

Minutes of the extra-ordinary meeting of the **ONCHAN DISTRICT COMMISSIONERS** held in the Boardroom, Hawthorn Villa, 79 Main Road, Onchan, on Monday 12th February 2018 at 7.05 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 (from 7.35 p.m.)

Apologies: Miss K. Williams

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

C18/02/02/01
THE FUTURE OF ONCHAN PARK

The report on the future provision of community services at Onchan Park, dated August 2017, having previously been circulated was considered.

The Chairman stated that it was unproductive to go through the report page by page. The Chairman asked Members to come to some consensus regarding future projects and potential impact on the rates of any costs involved.

Members agreed that Onchan Park needed to continue moving forward.

In answer to comment, the Deputy Clerk advised that the following key matters required a decision:-

- (i) Onchan Raceway Limited Lease;
- (ii) Onchan Football Club Licence;
- (iii) Views Restaurant – potential installation of lift.

The Chairman reported receipt of an email concerning the renewal of the licence to Onchan Football Club, where concern was expressed with regard to pitch condition and maintenance.

The Deputy Clerk referred to the report by the IOM Football Association and quoted Section 4. This indicated that the Island had had more rain than normal last year and that the ground had been played on when conditions were unsuitable. These are the factors contributing to the current condition.

Members requested that a copy of the pitch report be circulated.

The Lead Member for Environment and Technical Services felt that:-

- the installation of a lift was important as business was being lost.
- The access to the building also needed to comply with the Disability Discrimination Act and the Equality Act.
- Before any decision could be made consideration needed to be given to the viability of the wooden grandstand at the back of the restaurant building.
- Lease and licence renewals could be considered as an agenda item at the next ordinary meeting of the Board.

In answer to question, the Deputy Clerk stated:-

- Lease and Licence agreements had been granted for 5 years.
- Both were due to expire September 2018.
- The conditions for use of the football pitch are clearly detailed within the licence

(a) Grandstands

A Member referred to page 51 of the report, which refers to the construction of the concrete secondary grandstand.

The Deputy Clerk explained that the grandstand roof was a cantilever design linked in with the back wall.

In answer to comment, the Deputy Clerk advised that a fire safety certificate had been granted on the provision that the gates being used in the event of an emergency were suitably operational and emergency exit signs were in place.

Members made the following comments:

- Grandstands were not wheelchair friendly.
- That the Disability Discrimination Act, states: *“service providers to take reasonable steps to introduce auxiliary services that would allow a person with disability access to said services where reasonable steps could not be taken to allow access to the main area of provision.”*
- Was there enough depth on the first tier of the grandstand which would allow manoeuvrability to access that area?

The Chairman stated that the renewal of the lease needs to take in to account the detail behind the Disability Discrimination Act and how this would impact on the building structure.

The Deputy Clerk stated that the fabric of the building and renewal of the lease were two distinct elements, as you could still work on the building even if the lease was renewed.

A Member stated that if the Board it would take time to draw up plans and allocate budget and loans to significantly redevelop the site. The renewal of the lease was only sensible whilst plans were being considered for the site.

Costs for the demolishing of the grandstand with the cantilever roof to be tentatively investigated.

Members were advised that the wooden grandstand was one of only two left in the British Isles.

The Deputy Clerk was requested to contact Isle of Man Fire Services to carry out an up to date inspection of the stadium.

(b) Football Pitch

In answer to question, the Deputy Clerk advised that he would speak with the Operations Manager to investigate the circumstances and whether advice had been given to the Club not to play on the pitch until 1st September .

The Deputy Clerk was requested to bring a report to the next meeting of the Board, giving details as follows:-

- Report on the state of the pitch;
- Why the pitch is in an allegedly poor state;
- How long would it take to undertake any repairs;
- What have the football club be told;
- What arrangements have been proposed?

(c) Nivison Stadium

Members requested that Onchan Raceway and Onchan AFC be approached to find out their intentions with regard to the Stadium.

The Chairman requested that the renewal of the lease and licence be included on the agenda for the next meeting.

Discussion ensued with regard to the length of term of the lease for any renewals.

(d) Onchan Park

A Member commented that there are no costings included within the body of the report, and the preference would be to see the whole of Onchan Park to be improved.

Discussion ensued with regard to the financial impact of redevelopment projects. Significant plans would need to be drawn up, public consultation and impact on the rate.

The Vice-Chairman commented that the reality would be that the status quo would be maintained, as the project seems ambitious in the current financial climate.

Members agreed the following:-

(i) Tennis Courts

In favour of developing two new tennis courts within the grounds of Onchan Park at the top of the pitch and putt area, and to create a multi-purpose court.

Quotation for the works to be investigated.

The Deputy Clerk to contact Poker Stars to see if there is any interest in using the old courts for car parking, which would generate income to put into new activities in Onchan Park.

Discussion ensued with regard to the transfer of the old tennis courts to allow for redevelopment in to Sheltered Housing. This would then allow the Springfield Court site to be used more effectively.

Discussion ensued with regard to privately renting out the tennis courts to a sports body, but it was felt this would withdraw a public facility.

(ii) Banked Track:

Lead Member for Properties and Amenities brought to the Board's attention interest which had been expressed from the cycling fraternity for the banked track.

A Member stated that this had been discussed previously, everyone was keen to have the activity, but no one was interested in meeting the associated costs to run the facility.

(iii) Activities for the Park:

Members requested that the following options be investigated and brought back to the Board for consideration:-

- Sand grabbers: would be straightforward, and be easily moved should the redevelopment projects get underway.
- Stage/Bandstand area.
- Marquee placement
- Crazy golf updating/renewal.

(e) **Kiddi-Cars**

Members were advised that the cars had been ordered and work was underway for the track extension.

(f) **Onchan Park – Season**

The Chairman requested that a grand opening for the start of the 2018 season be organised.

Sponsorship to be investigated.

C18/02/02/02

FINANCE MANAGER

The Deputy Clerk advised that the position of Finance Manager had been offered to an applicant, and confirmation was awaited. The Chairman advised that the contract would be going via Manx Industrial Relations Service for advice.

There being no further business, the meeting closed at 8.55 p.m.