

Minutes of the ordinary meeting of the **ONCHAN DISTRICT COMMISSIONERS** held in the Boardroom, Hawthorn Villa, 79 Main Road, Onchan, on Monday 8th January 2018 at 7.00 p.m.

Present: Mr. A. Allen (Chairman)
 Mr J. Cherry (Lead Member for Properties and Amenities)
 Mr D. Crellin (Lead Member for Environmental and Technical Services)
 Mr M. Macfarlane (Vice-Chair and Lead Member for Finance and General Purposes)
 Mr C. Quirk
 Mr R. Turton
 Miss K. Williams

In Attendance: Mr T.R. Craig (Deputy Clerk)
 Mr B.T. Price (District Surveyor)
 Ms A.S. Dentith (Senior Administrator)

The Board held one minutes silence as a mark of respect to Mrs Denise Hall who passed away. Mrs Hall was the first lady Chairman of Onchan District Commissioners in 1989. Condolences were expressed to family and friends.

The Chairman opened the meeting by wishing everyone well for the forthcoming year, and hoped Members would continue to work together for the people of Onchan.

C18/01/01/01

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

Not necessary.

C18/01/01/02

BUSINESS REQUIRED TO BE DEALT WITH BY STATUTE BEFORE ANY OTHER BUSINESS

None.

C18/01/01/03

MINUTES

1. Ordinary meeting held on Monday 11th December 2017

The minutes of the ordinary meeting held on Monday 11th December 2017, copies of which having previously been circulated, were considered.

It was proposed by Mr Quirk, seconded by Mr Macfarlane and **RESOLVED that the minutes be agreed as a correct record of proceedings and be signed by the Chairman.**

Commissioners Mr Crellin and Miss Williams did not cast a vote as they were not in attendance at the meeting.

C18/01/01/04

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

1. AED Installation

In answer to question, the District Surveyor advised that the Authority were waiting for the electricians to put the power supply to the areas highlighted.

C18/01/01/05

BUSINESS EXPRESSLY REQUIRED BY STATUTE TO BE DONE

None.

C18/01/01/06

BUSINESS ADJOURNED FROM A PREVIOUS MEETING

1. Consultation – Possible Ways of Improving the Island’s Planning System

The briefing paper by the District Surveyor, having previously been circulated, was considered. In answer to comment, the District Surveyor advised that the deadline for responses had been extended to 15th January 2018, and the formal reply had not yet been issued to the Department.

In answer to questions, the District Surveyor clarified the following areas:-

- Term ‘third party’ - Third parties were those who were not next door or adjoining the site but were in the vicinity. Third party appeal only applies in the Isle of Man. Any submission as part of the original submission would be considered with the application.
- ‘Planning concern’ – Anyone can submit comments on the application.
- ‘Two-tier fee structure’ – If the fees are not set at the right level, people will appeal for the sake of appealing. The two tier structure has to be relevant to what it is trying to achieve. A Member suggested the fees should be on a sliding scale dependent on the size of the development.
- ‘How can the appeals be reduced’ – means getting the decision right in the first place and ensuring it is based on legitimate planning arguments.
- ‘Rate discounts’ – A Member wondered whether the rate should be increased significantly over a period of time to encourage the development of sites, rather than having developers sit on empty properties or land banks where the property has been demolished. Members agreed that the rates should be increased on empty sites but give reductions for a short period as the brownfield site is being developed.

The District Surveyor advised that any report arising from the consultation will be circulated to Members.

Members agreed that after amendments as discussed, the District Surveyor can submit the briefing paper as the Board’s response to the consultation.

C18/01/01/07

PLANNING DECISIONS/COMMUNICATIONS FROM THE DEPARTMENT OF INFRASTRUCTURE PLANNING COMMITTEE

1. Plans to the Board

(a) The following plans were considered by the Board.

- (i) PA 17/01279 – 22 Windermere Avenue, Alterations including extension and shed.

It was proposed by Mr Crellin, seconded by Mr Cherry, and unanimously **RESOLVED** that PA 17/01279 – 22 Windermere Avenue **be recommended for approval.**

- (ii) PA 17/01299 – 120 Summerhill Road – Erection of Extension and patio area

It was proposed by Mr Crellin, seconded by Mr Cherry, and unanimously **RESOLVED that PA 17/01299 – 120 Summerhill Road Drive be recommended for approval.**

- (iii) PA 17/01301 – 113 King Edward Road, Extension and alterations to property including new detached garage with terrace over

It was proposed by Mr Cherry, seconded by Mr Quirk, and **RESOLVED that PA 17/01301 – 113 King Edward Road be recommended for approval.**

- (iv) PA 17/01305 & PA 17/01306 – 60 King Edward Road – Replacement windows and rainwater goods

Mr Crellin, Miss Williams and Mr Allen declared an interest and did not vote.

It was proposed by Mr Cherry, seconded by Mr Quirk, and **RESOLVED that PA 17/01305 and PA 17/01306 – 60 King Edward Road be recommended for approval on the condition that they replacements be in keeping with the existing style and materials.**

- (v) PA 17/01309 and PA 17/01310 – 58 King Edward Road - Replacement Windows

Mr Crellin, Miss Williams and Mr Allen declared an interest and did not vote.

It was proposed by Mr Cherry, seconded by Mr Quirk, and **RESOLVED that PA 17/01309 and PA 17/01310 – 58 King Edward Road be recommended for approval on the condition that they replacements be in keeping with the existing style and materials.**

- (vi) PA 17/01315 – Oakley, Harbour Road – Alterations and Extension

It was proposed by Mr Cherry, seconded by Mr Turton, and unanimously **RESOLVED that PA 17/01315 – Oakley, Harbour Road be recommended for approval. Notify neighbours.**

- (vii) PA 17/01335 and PA 17/01336 – Kates Cottage, Keppel Gate – Alterations, erection of external water treatment plant and stores and location of water holding tank and oil tank.

It was proposed by Mr Crellin, seconded by Mr Cherry, and **RESOLVED that PA 17/01335 and PA 17/01336 – Kates Cottage, Keppel Gate be recommended for approval.**

*For: Messrs Allen, Crellin, Quirk, Cherry, Macfarlane
and Miss Williams*

Against: Mr Turton

2. Planning Communications

None.

C18/01/01/08**FINANCE AND GENERAL PURPOSES****1. 2016/17 Annual Accounts**

To be considered In Committee.

C18/01/01/09**REPORT FROM THE CLERK OR OTHER OFFICER****1. Consultation – Port Jack Traffic Regulation Orders**

Correspondence from the Traffic Technician and Customer Services Supervisor of the Department of Infrastructure dated 11th December 2017, having previously been circulated was considered.

A Member advised that business proprietors in the area are stating that one hour is not sufficient due to the nature of the appointments in their businesses.

The Deputy Clerk advised that the re-siting of the recycling zone from the Laxey to the Douglas end of Sea Cliff Road was to be considered at the time of the installation of the parking disc areas.

In answer to question, the Chairman advised a discussion had been undertaken to relocate these recycling bins to the top of Sea Cliff Road and it was dependent upon the parking consultation going through. Officers are still at the stage of examining relocation as a possibility and whether it is relocated or whether it should be removed.

A Member stated that he was not in favour of moving the bins, it was also mentioned that it would be detrimental to the view of the bay, and create difficulty as yellow lines will be at the location suggested.

A number of Members felt that consideration of the recycling bins required further discussion.

The Deputy Clerk advised that no policy decision has been made by the Board and no costs have yet been discussed.

Discussion ensued with regard to the policing of the parking zones.

Members were exceedingly disappointed that the Authority was not formally consulted, and should the regulations be introduced and were concerned over who is going to enforce them as the Local Authority will not take on the responsibility. The Board wished to challenge the consultation as the parking disc system does not meet the needs of the shops in that area, 1 hour will not be sufficient.

2. Freedom of Information Act

The Deputy Clerk advised that the Freedom of Information Act now applies to Local Authorities. Two requests have been received regarding housing and overall running costs of the Authority with particular reference to refuse disposal.

Members were advised that an area on the Onchan District Commissioners' website has been created for the Freedom of Information Act, the forms are available electronically, and it is intended that as these requests are answered they become available to the public through the disclosure log on the Commissioners' website.

C18/01/01/10

LETTERS, PETITIONS, MEMORIALS AND OTHER COMMUNICATIONS

1. Public Sector Rents and Allowances Increase

Correspondence received dated 19th December 2017 from the Minister of the Department of Infrastructure advising that there will be an annual increase in public sector rents with effect from 3rd April 2018 of 3.1%.

The Board asked the Deputy Clerk to issue a letter recording the Board's disappointment, that once again, the tenants have been let down in view of their financial situation.

2. Holocaust Memorial Service 2018

Letter of invitation from the Chief Minister to attend the commemoration of Holocaust Memorial Day on Sunday 28th January 2018 at St George's Church, Douglas at 3.00 p.m.

3. Malew Parish Commissioners – Civic Service

Invitation received from the Chairman and Members of the Board of Malew Parish Commissioners to attend the annual civic service to be held at Abbey Church, Ballasalla, on Sunday 4th March 2018 at 3.00 p.m.

C18/01/01/11

QUESTIONS

None.

C18/01/01/12

MOTIONS

None.

C18/01/01/13

ENVIRONMENTAL AND TECHNICAL SERVICES MATTERS

None.

C18/01/01/14

PROPERTIES AND AMENITIES MATTERS

1. Commissioners Surgery – 9th January 2018

The Chairman, Mr Allen, and Lead Member for Environment and Technical Services:-

- 2.30 p.m. - Springfield Court
- 6.30 p.m. - Onchan Hub

2. Public Consultation – Access and Eligibility Criteria

Members were advised that the papers had been circulated to allow for their perusal prior to being considered in depth. Members agreed that a briefing paper be prepared and circulated for consideration at the next meeting of the Board on 22nd January 2018.

Lead Member for Properties and Amenities advised he wished to meet with officers to discuss the matter further.

Discussion ensued with regard to means testing and how the 5 year fixed term tenancy review is going to be undertaken, and reference was made to the sliding scale of rental.

3. Onchan Park Consultation

The Deputy Clerk advised that Members had indicated that they wished to discuss the consultation report in detail, and we do have a couple of matters which are in need of resolution.

Members to set a date of their availability at the next meeting of the Board for February.

4. Housing Allocations

To be considered In Committee.

5. 44-46 Main Road

To be considered In Committee.

6. Kenyon's Café – Use of Onchan Hub

To be considered In Committee.

C18/01/01/15

CHAIRMAN'S ANNOUNCEMENTS

1. Crosh Pobble Chonnaghyn – Onchan Community Cross Award

The Chairman advised that the Trustees had made the announcement that the award will be awarded to Mr Hector Duff BEM, TH, MM for his outstanding contribution and working for the greater good of the community inspiring young and old. Reception to be held on Friday 9th February 2018, 6.00 p.m. in the Boardroom.

2. Christmas Tree Shredding

Christmas Tree shredding is available in the Commissioners' Car Park until Sunday 14th January 2018.

3. Dog Bins

The Chairman advised of correspondence received giving some suggestions regarding dog bins around the District. Correspondence to be given further consideration at the next meeting.

4. Dates for the Diary

- 28th January 2018 – Holocaust Memorial Service
- 30th January 2018 – Junior Commissioners' Board Meeting

C18/01/01/16

ANY OTHER BUSINESS

None.

The meeting moved to In Committee proceedings at 8.45 p.m.

Mr Price left the meeting at 8.45 p.m.

C18/01/01/17
MINUTES

1. **Staff Minutes from the Ordinary meeting held on Monday 11th December 2017**

The following matter was considered in committee and transferred to the public domain.

The staff minutes of the ordinary meeting held on Monday 11th December 2017, copies of which having previously been circulated, were considered.

It was proposed by Mr Cherry, seconded by Mr Quirk and unanimously **RESOLVED that the minutes be agreed as a correct record of proceedings and be signed by the Chairman.**

Commissioners Mr Crellin and Miss Williams did not cast a vote as they were not in attendance at the meeting.

C18/01/01/18
FINANCE AND GENERAL PURPOSES

1. **2016/17 Annual Accounts**

The following matter was considered in committee and transferred to the public domain.

The Deputy Clerk advised that the accounts had been previously circulated with the Auditors letter and require formal resolution to enable signature.

It was proposed by Mr Macfarlane, seconded by Mr Turton, and unanimously **RESOLVED that the 2016/17 Annual Accounts be approved and be signed.**

C18/01/01/19
PROPERTIES AND AMENITIES MATTERS

1. **Housing Allocations**

The following matter was considered in committee and transferred to the public domain.

On the proposal of Mr Cherry, seconded by Miss Williams, it was unanimously **RESOLVED that the following housing allocations be approved en bloc:-**

(a) E1/21 – 1 Bed EPC - that the tenancy of E1/21 be offered to SHA 351.

(b) E3/06 – 1 Bed EPC - that the tenancy of E3/06 be offered to SHA 327

After discussion, on the proposal of Mr Cherry, seconded by Miss Williams, it was **RESOLVED that the following housing allocations be approved:-**

(c) 16/09 – 2 Bed Flat – that the tenancy of 16/09 be offered to HA 3792

For: Messrs Allen, Macfarlane, Cherry, Quirk, Crellin and Miss Williams
Against: Mr Turton

2. **44-46 Main Road**

The following matter was considered in committee and transferred to the public domain.

The Deputy Clerk advised that he had written to the Department of Infrastructure requesting permission to sell the premises stating that the funds would be fed back in to the refurbishment of the Onchan Hub. Unfortunately, they have a number of questions to which he was in the process of replying.

3. **Kenyon's Café – Use of Onchan Hub**

The following matter was considered in committee and transferred to the public domain.

The Deputy Clerk advised that the licence had been signed and returned.

A Member expressed concern that the Club Room was hired out each week up till 1st February 2018 which restricted the relocation to Onchan Hub. The Deputy Clerk would investigate further.

C18/01/01/20

ANY OTHER BUSINESS

1. **Onchan Café**

The following matter was considered in committee and transferred to the public domain.

The Chairman advised of an email received from the tenant of Onchan Park Café regarding correspondence previously forwarded. The tenant is saying that they have not been able to generate any income during the winter months due to the Commissioners' restrictions.

In answer to question, the Deputy Clerk advised that there was no restriction on continuing the tenants business as set out under the existing lease. The agreement was binding, the user clause within the lease allows them to operate the business as originally signed up to do. The Members had refused permission to use the boating lake, and declined the additional uses for the premises for a silent disco. The Board had, however, given permission for a Santa's Grotto to be operated.

A Member stated that any correspondence issued from the Authority, should be issued in consultation with the Chairman.

2. **Rates Setting and Statement**

The following matter was considered in committee and transferred to the public domain.

Members agreed, that it is normal practice for a statement to be issued regarding the decision of the Board in setting of the rates.

2. **Staff Matter**

The following matter was considered in committee.

Ms Dentith left the meeting at 21.33 p.m.

There being no further business, the meeting closed at 10.00 p.m.