

ONCHAN DISTRICT COMMISSIONERS

*Hawthorn Villa,
79 Main Road, Onchan.*

ORDINARY MEETING

19th July 2017

Sir/Madam,

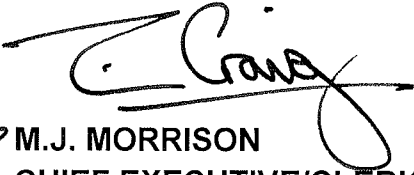
You are hereby summoned to attend an **ORDINARY meeting of the Authority** to be held in the Boardroom at **HAWTHORN VILLA, 79 MAIN ROAD, ONCHAN**, to transact the undernoted business at:

7.30 p.m. on Monday, 24th July 2017

which will be followed by a meeting of the Board sitting *In Committee*. Items on this agenda marked **(P)** will be considered in private, and correspondence is circulated separately.

Please note that the minutes referred to in the agenda have yet to be confirmed by the Authority as a true and correct record of proceedings at the various meetings.

Yours faithfully,


M.J. MORRISON
CHIEF EXECUTIVE/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, 3 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 10th July 2017 *(Appendix 3.1)*
 - 3.2. Extra-ordinary meeting held on 17th July 2017 *(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 deal with any business expressly required by statute to be done.**

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

None.
- 7. To consider any planning decisions/communications from the Department of Infrastructure Planning Committee.**
 - 7.1 Plans for Consideration *(Appendix 7.1)*
 - (a) PA 17/00694 'Bay View', 23 Manor Park
 - (b) PA 17/00695 26A Summerhill Road
 - (c) PA 17/00704 46 Howe Road
 - (d) PA 17/00727 13 Seafield Crescent
 - (e) PA 17/00733 Sailmaker House, Unit 7, Carrs Lane, Tromode
 - 7.2 Planning Communications *(District Surveyor to report)*
 - (a) PA 16/01372/B – 26 Main Road *(Appendix 7.2)*

8. Finance & General Purpose Matters.

- 8.1 (P) Onchan Park Income – Quarter 1 *(Appendix 8.1)*
8.2 (P) Onchan Hub Income – Quarter 1 *(Appendix 8.2)*
8.3 (P) Management Accounts – Quarter 1 *(To follow)*

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

- 9.1 Kenyon's Café at Onchan Hub [Previously discussed C17/07/01/09(1)] *(Deputy Clerk to report)*
9.2 Onchan Byelaws *(Clerk to report)*

10. Consideration of any relevant correspondence (already circulated unless indicated).

None.

11. To answer questions asked under Standing Order 18.

None.

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

(Note: See Standing Order No. 14, 15, 16 and 17)

None.

13. Environmental & Technical Services Matters.

None.

14. Properties & Amenities Matters.

- 14.1 Community Engagement – Ashley Park *(Deputy Clerk to report)*
[Previously discussed C17/07/01/14(1)]
14.2 Commissioners' Surgery *(Appendix 14.2)*
14.3 (P) Housing Allocation *(Appendix 14.3)*
14.4 (P) Tenancy Issue *(Deputy Clerk to report)*

15. Chairman's Announcements.

- 15.1 Joint Board Meeting *(Chairman to report)*

16. Any other URGENT business as authorised by the Chairman for consideration.

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Minutes of the ordinary meeting of the **ONCHAN DISTRICT COMMISSIONERS** held in the Boardroom, Hawthorn Villa, 79 Main Road, Onchan, on Monday 26th June 2017 at 7.45 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

Apologies: Mr T.R. Craig (Deputy Clerk)

In Attendance: Mr M.J. Morrison (Chief Executive/Clerk)
 Mr B.T. Price (District Surveyor)
 Ms A.S. Dentith (Senior Administrator)
 Mr D. Vincent (Finance Manager)

C17/06/02/01**TO CHOOSE A PERSON TO PRESIDE IF THE CHAIRMAN AND VICE-CHAIRMAN BE ABSENT**

Not necessary.

C17/06/02/02**BUSINESS REQUIRED TO BE DEALT WITH BY STATUTE BEFORE ANY OTHER BUSINESS**

None.

C17/06/02/03**MINUTES****1. Ordinary meeting held on Monday 12th June May 2017**

The minutes of the ordinary meeting held on Monday 12th June 2017, copies of which having previously been circulated, were considered.

(a) C17/06/01/06(1) – Staff Matter

Second paragraph, change comma to a full stop.

(b) C17/06/01/07(1)(b) – PA 17/00583 – Ashley Hill Primary School

Add in “and did not take part in the vote”

(c) C17/06/01/16(2) – Empty Properties Sub-Committee

Second paragraph delete the, amend initial capital and delete typographical.

Subject to the above amendments, it was proposed by Mr Macfarlane, seconded by Mr Cherry and unanimously **RESOLVED that the minutes be signed as a correct record of proceedings and were signed by the Chairman.**

C17/06/02/04**BUSINESS ARISING NOT REFERRED TO IN THE MINUTES OF ANY SPECIAL COMMITTEES**

None.

*IN PUBLIC***C17/06/02/05****BUSINESS EXPRESSLY REQUIRED BY STATUTE TO BE DONE**

None.

C17/06/02/06**BUSINESS ADJOURNED FROM A PREVIOUS MEETING****1. C17/06/01/09(2)(c) – Skate Park**

The Chief Executive gave Members a summary of the previous discussions regarding the provision of a Skate Board Park, resulting in planning permission being granted in 2004 which had now lapsed. Since that time various models and designs had been submitted for consideration.

In answer to question, the Chief Executive advised that the matter was on the agenda for consideration as a result of a presentation given to the Board as part of the Onchan Park Public Consultation.

The Chairman questioned as to whether there was a great appetite for the provision of a skate board park as he felt that the costs seemed to be quite conservative and the reality could be quite costly. He wondered whether the money could be spent elsewhere to give greater value to the people of Onchan.

A brief discussion ensued with regard to playground equipment upgrades, repairs and replacement.

It was proposed by Mr Cherry, seconded by Mr Quirk and unanimously **RESOLVED** that the provision of a skate board park be considered as part of the Onchan Park Consultation.

2. C17/06/01/06(1) - Staff Matter

Deferred for consideration after the close of business.

3. C17/06/01/08(1) – Internal Audit Report

The Chief Executive advised that a mutually convenient date and time for a meeting was awaited from the Internal Auditors.

C17/06/02/07**PLANNING DECISIONS/COMMUNICATIONS FROM THE DEPARTMENT OF INFRASTRUCTURE PLANNING COMMITTEE****1. Plans to the Board**

(a) The following plans were considered by the Board. It was proposed by Mr Crellin, seconded by Mr Cherry, and unanimously **RESOLVED** that the following planning applications be recommended approval:-

| Planning Application | Address | Description |
|----------------------------------|-----------------|---|
| 17/00579 | 20 Beech Avenue | Replacement conservatory roof with tiles. In answer to question the District Surveyor advised that the planning application is for aesthetics and building regulation monitors the materials. He further advised that the tiles are fire tested and of BRE designed tiles. |
| Recommendation – Approval | | |

IN PUBLIC

| | | |
|----------------------------------|----------------------|--|
| 17/00618 | 30 Cronk Avenue | Replace existing flat roof with pitched roof to sunroom on rear elevation. |
| Recommendation – Approval | | |
| 17/00624 | 145/147 Royal Avenue | Proposed demolition of existing flats and replacement with a pair of semi-detached houses with integral garages. |
| Recommendation – Approval | | |

(b) PA 17/00645 – St Peter's Church, Church Road

The Lead Member for Environment and Technical Services advised that the building has Registered Building Consent for internal alterations to replace pews with chairs, new heating system and minor internal alterations.

After a lengthy discussion and due consideration, it was proposed by Miss Williams, seconded by Mr Cherry and unanimously **RESOLVED that PA 17/00645 – St Peter's Church, Church Road, be recommended approval to the Planning Committee.**

For: Messrs Allen, Turton, Cherry, Macfarlane and Miss Williams

Against: Messrs Crellin and Quirk

2. Planning Communications(a) PA 17/00418/B – Cronkville, Hillberry Road

The District Surveyor advised that the Commissioners' recommendation was:-

"that in light of the outstanding planning issues with these premises no recommendation be put forward, but that the planning officer's attention be directed to the condition in original approval requiring the garage to be for domestic use only."

The District Surveyor advised that the Planning Committee had approved the planning application and have included the wording:-

"The garage/store may be used only for domestic purposes incidental to the enjoyment of the main dwelling as a residence in accordance with the condition imposed on PA01/00769"

C17/06/02/09**REPORT FROM THE CLERK OR OTHER OFFICER****1. C17/06/01/09(1) - Kenyon's Café at Onchan Hub**

The Chief Executive advised that he was expecting a response from the Trustees for the next meeting of the Board.

2. Communication Report

Report of the Senior Administrator, dated 19th June 2017, having previously been circulated was considered and noted.

After a brief discussion, Members requested that the next report come back to the Board for consideration in three months' time.

*IN PUBLIC*C17/06/02/10LETTERS, PETITIONS, MEMORIALS AND OTHER COMMUNICATIONS

None.

C17/06/02/11QUESTIONS

None.

C17/06/02/12MOTIONS

None.

C17/06/02/13ENVIRONMENTAL AND TECHNICAL SERVICES MATTERS**1. Street Lighting Report**

The Street Lighting Report prepared by the District Surveyor for January to April 2017, having previously been circulated was considered.

In answer to question, the District Surveyor advised that there were no faults outstanding from the report.

Lead Member for Environment and Technical Services requested that a label be placed on the faulty street lights to advise the public that the fault is being attended to.

2. C17/04/01/13(5) – LED Street Lights

The report of the District Surveyor dated 21st June 2017, having previously been circulated was considered.

After discussion, it was proposed by Mr Macfarlane, seconded by Mr Cherry, and unanimously **RESOLVED that the 30 lights situated at or adjacent to bus stops have their time clocks replaced to allow the timings to be adjusted for the winter months.**

C17/06/02/14PROPERTIES AND AMENITIES MATTERS**1. C17/05/01/09(2)(d) – Surface Water Flooding**

The Chief Executive advised that as a result of the matter being raised with the meeting with the Onchan MHKs earlier in the evening that:-

- Mr Callister MHK will raise the matter with Dr Allison of Manx Utilities
- Mrs Edge MHK will address the matter with the Department of Infrastructure requesting the professionals to come together to bring plans forward. Also, to encourage the Department to have greater involvement with Onchan District Commissioners, represented by the District Surveyor, would be a positive way forward.

2. C17/05/03/14(1) – Heywood Court Communal Lounge – Redecoration

The Chief Executive advised that at the previous meeting of the Board a resolution had been passed to decorate the communal lounge at Heywood Court at a cost not exceeding £500. He

IN PUBLIC

informed Members that the quotation received exceeded that figure. Extract of the minutes relating to this matter were read to the Board.

It was proposed by Mr Crellin, seconded by Mr Quirk and **RESOLVED that a suspension of Standing Orders be agreed in order to revisit the resolution regarding the decoration of Heywood Court Communal Lounge.**

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

It was proposed by Mr Crellin, seconded by Mr Quirk and **RESOLVED that the Board directs officers to refurbish the Communal Lounge at Heywood Court in the most cost effective way of carrying out the works within the summer months.**

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

3. Housing Sub- Committee

Minutes of the Housing Sub-Committee dated 12th June 2017, having previously been circulated were noted.

The Vice-Chairman advised that the Housing Sub-Committee had undertaken a tour of a selection of empty properties which was beneficial and gave a greater understanding of the current situation.

In answer to question, the Vice-Chairman advised that the next meeting date had not yet been set.

4. Community Engagement – Ashley Park

The Chief Executive informed Members of low level anti-social behaviour which was being carried out at Ashley Park. It was felt that it would be beneficial to speak with residents in the area.

In answer to question, the Chief Executive advised that with co-operation of Ashley Hill School it may be possible to place some equipment on the field for use of the children. However, we need engagement from parents and children in order to encourage the children to play in that area.

Senior Administrator to arrange a suitable date and time for a meeting with residents and children of the area. It was agreed that the Vice Chairman and Lead Member for Properties and Amenities be in attendance.

C17/06/02/15
CHAIRMAN'S ANNOUNCEMENTS

1. Attendances

21st June - Manx Legion Service
25th June - Armed Forces Day

2. Dates for Diary

2nd July - Tynwald Garden party
5th July - Tynwald Day

3. Commissioners' Surgery – 4th July

2.30 p.m. – Communal Lounge, Springfield Court - Commissioner Crellin to attend
6.30 p.m. – Onchan Hub - Chairman, Mr Allen to attend.

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C17/06/02/16

ANY OTHER BUSINESS

1. Apologies

Mr Cherry gave apologies for the next meeting of the Board on 10th July.

It was noted that the Chief Executive would be on leave from the 10th to 21st July 2017 inclusive.

2. Groudle Glen Water Wheel

Meeting date to be recirculated.

3. Action List

(a) Policies

The Vice-Chairman requested that an index of policies be circulated to Members.

(b) Onchan Park Consultation

In answer to question, the Chief Executive advised that this will form part of the work undertaken by the STEP Student and will report to the Board at a later date.

(c) Onchan WiFi

In answer to question, the Chief Executive gave the background regarding the change to a new telephone system, and enhancement of the current broadband provision to Board buildings to allow public Wi-Fi to be provided. The savings in the revenue cost of telecoms has been used to provide additional Wi-Fi at the Onchan Hub, Beech House, Onchan Library and Onchan Park. Arrangements are in place to provide Wi-Fi in the communal lounges at Springfield Court and Heywood Court.

In answer to question, the Chief Executive advised that the service provision in commercial premises will be included in the rent charged.

The Vice-Chairman expressed concern that the matter had not been explored by the Board prior to expanding the service.

A Member commented that they felt that the new telephone system had a poor sound quality.

2. Overgrown Gardens and Hedges

A Commissioner expressed concern on the harshness of the initial letter given for those residents who have overgrown hedges and gardens.

In answer to comment, the District Surveyor advised that the correspondence had been reviewed and notices had been amended. The first point of contact will be a cautionary letter and that the formal letter would be used at the next stage to warn of legal proceedings if the matter is not addressed.

3. Community Warden (G4S)

In answer to question, the Chief Executive advised that no budget had been included for a Community Warden in this financial year as it was felt that the Authority were not receiving value for money from this post.

IN PUBLIC

C17/06/02/17

FINANCE AND GENERAL PURPOSES MATTERS

The Lead Member for Finance and General Purposes welcomed Mr Vincent into his new position and wished him well in his role.

1. Rate Report

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

The Rate Report prepared by the Finance Manager dated 22nd June 2017, having previously been circulated was considered and noted.

2. Rent Report

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

The Rent Report prepared by the Finance Manager dated 22nd June 2017, having previously been circulated was considered and noted.

The Finance Manager advised that with regard to rent debtors he wished to encourage tenants to actively engage with them regarding their difficulties.

The Finance Manager advised Members that the current debtors are in the process of being dealt with through the small claims court.

The Chief Executive informed Members that under the 5 year fixed term tenancies that those in rent debt may not have their tenancies renewed.

C17/06/02/18

REPORT FROM THE CLERK OR OTHER OFFICER

1. Heywood Court – Services Review

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

The Chief Executive gave an outline of the cleaning and handyman service provided at the sheltered housing facilities. He advised that the cleaner worked between both facilities and had a temporary uplift in working hours to cover the prolonged absence of the Handyman.

The Chief Executive advised that after a significant period of ill health the Handyman has been referred to Occupational Health who have recommended that he is retired on ill health grounds.

Following the absence of the handyman, the maintenance team had continued to provide a service to both Complexes.

Following comments at the last Board Meeting with regard to the specification of the cleaning service, the Chief Executive outlined alternative proposals.

IN PUBLIC

The Chief Executive commented that should Members require the same specification of cleaning service at Springfield Court this would require changes to the terms and conditions of existing staff.

A Member disagreed with treating the two Elderly Persons Complexes differently resulting in different service standards. The Chief Executive pointed out that the service to both complexes had always been different and was based on the age, design and size of each facility.

The Chairman stated that this appeared to provide the best service for the people who live there.

It was agreed that the situation should be monitored.

C17/06/02/19

PROPERTIES AND AMENITIES MATTERS

1. Housing Allocation

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

It was proposed by Mr Cherry, seconded Miss Williams, and unanimously **RESOLVED that the tenancy of PW/33 be granted to HA 3798.**

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

PLANS LIST**Board Meeting to be held on 24th July 2017**

| Planning Application | Address | Description |
|--|--|---|
| PA 17/00694 | 'Bay View', 23 Manor Park | Replacement of door/window to a window in the rear elevation. |
| <i>Recommendation – Approval</i> | | |
| PA 17/00695 | 26A Summerhill Road | Proposed change of use of hairdressers to dog grooming salon with associated pet services. |
| <i>Recommendation – Approval</i> | | |
| PA 17/00704 | 46 Howe Road | Proposed replacement of existing timber decking with masonry decking with glazed screening and additional timber decking to the rear elevation. |
| <i>For Members' consideration (notify 48 Howe Road)</i> | | |
| PA 17/00727 | 13 Seafield Crescent | Blocking up of two kitchen windows, adjustment to bathroom window, replacement of lounge windows with doors and removal of chimney stack. |
| <i>For Members' consideration</i> | | |
| PA 17/00733 | Sailmaker House, Unit 7, Carrs Lane, Tromode | Installation of ground level external condensing units in connection with new air conditioning system. |
| <i>For Members' consideration</i> | | |



Isle of Man
Government
Brithag Eilaa Mannin

Department of Environment, Food and Agriculture

Rheynn Chymmyltaght, Bee as Eirinys

Appeal 7.2

Onchan Commissioners
Clerk To The Commissioners
Hawthorn Villa
79 Main Road
Onchan
Isle Of Man
IM3 1RD

Telephone (01624) 686501
Email: mike.ball@gov.im
Contact: Mr M Ball
Our Ref: MEC/AP17/0020DCCON

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| ONCHAN DISTRICT COMMISSIONERS RECEIVED | |
| 19 JUL 2017 | |
| FAO | |
| ACKNOWLEDGED | |
| REPLIED | |

17th July 2017

Dear Sir/Madam,

ON APPEAL

Application No: 16/01372/B

Proposal: Alterations and additions to form restaurant, commercial units and four apartments and erection of flue

Address: Isle Of Man Bank 26 Main Road Onchan Isle Of Man IM3 1AP

Applicant: Gold Properties

I refer to the appeal in respect of the above planning application.

The Minister for Environment, Food and Agriculture, the Hon G Boot MHK, has considered the report, concurs with the appointed person's conclusions, and accepts the recommendation that **the appeal should be dismissed**. Accordingly, he has directed that the Department's approval of the application under Article 6 of the Town and Country Planning (Development Procedure) (No 2) Order 2013 should be upheld, and that the application should be **Approved** subject to the following conditions:

1. The development hereby approved shall be commenced before the expiration of four years from the date of this decision notice.

Reason: To comply with Article 14 of the Town and Country Planning (Development Procedure) (No2) Order 2013 and to avoid the accumulation of unimplemented planning approvals.

2. The development hereby approved shall not commence until details of the fume extraction equipment and flue to control the emission of fumes and odours from the restaurant have been submitted and approved in writing by the Planning Authority. The fume extraction equipment shall be installed before the restaurant is first brought into use, and thereafter maintained, all in accordance with the details approved.

Reason: To prevent noise and odour causing disturbance and inconvenience to nearby residents.

3. The rating level of any noise generated by fume extraction or any other plant and equipment installed as part of the development shall not exceed 45dBLAeq at the nearest noise sensitive premises, as determined by BS4142:2014 Methods for Rating and Assessing Industrial and Commercial Sound.

Reason: To prevent noise causing disturbance to nearby residents.

4. Notwithstanding the information provided on the approved plans, prior to the occupation of the restaurant and commercial units, all of the ground floor (Main Road level) windows in the rear, south-east-facing elevation shall be permanently fitted with obscure glazing, in accordance with details which shall first have been submitted to and approved in writing by the Planning Authority.

Reason: In the interests of the amenity of residential properties to the rear of the site.

5. Prior to the occupation of any part of the development hereby approved, the parking spaces shall be provided in accordance with the approved plans and shall thereafter be kept free of obstruction and available for the parking of vehicles in connection with the use of the development.

Reason: To avoid on-street parking in the interests of highway safety.

6. From the first occupation of the apartments and thereafter, one of the car parking spaces shall be allocated for use in connection each of the apartments hereby approved.

Reason: To avoid on-street parking in the interests of highway safety.

7. The two commercial units hereby approved shall only be used for purposes within Classes 1 and 3 of Schedule 4 of the Town and Country Planning (Permitted Development) Order 2012 at any time.

Reason: To ensure that the development is carried out as considered and approved.

8. No customers shall be served or remain in the restaurant hereby approved during the hours 12.00 midnight and 9.00 am the following day.

Reason: In the interests of public amenity.

9. The development hereby approved shall not be brought into use until details of the finishes to all the external walls of the extensions have been submitted to and approved in writing by the Planning Authority and the development shall be carried out and thereafter maintained in accordance with the details approved.

Reason: In the interests of visual amenity.

10. The development hereby approved shall not be brought into use until a hard and soft landscaping scheme has been submitted to and approved in writing by the Planning Authority to include details of all walls, fences, trees and other planting and boundary treatment and finished ground levels, a planting specification and a programme of implementation.

All hard and soft landscaping works shall be carried out in accordance with the approved details and programme of implementation. Any trees or plants which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size approved in writing by the Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: To ensure an appropriate landscape setting and screening to the development and in the interests of visual amenity.

NOTE: The development hereby approved relates to drawing numbers 16/2578/01, 16/2578/02 and 16/2578/03 all date stamped as received on 12 December 2017 and 16/2578/04 Revision A, 16/2578/05 Revision A and 16/2578/10 all date stamped as received on received 13 February 2017.

Whilst a copy of the Planning Inspector's report, upon which the Minister based his decision, has been copied to the Applicant/Appellant(s), all other parties may visit <https://www.gov.im/planningapplication/services/planning/search.iom> where a copy may be viewed from the working day following the issue of this letter. Alternatively you may request a hard copy of the Planning Inspector's report by contacting the Department on telephone number 685950.

All parties should note that there is no prescribed right of appeal relevant to the Minister's decision herein and accordingly the only right of challenge is by a petition of dolence brought to the High Court of Justice of the Isle of Man. Such dolence proceedings required to be issued promptly and in any event within 3 months.

Yours faithfully



Mr M Ball
Director of Corporate Services

Circulation list for 16/01372/B

Gold Properties 1 Links View Onchan IM3 2AW
Ellis Brown (Agent for Applicant), 12 Strathallan Crescent Queens Promenade Douglas IM2 4NR
Planning Secretary, DEFA Planning & Building Control Division Murray House Mount Havelock Douglas
Isle Of Man Newspapers, Newsroom Publishing House Peel Road Douglas Isle Of Man
Highway Services, Department Of Infrastructure Sea Terminal Building Douglas
Onchan Commissioners, Clerk To The Commissioners Hawthorn Villa 79 Main Road Onchan IM3 1RD
Mr & Mrs Peter Skinner, 27 Auburn Road Onchan Isle Of Man IM3 1LP
Ms Farah Fensome, 7 Auburn Road Onchan Isle Of Man IM3 1LN
Mr Peter Kelly, 52 Alberta Drive Onchan Isle Of Man IM3 1LX
Mr & Mrs N & G McBride, 4 Auburn Road Onchan Isle Of Man IM3 1LW
Mr Gary Oaks, 6 Briarfield Avenue Onchan Isle Of Man IM3 3JN
Ms Rachael Bloomfield, Copt Oak 16 Governors Road Onchan Isle Of Man IM3 1AU
Mr Chris Corkish, 11 Auburn Road Onchan Isle Of Man IM3 1LN
Ms C Carter, 19 Auburn Road Onchan Isle Of Man IM3 1LP
Mr Phil Artell, 9 Auburn Road Onchan Isle Of Man IM3 1LN
Mr James Cherry, 60 Ballachrink Drive Onchan Isle Of Man IM3 4NF
Ms Tracy Lovell, 3 Ashley Park Onchan Isle Of Man IM3 4LW
Mr & Mrs P J Christian, 5 Auburn Road Onchan Isle Of Man IM3 1LN
Mr George Li, Hartford Homes Middle River Douglas Isle Of Man IM2 1AL
Mr & Mrs McCullagh, 103 Wybourn View Onchan Isle Of Man IM3 4AZ

18th July 2017

To the Residents
Springfield Court
Second Avenue
ONCHAN
Isle of Man

Dear Sir/Madam

Re: Commissioners' Surgery – 4th July 2017

I write with reference to the Commissioners' Surgery which took place on Tuesday 4th July 2017 in the community lounge with Lead Member for Environment and Technical Services, Commissioner Derek Crellin, the Chief Executive, Mr Michael Morrison, myself and a number of the residents of the Complex. I have looked into a number of issues which were raised and would like to advise you as follows:-

1. Maintenance Issues

(a) Scaffolding

The works have now been completed and the scaffolding will be removed shortly.

(b) External Works – Balconies, railings, etc.

The tendering process has commenced. However, we are awaiting approval of the funding, once this has been obtained works will commence.

2. Lighting

The following issues were highlighted and have been referred to the contractors for investigation and repair:-

- Steps by the community lounge down on to Kaighen's Lane. This is low priority but is in hand.
- Kaighen's Lane, street light located by Springfield Court. The Contractor has been instructed to attend.
- Street lights in Phase 2 change timing. Contractor has been instructed to attend.

Continued /2

2
Residents, Springfield Court
18th July 2017

3. **External Issues**

(a) **Trees – Kaighen’s Lane**

Your comments regarding the height of the trees have been forwarded to the District Surveyor for further investigation.

4. **Compliments**

Your compliments regarding the grass cutting and cut back of trees in First Avenue have been forwarded to the parties concerned.

5. **Feeding of Seagulls**

Although wild birds are widely welcomed and liked, there are times when some kinds can cause problems, either posing a risk to public health and safety when excessive accumulations of droppings make paths slippery, or by contaminating food and spreading disease.

The Commissioners actively discourage residents from feeding seagulls. If an excessive amount of food is left out this may cause a problem with rodent infestation, so please ensure any bird food is placed in proper containers and not left in excessive quantities.

If you have any queries please contact your Warden, Mrs Julie Flynn-Jones.

Yours faithfully



A.S. Dentith (Ms) CIH(4) CIHM
Senior Administrator