

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

Present:	Mr. M. Macfarlane	(Chairman)
<small>[amended by ODC 21/05/18]</small>	Mr A. Allen	(Vice-Chairman)
	Mr J. Cherry	(Lead Member for Properties and Amenities)
	Mr C. Quirk	
	Mr R. Turton	(Lead Member for Finance and General Purposes)
Apologies:	Mr D. Crellin	(Lead Member for Environmental and Technical Services)
	Miss K. Williams	
In Attendance:	Mr T.R. Craig	(Deputy Clerk)
	Mr R. Phillips	(Acting District Surveyor)
Apologies:	Ms A.S. Dentith	(Senior Administrator)

C18/05/02/01

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

Not necessary.

C18/05/02/02

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

Not necessary.

C18/05/02/03

MINUTES

1. Ordinary meeting held on Monday 23rd April 2018

The minutes of the ordinary meeting held on Monday 23rd April 2018, copies of which having previously been circulated, were considered.

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

For: Mr Macfarlane, Mr Allen, Mr Cherry, Mr Turton

Against: Mr Quirk

2. Minutes of the Annual General Meeting held on Tuesday 1st May 2018

The minutes of the Annual General Meeting held on Tuesday 1st May 2018, copies of which having previously been circulated, were considered.

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

3. Staff minutes of the ordinary meeting held on Monday 23rd April 2018

This matter was dealt with in committee.

C18/05/02/04

BUSINESS ARISING NOT REFERRED TO IN THE MINUTES OF ANY SPECIAL COMMITTEES**C18/04/01/14(b) Sensory Garden**

In response to question, the Acting District Surveyor advised that no response had been received to e-mails, and it was thought that the previous contacts had now left Barclays Bank. He was continuing to try for a response.

C18/04/03/10(3) Port Jack Traffic Orders

The Deputy Clerk advised that there had been no further contact with the Department of Infrastructure.

C18/05/02/05**BUSINESS EXPRESSLY REQUIRED BY STATUTE TO BE DONE**

None.

C18/05/02/06**BUSINESS ADJOURNED FROM A PREVIOUS MEETING**

None.

C18/05/02/07**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 18/00377 – 9 Hollydene Avenue, erection of black flue from multifuel stove.

It was proposed by Mr Cherry, seconded by Mr Allen, and unanimously **RESOLVED that PA 18/00377 – 9 Hollydene Avenue be recommended for approval.**

- (ii) PA 18/00384 – 61 Howe Road, replacement of conservatory roof with tiled roof.

It was proposed by Mr Cherry, seconded by Mr Quirk, and unanimously **RESOLVED that PA 18/00384 – 61 Howe Road be recommended for approval.**

- (iii) PA 18/00390 – 19 Seaview Road, extension to rear elevation.

It was proposed by Mr Allen, seconded by Mr Quirk, and unanimously **RESOLVED that PA 18/00390 - 19 Seaview Road be recommended for approval.**

- (iv) PA 18/00393 – 30 Greeba Drive, extension to rear of property.

The Acting District Surveyor explained that this application was for a large extension compared to the size of the existing property. Following discussion, it was proposed by Mr Cherry, seconded by Mr Quirk, and unanimously **RESOLVED that PA 18/00393 - 30 Greeba Drive be recommended for approval.**

- (v) PA 18/00394 – 6 Willow Close, alterations and extension including installation of dormers, raising the roof, rear extension, and enlarged garage.

The Acting District Surveyor explained the proposals, and following discussion, it was proposed by Mr Allen, seconded by Mr Turton, and unanimously **RESOLVED that PA 18/00394 - 6 Willow Close be recommended for approval.**

- (vi) PA 18/00400 - 4 Eskdale Road, removal of chimney stack and installation of dormers.

It was proposed by Mr Cherry, seconded by Mr Allen, and unanimously **RESOLVED that PA 18/00400 - 4 Eskdale Road be recommended for approval.**

- (vii) PA 18/00401 - 11 Ennerdale Avenue, extension (amendment to PA 17/01050/B). Onchan District Commissioners previously approved the original application.

The Acting District Surveyor explained that this amendment was to the porch roof on the front elevation, and following discussion, it was proposed by Mr Mr Cherry, seconded by Mr Turton, and unanimously **RESOLVED that PA 18/00401 - 11 Ennerdale Avenue be recommended for approval.**

- (viii) PA 18/00428 - 12 Maple Avenue, construction of an attached garage.

It was proposed by Mr Quirk, seconded by Mr Cherry, and unanimously **RESOLVED that PA 18/00428 - 12 Maple Avenue be recommended for approval.**

- (ix) PA 18/00429 – Land at west boundary, 1 Manor Park - change of use of part of open land to residential use.

The Acting District Surveyor explained that that the application concerned a small parcel of land being transferred to become garden of an adjacent residential property. Following discussion, it was proposed by Mr Turton, seconded by Mr Allen, and following a vote **Resolved that PA 18/00429 – Land at west boundary, 1 Manor Park be recommended for approval**

For: Mr Macfarlane, Mr Allen, Mr Turton, Mr Quirk

Against: Mr Cherry

- (x) PA 17/00684 - land adjacent to Far End, King Edward Road - amended and additional information received in relation to this “pending” application that was originally submitted on 23/6/17. Onchan District Commissioners previously recommended the application be refused on 10/6/17 on the grounds that “the proposals do not conform with General Policy 2 of the Isle of Man Strategic Plan and the Onchan Local Plan”.

The Acting District Surveyor advised members that comments had been received from numerous sources. He further advised that as nothing significant had changed on the application to make it compliant with the Strategic and Local Plans, the Board had good grounds on which to continue with their recommendation to refuse the application.

Following discussion, it was proposed by Mr Quirk, seconded by Mr Turton, and unanimously **Resolved to continue with the status quo and the recommendation that PA 17/00684 - land adjacent to Far End, King Edward Road, be refused on the grounds that the proposals do not conform with General Policy 2 of the Isle of Man Strategic Plan and the Onchan Local Plan.**

2. Planning Communications

None.

C18/05/02/08
FINANCE AND GENERAL PURPOSES

1. **Update on commercial rents**

This matter was dealt with in committee.

C18/05/02/09
REPORT FROM THE CLERK OR OTHER OFFICER

None.

C18/05/02/10
LETTERS, PETITIONS, MEMORIALS AND OTHER COMMUNICATIONS

1. **Douglas Borough Council**

Members noted the invitation to Douglas Borough Council Civic Sunday to take place on 10th June 2018 at St. George's Church, Douglas, at 10:30 a.m.

2. **Mr Roy Allen**

Members noted the letter of thanks from Mr Allen with pleasure, and wished him well on his move to the UK.

C18/05/02/11
QUESTIONS

None.

C18/05/02/12
MOTIONS

None.

C18/05/02/13
ENVIRONMENTAL AND TECHNICAL SERVICES MATTERS

None.

C18/05/02/14
PROPERTIES AND AMENITIES MATTERS

1. **Onchan Park Update**

The Acting District Surveyor advised Members that a structural engineer had assessed the concrete grandstand in Nivison Stadium and his report was awaited. The Vice-chairman advised Members that Onchan Raceway would like the grandstand retained if possible.

Members were also advised that prices on safety flooring for the proposed new tennis courts had been sought and details were awaited, as were quotes for the upgrade to the fire alarm and emergency lighting systems.

Members discussed further publicity for Onchan Park and it was agreed that the opening time for attractions be put on district noticeboards. It was also agreed that information be sought on putting posters or advertising leaflets on Steam Packet vessels. Members confirmed to the Acting District

Surveyor that it was still there wish to obtain corporate sponsorship for various attractions in The Park.

2. **Elm Tree House**

The Acting District Surveyor advised Members of the various costs connected with the refurbishment options on the first floor of the property. He also advised Members of the initial proposal of rent from the existing tenant of the top floor. Following discussion it was agreed that DeanWood would be asked to give a commercial valuation and advice on appropriate rent.

3. **Ashley Park Gas Plant**

In response to question the Deputy Clerk advised Members that the Authority's proposed use of the area by young people living in Ashley Park had been halted by the Department of Infrastructure's requirement for a contaminated land survey to be produced at a cost to the Commissioners. The District Surveyor had been unable to find a suitably competent person to quote for the survey.

The Deputy Clerk noted that although the Department had asked for the survey, they had not fenced off the land or put any precautionary notices up to indicate that there may be contamination. The Deputy Clerk was asked to write to the Department to reopen discussions with particular reference to why a contaminated land survey would be required under the current circumstances.

4. **Government consultation on financial support to help people continue living independently**

The Deputy Clerk drew Members attention to the consultation released by the Department of Infrastructure on 1st May 2018 with a closing date of 6th June.

Following brief discussion, during which concerns were again expressed regarding loss of local authority control over their houses, the Deputy Clerk was asked to provide a briefing paper for Members consideration at the next meeting.

C18/05/02/15

CHAIRMAN'S ANNOUNCEMENTS

1. **Dates for the Diary**

- 9th May 2018 - Junior Commissioners 10.00 a.m.
- 12th May 2018 - Opening of Methodist Church Modern Art Collection 4.00 p.m.
- 19th May 2018 – Mr R. Callister MHK political surgery 10.00 a.m.
- 20th May 2018 - Onchan District Commissioners Civic Service 3.00 p.m.
- 24th May 2018 - IOM Municipal Association AGM 7.00 p.m.
- 2nd June 2018 - Onchan District Commissioners surgery 11.00 a.m.
- 10th June 2018 - Douglas Borough Council Civic Service 10.30 a.m.

C18/05/02/16

ANY OTHER BUSINESS

1. **Sale of land to Groudle Glen Railway Ltd**

The Deputy Clerk advised members that this matter was originally discussed in 2012, when the board agreed to sell part of Groudle Glen to the railway. It was understood that the original proposal was put on hold while the company found finance to complete the purchase, but this has now been obtained and they wish to proceed. The Deputy Clerk was instructed to progress the matter with the relevant officer of the company.

2. **Manx Radio reporter**

The Chairman advised Members he had been contacted by a reporter from Manx Radio who were seeking to expand their coverage of local government matters. Following discussion, it was agreed that arrangements be made to meet the reporter at 6.30 p.m. prior to the meeting of the Board on 11th June.

3. **"Tommy" silhouette**

Members discussed the recent meeting between the then Chairman, officers and members of the Royal British Legion Onchan Branch and the purchase of a "Tommy" silhouette. Concerns were expressed regarding location of these silhouettes outside the Commissioner's office without full consideration by the Board. It was agreed that this matter be brought back to the next meeting.

The meeting moved to In Committee proceedings at 8.30 p.m.

C18/05/02/17

FINANCE AND GENERAL PURPOSES

1. **Commercial property rents**

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

The Deputy Clerk updated Members on the current position with regard to rent and other charges on the commercial properties, and the steps being taken to recover outstanding historic debt.

C18/05/02/18

PROPERTIES AND AMENITIES MATTERS

1. **Housing Allocations**

The following matters were considered in committee and transferred to the public domain.

(a) 13/53 three-bedroom house.

On the proposal of Mr Cherry, seconded by Mr Allen, it was unanimously **RESOLVED that the officers recommendation for allocation of property 13/53 to HA 3821 be approved.**

(b) 10/23a one-bedroom house.

On the proposal of Mr Cherry, seconded by Mr Quirk, it was unanimously **RESOLVED that the officers recommendation for allocation of property 10/23a to HA 3817 be approved.**

2. **Commercial property update**

The Deputy Clerk advised members of ongoing matters in respect of 10 Elm Tree Road, and 44 – 46 Main Road.

C18/04/03/20

ANY OTHER BUSINESS

The following matters were considered in committee and transferred to the public domain.

1. **Assignment of tenancy - 12 Elm Tree Road**

The Deputy Clerk advised members that the current tenant wished to assign the tenancy nominated successor, and that the relevant due diligence checks had proved satisfactory. Under the terms of the tenancy, there was no reason for the Board not to approve the transfer.

On the proposal of Mr Cherry, seconded by Mr Allen, it was unanimously **Resolved that the tenant of 12 Elm Tree Road be permitted to assign the tenancy to their nominated successor.**

2. Toilet vandalism

The Acting District Surveyor advised members that public toilets at Port Jack had recently suffered a number of acts of vandalism rendering them in need of repair. It was understood that these acts took place during the evening after the cleaner had completed their duties. As a counter to the problem, it was suggested, and Members agreed, that the public toilets at Port Jack, Main Road, and Onchan Park be closed by the cleaner from early evening until the following morning. It was further agreed that for the TT period, all public toilets would remain open overnight.

3. Staff minutes of the ordinary meeting held on Monday 23rd April 2018

The Staff Minutes of the ordinary meeting held on Monday 23rd April 2018, copies of which having previously been circulated, were considered.

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

There being no further business, the meeting closed at 9.07 p.m.