are built with different materials, and some were more noisy than others.

Mrs Kelly proposed, seconded by Mr Babb and unanimously **RESOLVED that Laxey Village Commissioners be approached with a view to hiring the mobile skateboard park for two weeks during the summer holidays for a trial.**

It was proposed by Mr Watterson, seconded by Mr Thorn, that the resubmission of the current planning application be made before it expired, to keep options open.

For: 5 Members: Messrs Babb, Crellin, Stowell, Thorn and Watterson
Against: 1 Member, Mrs Kelly
Abstained: 1 Member, Mr Black.

Mr Babb again proposed to submit the planning application as it stands and with a working party for a multi-use area and to bring recommendation back within six months.

Mr Stowell made a counter proposal, which was the same as Mr Babb's, but with Mr Babb as Chairman of the proposed Working Party. There was further discussion, highlighting the need to involve different organisations, unhappiness about closed groups, that the community as a whole should be represented, and ultimately the suggestion of a Public Meeting being called. The suggestion was further made that a Public Meeting with a steering party be called within 28 days.

It was proposed by Mr Babb and seconded by Mrs Kelly, and unanimously agreed that public meeting open to all interested parties to take place with 28 days to seek representatives for a joint working party look at the design and location of a multi-use facility, to be brought back to the Board within 6 months.

The Chief Finance Officer joined the meeting at 8.15 pm.

C08/06/01/06

ANY BUSINESS EXPRESSLY REQUIRED BY STATUTE TO BE DONE

None.

C08/06/01/07

PLANNING DECISIONS/COMMUNICATIONS FROM THE DEPARTMENT OF LOCAL GOVERNMENT AND THE ENVIRONMENT PLANNING COMMITTEE

1. Plans for Consideration

08/00850 Units 15C & D, Tromode Industrial Estate, Tromode – CMI – Proposed installation of ventilation louvres and re-location of air conditioning units to rear elevation.

Resolved to Recommend Approval

08/00866 1 Maple Avenue – D. Palmer & J. Clarke – Proposed conversion of existing garage to bedroom accommodation and extension to form a new garage.

Resolved to Recommend Approval

08/00879 20 King Edward Park – Mr & Mrs Miles – Proposed construction of garden retaining wall with railings on top. Wall is adjacent to MER tracks and is similar in nature to others nearby.

Mr Stowell declared an interest, due to being neighbours.

Resolved to Recommend Approval

08/00899 Slegaby & Ballacottier – Clypse Farms Ltd – Proposed hardcore track forming access to fields off Slegaby Lane.

Resolved to Recommend Approval

08/00900 Ballacottier Farmhouse – Clypse Farms Ltd – Proposed 'handing' of approved garage layout and adjustment to driveway.

Resolved to Recommend Approval

08/00905 43 Auburn Road – Mr & Mrs Brain – Proposed installation of French doors in lieu of existing window to rear elevation.

Resolved to Recommend Approval

08/00909 Former Follies Cabaret Restaurant Site, Harbour Road – Howstrake Dev. Ltd – Proposed sheltered housing development comprising 22 apartments, 2 bungalows and associated parking, drainage and vehicular access.

Members were advised that the authority had previously recommended approval to the proposed schemes for this site, but the planning permission had not been granted. This further proposal does not provide as good a layout of the units as in previous submissions, however it was considered to be suitable for the site. Members raised some concern that the site could become an eyesore if it was not developed soon.

Resolved to Recommend Approval

08/00914 Access from C22 Ballacottier Road and Slegaby Development – Clypse Farms Ltd – Amendments to access road and parking to previously approved details.

Resolved to Recommend Approval

08/00923 29 Laurel Avenue – Maj S G Lucas – Retrospective application for childrens' climbing frame and tree house.

Resolved to Recommend Approval

08/00926 Lower Sulby Farm, Scollag Road – Island Restorations – Proposed development comprising the conversion of existing barns into 8 residential units, with associated car parking, garaging and stables.

Resolved to Recommend Approval

08/00927 Lower Sulby Farm Barns, Scollag Road – Island Restorations – Substantial alterations and extensions to existing farmhouse producing a grand 4 bedrooomed dwelling.

Resolved to Recommend Approval

08/00928 Lower Sulby Farm Cottage, Scollag Road – Island Restorations – Substantial alterations and extension to existing farm cottage producing a grand 3 storey 6 bedroom unit.

Resolved to Recommend Approval

08/00942 Parcel of land, 141 Royal Avenue – Karen Hargreaves – Approval in principle for the erection of a dwelling on land in front of existing dwelling. This is a submission of a previously refused application. Members were advised that the Authority had recommended approval to the previous submission.

***Resolved to Recommend Approval in principle
(Notify 139 & 145 Royal Avenue)***

08/00956 Plot 27A, Manor Park – Mr G Bell – Amended plans for previously approved application for detached dwelling.

Resolved to Recommend Approval

08/00969 8 Groudle View – Mr & Mrs D Howland – First storey extension over existing garage providing additional bedroom accommodation.

Resolved to Recommend Approval

08/00986 12 & 12A Hillcrest Grove – Mr & Mrs Helwich – Proposed alterations and extensions to form additional living accommodation. Proposed bedroom accommodation overlooked the adjoining property.

Resolved to Recommend Approval subject to a suitable screen fence being erected on the boundary between the two properties.

(Notify 14 Hillcrest Grove)

08/00995 2 Slegaby Cottages, Ballacottier Road – Mr & Mrs Waddicor – Proposed replacement roof to front porch from flat roof to pitched.

Resolved to Recommend Approval

08/00998 12 & 12A Hillcrest Grove – Mr & Mrs Helwich – Proposed 1st floor extension over existing garage to form playroom. All surrounding property is single storey.

Resolved to Recommend Refusal on the grounds that the proposal would be over intensive and dominate the adjoining properties.

08/01020 Sunnyside, Whitebridge Road – Mrs P Druggan – Proposed conversion of existing barn into ancillary/tourist accommodation. There has been a previous submission for the conversion of this barn into a residential unit, which was refused by the Planning Department.

Resolved to Recommend Approval subject to conditions being applied that the unit should not be sold off from the main residence, and the usual criteria for tourism lettings.

2. SCHEDULE OF PLANNING COMMUNICATIONS

08/00381/b Erection of a detached garage with ancillary living accommodation to replace existing timber building, “The Old Stables”, 4 Harbour Road. The Commissioners had recommended Refusal, but the Planning Decision was Approval. The Surveyor reported that the garage and living accommodation must not be sold off separately. As there had been no objections, no appeal was to be made.

08/00190/B Alterations and extensions to dwelling 64 Seafeld Close. The Commissioners had recommended Refusal, but the Planning Decision was Approval. The Surveyor reported that there had been objections.

It was proposed by Mr Stowell and seconded by Mr Babb to take the application to appeal on the grounds that it was beyond the building line.

3. **1 Maple Avenue**

The Surveyor reported the result of an appeal to 1 Maple Avenue where car parking behind the building line had been lost contrary to the provisions of the Local Plan. Planning had approved the application, however the appeals inspector upheld the Commissioners objections.

In the light of the Authority's previous correspondence with the Department regarding decisions made on the loss of car parking behind the building line, this decision would support the Authority's continuing objections to similar applications.

4. **Review of Planning Service**

It was further reported that there was to be a review of planning procedure taking place next week, and for the Commissioners to be represented. The Surveyor and Mr Watterson would so attend.

C08/06/01/08

REPORT FROM THE CLERK OR OTHER OFFICERS

1. **Street Cleaning Operator**

There was a reference back to 3.2, the retraining of the street cleaning operator. The District Surveyor had not yet got a definitive response, and would ask the Waste Operations Manager to report on his return from leave.

2. **Green Waste**

A question was asked as to how the Authority was handling green waste, and the District Surveyor advised that presently there was no disposal arrangements, therefore nothing can be done until there is so.

3. **Kerbside Collection**

It was asked if the Authority was represented at the Kerbside Collection Team meetings, and the Surveyor replied in the affirmative.

4. **Street Lighting and Litter Bin**

On street-lighting and the provision of a litter bin, again it was agreed that a report would be sought from the Waste Operations Manager.

5. **Street Lighting – Village Hall**

It was pointed out that the street light at the Village Hall was not working; the Surveyor would investigate.

6. **Royal Avenue West – Pavement**

On the issue of the pavement at Royal Avenue West, it was reported that the Department of Transport had a scheme for the all the pavement, but no indication had been made on when. The Surveyor would investigate.

7. **Pennington Hall**

In response as to whether the Surveyor and staff were happy with Pennington Hall, the Surveyor replied in the main in the affirmative; there was some snagging, and a list was being kept of defects to be addressed.

8. **Smiley Face**

The Smiley Face traffic speed warning device was not charging, and had been returned to the Department of Transport for repair – the Surveyor was to pursue. It was felt that it was unacceptable that Onchan did not have such a device in working order.

9. Village Fayre

Standing orders were suspended for the reading of a letter from David Quirk MHK about the Onchan Village Fayre. Commissioners Babb, Black, Crellin, Kelly and Stowell voted for, and Commissioners Thorn and Watterson voted against.

The Deputy Clerk read the letter, and would investigate the content with the Administrative Officer and would report to the Board.

10. Cliff Cottage, Tromode

The poor condition of Cliff Cottage in Tromode was raised, where it was reported that the Administrative Officer was monitoring the situation and that the owner had promised that the windows would be boarded up.

There being no further public business, the Meeting terminated at 9.15 pm and the Board moved in to Committee

Minutes of the ordinary meeting of the **ONCHAN DISTRICT COMMISSIONERS (focus: Properties and Amenities)** held in the Boardroom, Hawthorn Villa, Main Road, Onchan, on Monday 9th June 2008 at 7.00 p.m.

Present:

Mr D. Crellin	(Chairman)
Mrs J. Kelly	(Lead Member – Properties and Amenities)
Mr S.R.J. Babb	
Mr S.T. Black	
Mr E.J. Thorn	
Mr J.K. Watterson	

Apologies:

Mr B. Stowell	(Vice-Chairman)
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In Attendance:

Mr T.R. Craig	(Deputy Clerk)
Mr B.T. Price	(District Surveyor)
Ms A.S. Dentith	(Personal Assistant)

C08/06/02/01

TO CHOOSE A PERSON TO PRESIDE IF THE CHAIRMAN AND VICE-CHAIRMAN BE ABSENT

Not necessary.

C08/06/02/02

BUSINESS REQUIRED TO BE DEALT WITH BY STATUTE

None.

C08/06/02/03

MINUTES

1. Ordinary meeting held on 2nd June 2008

The minutes of the public section of the ordinary meeting held on 2nd June 2008, copies of which having previously been circulated, were considered.

The Chairman explained that the minutes had been circulated in draft format, and invited any comments or amendments thereon.

1.1 C08/06/01/3.1 – Minutes

Amendments were agreed as follows:-

- Change Mr Stowell's name appears twice to read Mr Thorn's name appears twice in item 3.1, paragraph 2.
- Some typographical errors which had been brought to the attention of the minutes clerk.
- Item (i) on Page 7 is a repeat of item (f).

The Deputy Clerk would make arrangements to have the minutes produced with amendments in the usual format and circulated to the next meeting of the Board.

C08/06/02/04

BUSINESS ARISING NOT REFERRED TO IN THE MINUTES OF ANY SPECIAL COMMITTEES

None.

C08/06/02/05

BUSINESS ADJOURNED FROM PREVIOUS MEETING

None.

C08/06/02/06

ANY BUSINESS EXPRESSLY REQUIRED BY STATUTE TO BE DONE

None.

C08/06/02/07

PLANNING DECISIONS/COMMUNICATIONS FROM THE DEPARTMENT OF LOCAL GOVERNMENT AND THE ENVIRONMENT PLANNING COMMITTEE

None.

C08/06/02/08

REPORT FROM THE CLERK OR OTHER OFFICER

1. C08/06/01/05(1) – Skateboard Park – Hiring of Mobile Equipment

The Deputy Clerk drew Members attention to the comprehensive report submitted from the Administrative Officer regarding the possibility of hiring the Mobile Skateboard Park Equipment from Laxey Village Commissioners' for a period of two weeks during the school summer holidays.

The Deputy Clerk informed the Board that Laxey Village Commissioners may be prepared to hire the equipment but the matter had yet to be considered before their own Board of Commissioners.

The Chairman advised Members that once it had been established that the equipment could be hired by this Authority consideration would turn to the installation of the equipment in one location, e.g. the Youth and Community Centre Car Park.

The Chairman asked that thanks be forwarded to the Administrative Officer for his report.

2. C08/06/01/05(1) – Skateboard Park – Working Party

Members were asked to approve a draft advertisement, copy of which having previously been circulated with the agenda papers.

After discussion, it was agreed that the wording be added to the end of last paragraph:-

- **Written submissions to be forwarded to the working party would be welcomed.**

It was further agreed that the wording in the first paragraph be amended to read:-

- change title from skateboard park to **multi-use facility**
- within incorporating facilities add in **skateboard park**

The Deputy Clerk advised that the advertisement was purely to form the working party. Any pros and cons of the proposal would be considered by that working party. The working party would be tasked with bringing the scheme together, i.e. location, design, costings, etc. He further advised that until a site had been decided it was impossible to say which residents would be affected.

In answer to question, the Deputy Clerk advised that the constitution had not been established for the Working Party.

The Chairman advised that there would be two Commissioners on the working party in addition to other members of the public who may wish to be on the working party, i.e., pensioners, children, MHK's etc.

C08/06/02/09

LETTERS, PETITIONS, MEMORIALS AND OTHER COMMUNICATIONS

1. Douglas Corporation – Civic Sunday

Invitation received from Douglas Corporation, dated 29th May 2008. Douglas Civic Sunday Church Service would take place at St George's Church on Sunday 15th June 2008 at 10.30 a.m.. Procession would form up at the Town Hall in Ridgeway Street at 10.00 a.m..

The Chairman, Mrs Kelly and Mr Babb indicated that they would attend.

C08/05/02/10
MOTIONS

None.

C08/05/02/11
CHAIRMAN'S ANNOUNCEMENTS

1. **Appointments**

The Chairman advised Members that he had attended Onchan Tennis Club Open Day at the Tennis Courts in Onchan Park on 2nd May 2008. He advised that he had a very enjoyable afternoon and wished the Onchan Tennis Club every success.

C08/06/02/12
OTHER BUSINESS

1. **C08/05/02/16(7) - Kerbside Collection**

Chairman circulated a copy of a letter received from Mr D.J. Quirk, MHK, dated 9th June 2008. The points raised in his letter were questions which had already been raised by the Authority.

It was agreed that an invitation to meet the full Board be issued to Onchan MHK's and MLC's and the Department of Local Government and Environment to discuss the kerbside collection service.

The District Surveyor clarified that the bring bank sites would remain and that the kerbside collection service was for domestic waste only.

***There being no further public business
the meeting terminated at 7.30 p.m. and the Board moved into Committee.***