

Minutes of the ordinary meeting of the **ONCHAN DISTRICT COMMISSIONERS** held in the Boardroom, Hawthorn Villa, 79 Main Road, Onchan, on Monday 24<sup>th</sup> July 2017 at 7.04 p.m.

**Present:** Mr. Allen (Chairman)  
 Mr J. Cherry (Lead Member for Properties and Amenities)  
 Mr M. Macfarlane (Vice-Chair and Lead Member for Finance and General Purposes)  
 Mr R. Turton

**In Attendance:** Mr M.J. Morrison (Chief Executive/Clerk)  
 Mr D. Vincent (Finance Manager)  
 Mr T.R. Craig (Deputy Clerk)  
 Mr B.T. Price (District Surveyor)

**Apologies:** Mr D. Crellin (Lead Member for Environmental and Technical Services)  
 Miss K. Williams  
 Mr C. Quirk  
 Ms A.S. Dentith (Senior Administrator)

**C17/07/03/01**

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

Not necessary.

**C17/07/03/02**

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

None.

**C17/07/03/03**

**MINUTES**

**1. Ordinary meeting held on Monday 10<sup>th</sup> July 2017**

The minutes of the ordinary meeting held on Monday 10<sup>th</sup> July 2017, copies of which having previously been circulated, were considered.

It was agreed that an amendment be made to the entry for item C17/07/01/09 (1) on page 3 to reflect that the correspondence received was from representatives of Kenyon's rather than the Trustees.

It was also agreed to correct the typographical error on page 5 in respect of the village fair to show the date as Saturday, 15<sup>th</sup> July 2017.

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

Mr Cherry did not cast a vote as he was not present for the meeting to which the minutes refer.

**2. Extraordinary meeting held on Monday 17<sup>th</sup> July 2017**

The minutes of the extraordinary meeting held on Monday 17<sup>th</sup> July 2017, copies of which having previously been circulated, were considered.

The Chief Executive noted that while the minutes were headed "In Public", part of the business took place in private and without an officer taking the minutes. He felt that this was contrary to Standing Order 10.1. The Chairman thought that this had been queried with the officers at the time, but neither the Deputy Clerk nor District Surveyor could recall the question being asked prior

to their being instructed to leave the meeting, however a facility for taking the minutes on the Boardroom computer by a Member was prepared by officers before departure.

Following discussion, it was proposed by Mr Turton, seconded by Mr Macfarlane, and **RESOLVED that the minute of the extraordinary meeting of Monday, 17<sup>th</sup> July 2017 in respect of PA 16/00859/B - Land Adjacent Onchan School be agreed, and consideration of the minute in respect of item C 17/07/02/04 – Code of Conduct be held over to the next meeting of the Board.**

Mr Cherry did not cast a vote as he was not present for the meeting to which the minutes refer.

**C17/07/03/04**

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

None.

**C17/07/03/05**

**BUSINESS EXPRESSLY REQUIRED BY STATUTE TO BE DONE**

None.

**C17/07/03/06**

**BUSINESS ADJOURNED FROM A PREVIOUS MEETING**

None.

**C17/07/03/07**

**PLANNING DECISIONS/COMMUNICATIONS FROM THE DEPARTMENT OF INFRASTRUCTURE PLANNING COMMITTEE**

**1. Plans to the Board**

**(a) PA 17/00694 – Bay View, 23 Manor Park**

The District Surveyor advised that the planning application was for proposed replacement of a door/window to a window in the rear elevation.

Following brief discussion, it was proposed by Mr Turton, seconded by Mr Cherry and unanimously **RESOLVED that PA 17/00694 – Bay View, 23 Manor Park be recommended for approval.**

**(b) PA 17/00695 – 26A Summerhill Road**

The District Surveyor advised that the application was for a proposed change of use from hairdressers to dog grooming salon with associated pet services.

Following brief discussion, it was proposed by Mr Cherry, seconded by Mr Turton, and unanimously **RESOLVED that PA 17/00695 – 26A Summerhill Road be recommended for approval.**

**(c) PA 17/00704 – 46 Howe Road**

The District Surveyor advised that the application was for the proposed replacement of existing timber decking with masonry decking with glazed screening and additional timber decking to the rear elevation.

After brief discussion, it was proposed by Mr Cherry, seconded by Mr Turton, and unanimously **RESOLVED that PA 17/00704 – 46 Howe Road be recommended for approval.**

**(d) PA 17/00727 – 13 Seafield Crescent**

The District Surveyor advised that the application was for the blocking up of 2 kitchen windows, adjustment to a bathroom window, replacement of lounge windows with doors and removal of chimney stack.

After brief discussion, it was proposed by Mr Cherry, seconded by Mr Turton, and unanimously **RESOLVED that PA 17/00727 - 13 Seafield Crescent be recommended for approval.**

**(e) PA 17/00733 – Sailmaker House, Unit 7, Carrs Lane, Tromode**

The District Surveyor advised that the application was for installation of ground-level external condensing units in connection with new air conditioning system.

After brief discussion, it was proposed by Mr Cherry, seconded by Mr Macfarlane, and unanimously **RESOLVED that PA 17/00733 – Sailmaker House be recommended for approval.**

**2. Planning Communications**

**(a) PA 16/01372/b – 26 Main Road, Onchan.**

Correspondence received from the Department of Environment, Food and Agriculture dated 17<sup>th</sup> July 2017, having previously been circulated, was considered and noted.

The Chief Executive advised Members that an application had been made by the owner to the Treasury for a reduction in rates.

**C17/07/03/09**

**REPORT FROM THE CLERK OR OTHER OFFICER**

**1. C17/07/01/09(1) – Kenyon’s Café at Onchan Hub**

Mr Macfarlane declared an interest.

The Deputy Clerk advised that a meeting had been held between Members of the Board and representatives of Kenyon’s on Thursday, 20<sup>th</sup> July 2017. The concerns expressed by the representatives were still in respect of the numbers to be permitted in the area designated for Kenyon’s sole use, which were felt to be lower than those that could be accommodated in the current premises; and the level of rent for the new premises at The Hub. In turn, the Board Members stated that there was still flexibility on the rent but the size of the accommodation could not be changed. It was confirmed by the Board that the intention was still to sell the current premises on the Main Road. There were no other premises to offer as an alternative.

As a result of the meeting, the following points were now for consideration by the Board:-

1. Can Kenyon’s have exclusive use of the identified area at The Hub, including the right to share the use of that area with other agencies engaged in the welfare of children?
2. The level of rent is now to be finalised as a proposal by the Board.
3. Would Kenyon’s be allowed to take over free of charge that part of the building rented by the Department of Education and Children on a Friday night after the junior youth club had finished?

4. The number of people permitted by the fire certificate for the area designated for Kenyon's was to be established by the District Surveyor.

Following discussion, it was proposed by Mr Turton, seconded by Mr Cherry, and unanimously **RESOLVED to hold over further discussion on resolution of the above points until the next meeting of the full Board on Monday, 14<sup>th</sup> August 2017.**

**2. C17/05/03/02(2) – Onchan Byelaws**

The Chief Executive advised that the new bylaws had been approved at the last sitting of Tynwald and come into force on 1<sup>st</sup> August 2017.

The Chairman enquired how enforcement was carried out and was advised by the Chief Executive that there would initially be a letter sent to the offender so that they could remedy the problem, and if no remedy was forthcoming, enforcement would be through a prosecution.

**C17/07/03/10**

**LETTERS, PETITIONS, MEMORIALS AND OTHER COMMUNICATIONS**

None.

**C17/07/03/11**

**QUESTIONS**

None.

**C17/07/03/12**

**MOTIONS**

None.

**C17/07/03/13**

**ENVIRONMENTAL AND TECHNICAL SERVICES MATTERS**

None.

**C17/07/03/14**

**PROPERTIES AND AMENITIES MATTERS**

**1. C17/07/01/14(1) - Community Engagement – Ashley Park**

The Deputy Clerk advised that a meeting was held with residents of Ashley Park on 19<sup>th</sup> July 2017 at which there were representatives of 11 households and police. The purpose of the meeting was to gain an insight into the problems in the Ashley Park area and any potential solutions that the residents wished to bring forward.

The Deputy Clerk felt that the meeting was constructive and had identified parking as a serious concern for residents. It was agreed that Onchan Commissioners would ask the Department of Infrastructure to reinstate the double yellow lines on the estate. Also identified was an issue with children on scooters and bicycles playing in the street due to lack of alternatives. Those who attended felt that it could be possible to make use of land at the old gas plant below the estate as a rough play area, and the Deputy Clerk undertook to make further enquiries regarding ownership and potential use. He stated he was clear at the meeting that there was no commitment to take any action until funding had been identified. Finally, he advised Members that there was also an issue with children playing football or other ball games in the road, and the residents felt provision of some goalposts on the Ashley Hill school field would be of benefit.

He advised Members that he was exploring ownership of the old gas plant land which he felt was in the government landbank, and that the DOI will be approached regarding the yellow lines, but

he was not hopeful as their line work was dependent on funds being available, which were in turn prioritised to critical areas.

Members agreed that the installation of goalposts could be undertaken with permission from the Department of Education and Children, the Chief Executive having indicated that the school head has already given his approval.

A further meeting was to be convened at The Hub in September to advise on progress.

## 2. **Commissioners Surgery – 4<sup>th</sup> July 2017**

- Springfield Court - 2.30 p.m.
  - Correspondence circulated dated 18<sup>th</sup> July 2017 and was noted.
- Onchan Hub – 6.30 p.m.
  - No attendees.

**C17/07/03/15**

### **CHAIRMAN'S ANNOUNCEMENTS**

#### 1. **Joint Board Meeting**

A joint Board meeting was held between Onchan District Commissioners and Braddan Parish Commissioners on Thursday 20<sup>th</sup> July 2017. The Chairman advised Members that the majority of the meeting was taken up with discussion on housing matters, and the indication was that Braddan and Garff were to start acting as an Eastern District housing authority from the beginning of August, although there did not appear to be any written agreements in place as yet.

Following discussion, Members of the Board felt that the position of the Onchan District Commissioners should remain that of observer rather than participant in respect of the proposed new housing body.

It was agreed that a further meeting take place in September with the invitation extended to representatives from Garff, together with Mrs Edge MHK and Mr Shimmins MHK. Venue to be Onchan District Commissioners Boardroom.

#### 2. **Attendances**

- 15<sup>th</sup> July – Onchan Village Fair

**C17/07/03/16**

### **ANY OTHER BUSINESS**

#### 1. **Date for decorating Heywood Court lounge**

The District Surveyor confirmed that this was still to be undertaken during the summer months and he would advise Members of a date at the next Board meeting.

#### 2. **Trimming of trees at Jubilee Park**

In answer to question, the District Surveyor thought that this matter had been attended to.

#### 3. **Purchase of replacement pavement sweeper**

The District Surveyor advised Members that provision had been made in the current budget for the purchase a replacement pavement sweeper, and he had been made aware that one which

appeared suitable was to be demonstrated on the Island prior to the next Board Meeting. The District Surveyor confirmed that the approach had come from a representative of Karcher, the manufacturer, and that the machine in question was an ex-demonstration model with a very low number of hours use.

The District Surveyor asked Members for approval to view the machine, and if it appeared suitable, to enter into purchase negotiations. A member suggested that rather than enter into negotiations and then have to revert to the Board to agree the purchase, the District Surveyor could be given approval at this meeting to proceed with the purchase if he felt the vehicle and terms were acceptable.

It was proposed by Mr Turton, and seconded by the Chairman, and unanimously **RESOLVED to suspend Standing Orders on the Making of Contracts to permit the District Surveyor to purchase the demonstrated sweeper if he felt the machine and terms were both suitable and within budget.**

The District Surveyor was instructed to view the equipment and act in accordance with the resolution should he feel it beneficial to the Authority.

#### C17/07/03/17

#### FINANCE AND GENERAL PURPOSES MATTERS

##### 1. Onchan Park Income – Quarter 1

The following matter was discussed In Committee and transferred to the public domain.

The report of the Finance Manager as of 30<sup>th</sup> June 2017, having previously been circulated was considered and noted. The Chairman asked that the thanks of the Board be passed on to the staff at Onchan Park for all their hard work during a busy time.

##### 2. Onchan Hub Income – Quarter 1

The following matter was discussed In Committee and transferred to the public domain.

The report of the Finance Manager as of 30<sup>th</sup> June 2017, having previously been circulated was considered and noted.

##### 3. Management Accounts – Quarter 1

The following matter was discussed In Committee and transferred to the public domain.

The Management Accounts for the period to 30<sup>th</sup> June 2017, having previously been circulated were considered and noted.

#### C17/07/03/18

#### PROPERTIES AND AMENITIES MATTERS

##### 1. Housing Allocations

The following matter was discussed In Committee and transferred to the public domain.

It was proposed by Mr Cherry, seconded by Mr Macfarlane, and unanimously **RESOLVED to accept the recommendation that HA 3827 be offered a 5 year fixed term tenancy of 06/71.**

##### 2. Tenancy Issue

The following matter was discussed In Committee and transferred to the public domain.

The Deputy Clerk gave Members an update regarding a situation of concern on an estate. He advised that there was no easy resolution to the difficulties that were occurring, and the Chief Executive pointed out that the Authority had to put feelings to one side in order to act simply as a landlord to protect both the interests of the tenants and the legal position of the Authority. It was agreed that officers continue to engage with the parties and the relevant agencies in order to try and bring the matter to a conclusion.

**C17/07/03/19**

**ANY OTHER BUSINESS**

None

**There being no further business, the meeting closed at 8.52 p.m.**