

Minutes of the ordinary meeting of the **ONCHAN DISTRICT COMMISSIONERS** held in the Boardroom, Hawthorn Villa, 79 Main Road, Onchan, on Monday 25<sup>th</sup> June 2018 at 7.06p.m.

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

**Apologies:** *Miss K. Williams*

**In Attendance:** Ms A.S. Dentith (Senior Administrator)  
 Mr R. Phillips (Acting District Surveyor)

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

**C18/06/03/01**

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

Not necessary.

**C18/06/03/02**

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

None.

**C18/06/03/03**

**MINUTES**

**1. Ordinary meeting held on Monday 11<sup>th</sup> June 2018**

The minutes of the ordinary meeting held on Monday 11<sup>th</sup> June 2018, copies of which having previously been circulated, were considered.

**(a) C18/06/01/14(1)(b) - Onchan Park Update – Stadium**

First paragraph, last sentence, amend to read 'The District Surveyor had previously informed Members that the roof was leaking and a Member asked for this to be investigated.'

Second paragraph change to read 'Acting District Surveyor'.

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

**2. Extra-Ordinary meeting held on Monday 14<sup>th</sup> June 2018**

The minutes of the ordinary meeting held on Monday 14<sup>th</sup> June 2018, 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.**

**3. Staff Minutes – Extra-Ordinary meeting held on Monday 14<sup>th</sup> June 2018**

To be considered In Committee.

4. **Staff Minutes - Ordinary meeting held on Monday 11<sup>th</sup> June 2018**

To be considered In Committee.

5. **Staff Minutes - Ordinary meeting held on Monday 21<sup>st</sup> May 2018**

To be considered In Committee.

6. **Staff Minutes – Extra-Ordinary meeting held on Monday 30<sup>th</sup> May 2018**

To be considered In Committee.

**C18/06/03/04**

**BUSINESS ARISING NOT REFERRED TO IN THE MINUTES**

1. **Multi-Use Court**

In answer to question, the Acting District Surveyor advised that the area to be investigated was adjacent to the Pay Hut at the top of the pitch and putt area.

**C18/06/03/05**

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

None.

**C18/06/03/06**

**BUSINESS ADJOURNED FROM A PREVIOUS MEETING**

None.

**C18/06/03/07**

**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 18/00525 - Mr D. Hall, Fields 530570 & 530569 Scollag Road opposite Upper Sulby Farm, Hillberry

Erection of building to provide stables, storage of agricultural equipment and feed, construct outdoor equestrian exercise arena, create lunge pen, hardstanding and erect wind turbine.

District Surveyor advised that a number of comments had been received. Designated agricultural use,

Lead Member for Environment and Technical Services, it does not fit in with the rural setting, and over intensive use of the land, and the windmill was unsuitable for the area.

Additional traffic on the private road and access is a single track.

In answer to question, the Acting District Surveyor advised that comments received are as follows:-

- concern over traffic access;
- the commercial use of the field;
- noise of the wind turbine;

- Glare of solar panel.

In answer to question, the Acting District Surveyor advised that the application goes against planning policy as the field is for agricultural use and not commercial use.

After discussion, it was proposed by Mr Crellin, seconded by Mr Allen, and unanimously **RESOLVED that PA 18/00525 – Fields 530570 & 530569 Scollag Road opposite Upper Sulby Farm, Hillberry be recommended refusal on the grounds of over intensive use of the land, it is not in keeping with the area and concern over access to the site.**

- (ii) PA 18/00545, Lowey Estates, 46 Main Road – Change of Use - Alterations to form dwelling.

After discussion, it was proposed by Mr Crellin, seconded by Mr Cherry, and unanimously **RESOLVED that PA 18/00545 – 46 Main Road<sup>[amended by ODC 09/07/18]</sup> be recommended approval but that it be highlighted that the property is located in a conservation area and parking may be an issue.**

- (iii) PA 18/00547, Mrs L. Eccles, 25 Third Avenue - Creation of vehicular access

After discussion, it was proposed by Mr Crellin, seconded by Mr Allen, and unanimously **RESOLVED that PA 18/00547 – 25 Third Avenue be recommended approval**

- (iv) PA 18/00550, Mr & Mrs Preskey, 4 Tromode Green - Alterations and Extension.

In answer to question, the District Surveyor, advised that there were building regulations in place to cover the installation of flues.

After discussion, it was proposed by Mr Crellin, seconded by Mr Cherry, and unanimously **RESOLVED that PA 18/00550 – 4 Tromode Green be recommended approval**

- (v) PA 18/00552, Ms T. Maclean, 'Dreemskerry', Lag Birragh Drive - Alterations and Extension.

After discussion, it was proposed by Mr Crellin, seconded by Mr Cherry, and unanimously **RESOLVED that PA 18/00552 – “Dreemskerry”, Lag Birragh Drive be recommended approval**

- (vi) PA 18/00555, Mr & Mrs P. Bergquist, 57 Governors Road - Alterations and Extension (retrospective).

*Mr Crellin and Mr Allen declared an interest.*

A Member expressed concern that it appeared that a driveway had been created, which is dangerous if it was to be used as such.

After discussion, it was proposed by Mr Cherry, seconded by Mr Quirk, and **RESOLVED that PA 18/00555 – 57 Governors Road be recommended approval**

(vii) PA 18/00559, Mr & Mrs J. Joughin, 2 Maple Close - Replacement conservatory roof with tiles.

(viii) PA 18/00560, Mr & Mrs N. Prentice, 18 Wentworth Close - Replacement of conservatory roof with tiles.

After discussion, it was proposed by Mr Crellin, seconded by Mr Cherry, and unanimously **RESOLVED that PA 18/00559 – 18 Wentworth Close and PA 18/00560 – 2 Maple Close be recommended approval**

(ix) PA 18/00576, Mr S.G. Nelson, 6 Bradda Close - Removal of chimney stack

After discussion, it was proposed by Mr Crellin, seconded by Mr Allen, and unanimously **RESOLVED that PA 18/00576 – 6 Bradda Close be recommended approval**

(x) PA 18/00613, Mr A. Clague, Ballakaighen Farm, Whitebridge Road

Demolish 2 existing stone barns and erect a multi-purpose building for entertainment and leisure activities, including access road, car park and associated landscaping. No comments received.

**Deferred till meeting of 9<sup>th</sup> July 2018**

(xi) PA 18/00614, Mr B.D.W. Johnson, 18 & 20 Church Avenue

Removal of shared chimney stack (retrospective).

After discussion, it was proposed by Mr Crellin, seconded by Mr Cherry, and **RESOLVED that PA 18/00614 – 18 & 20 Church Avenue** <sup>[amended by ODC 09/07/18]</sup> **be recommended refusal for removal of the chimney stack. However, there would be no objection if the reinstatement of a chimney stack to give the appearance of what was existing.**

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

## **2. Planning Communications**

(i) **PA 17/0684/B – Land Adjacent Far End, King Edward Road – 80 Bed Care Home**

The Acting District Surveyor informed Members:-

- That additional correspondence had been received from the applicant's agent.
- This does not affect the Authority's stance with opposing the site of a care home.
- There had been a lot of interest in the application from residents in the area.

(ii) **PA 18/00191/B – 7 Birch Hill Crescent – Enlargement of existing gable window to loft to form new external access.**

The Acting District Surveyor advised that:-

- The Planning Committee had refused the application;
- The applicant had submitted an appeal;
- The Authority had been asked to make comment as an interested party.
- The Board's refusal will be restated with the reasons.

(iii) **The Beehive Kindergarten, Hillberry Road**

The Acting District Surveyor advised that correspondence received from the Planning Committee regarding an update to previous requests for information.

After discussion, the Lead Member for Environment and Technical Services to liaise with the Acting District Surveyor to arrange a meeting with the representative from the Department of Infrastructure's Planning Committee. Members may attend if they so wish.

**C18/06/03/08**  
**FINANCE AND GENERAL PURPOSES**

1. **Telephone System Update**

The Senior Administrator informed Members that WiManx had advised that they had a quantity of direct dial numbers which they are in the process of getting released for use by the Authority. Investigations are being undertaken to remove the Interactive Voice Response (IVR) during working hours.

In order to expedite a conclusion, the Chairman and Lead Member for Properties and Amenities to liaise with the Senior Administrator. Update to be given to the next meeting of the Board.

**C18/06/03/09**  
**REPORT FROM THE CLERK OR OTHER OFFICER**

1. **Hawthorn Villa – Commercial Rental Income**

To be considered in Committee.

**C18/06/03/10**  
**LETTERS, PETITIONS, MEMORIALS AND OTHER COMMUNICATIONS**

1. **Armed Forces Day**

Invitation to attend Armed Forces Day on Sunday 24<sup>th</sup> June 2018 was noted. Member had attended and commented that it was a good afternoon.

**C18/06/03/11**  
**QUESTIONS**

None.

**C18/06/03/12**  
**MOTIONS**

None.

**C18/06/03/13**  
**ENVIRONMENTAL AND TECHNICAL SERVICES MATTERS**

1. **Scott Close – Groudle**

Report of the Acting District Surveyor dated 18<sup>th</sup> June 2018, having previously been circulated was discussed.

Acting District Surveyor was requested to:-

- inspect the street lighting;
- advise of the results of the inspection;
- what would be the benefit to the rate payers of the Onchan in adopting those street lights;
- investigate who owns the roads in Scott Close; and
- Copy of the survey from Manx Utilities.

## 2. **Public Toilets Update**

In answer to question, the Acting District Surveyor advised that there had been a decline in the vandalism. Further, that the public toilets had been left open in the evening and there were no issues to report.

After discussion, the Chairman requested that a policy be brought back to the Board for opening hours of the public toilets in the district and whom should be responsible if a key is given to private individuals. The Acting District Surveyor to investigate cost of installing magnetic auto closure devices.

The Board agreed that the toilets at Onchan Park be open at 8.00 a.m. and that they were to be kept open as long as possible.

**C18/06/03/14**

### **PROPERTIES AND AMENITIES MATTERS**

#### 1. **Onchan Park – Update**

This matter was transferred to In Committee.

**C18/06/03/15**

### **CHAIRMAN'S ANNOUNCEMENTS**

#### 1. **Dates for the Diary**

Date	Organisation	Event	Time
27 <sup>th</sup> – 29 <sup>th</sup> June 2018	Barclays Bank	Working Party	TBA.
25 <sup>th</sup> June 2018	Onchan District Commissioners	Board Meeting	7.00 p.m.
3 <sup>rd</sup> July 2018	Commissioners Surgery, Mr Allen and Mr Quirk to attend.	Springfield Court	2.30 p.m.
5 <sup>th</sup> July 2018	Tynwald Day		
7 <sup>th</sup> July 2018	Commissioners Surgery Mr Macfarlane and Mr Crellin to attend.	Onchan Hub	11.00 a.m.
9 <sup>th</sup> July 2018	Onchan District Commissioners	Board Meeting	7.00 p.m.
14 <sup>th</sup> July 2018	Onchan District Commissioners	Village Fair	2.00 p.m.

**C18/06/03/16**

### **ANY OTHER BUSINESS**

#### 1. **Apologies**

Apologies received from Commissioner Cherry for the Village Fair on 14<sup>th</sup> July, and that he would be late arriving at the Board meeting of the 23<sup>rd</sup> July.

## 2. Notice MHK

Members requested that Onchan MHKs be contacted to enquire if they wish to have their contact details publicised on the notice boards throughout the district, this also to include any details of Political Surgeries.

*The meeting moved to In Committee proceedings at 8.42 p.m.*

**C18/06/03/17**

## **PROPERTIES AND AMENITIES MATTERS**

### 1. Onchan Park – Update

(a) **Stadium – Concrete Grandstand** – The Acting District Surveyor advised that there was no leaking roof. <sup>[amended by ODC 09/07/18]</sup> However, the gutters and down pipes need clearing.

(b) **Fire Certificate** - The Acting District Surveyor advised that a review had been undertaken by the Fire Officer and had issued a defects notice which requires rectification by 18<sup>th</sup> July. The notice has been issued as a result of works and alterations undertaken by the tenants within the Views Restaurant, Arcade and Fun Factory. The Acting District Surveyor advised there were two options to ensure the buildings are compliant:-

- o That the Authority carry out the rectification works, and update the building regulation applications to have a current accurate record;
- o Ask the tenants if they would be willing to make a contribution towards rectifying the non-complying alterations. <sup>[amended by ODC 09/07/18]</sup>

It was proposed by Mr Cherry, seconded by Mr Allen, and unanimously **RESOLVED that the rectification works at Onchan Park be carried out by the Authority to ensure compliance with the Fire Certificate.**

(c) **Sensory Garden** – Barclays Working Party to be held on 27<sup>th</sup> to 29<sup>th</sup> June 2018.

(d) **Corporate Sponsorship** – The Acting District Surveyor advised that he had issued correspondence to the motor dealership, Jacksons. Response awaited.

(e) **Crazy Golf** - Members requested an investigation be carried out of refurbishment versus renewal.

(f) **Stadium – Fire Alarms Update** - Acting District Surveyor to obtain estimates from contractors and bring a paper back to the Board for consideration. In answer to question, the Acting District Surveyor advised that the contract would have to go out to tender.

(g) **Multi Surface Court** – It was confirmed that the proposed new site would require three large water mains to be moved and this would increase the cost for the groundworks.

(h) **Tennis Courts** - The top three courts are useable. The lower court has now been dropped from the Eastern Area Development Plan and is zoned for amenity space.

The Acting District Surveyor was asked to investigate:-

- Creation of a multi-surface court in the lower tennis courts;
- Automated gate system;

Lead Member for Environment and Technical Services requested that a Forester be engaged to investigate the root growth of the trees in that area.

A briefing paper to be submitted to the Board for consideration.

(i) **Ballachrink Drive – Shop**

In answer to question, the Acting District Surveyor advised that results of an asbestos survey were awaited.

**C18/06/03/18**

**REPORT FROM THE CLERK OR OTHER OFFICER**

1. **Hawthorn Villa – Commercial Rental Income**

Report of the Acting District Surveyor dated 18<sup>th</sup> June 2018, having previously been circulated was considered.

Member requested that the matter be brought back to the Board in the future, with a list of pros and cons for renting out the top floor space of Hawthorn Villa.

**C18/06/03/19**

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

1. **Views Restaurant**

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

Correspondence received dated 11<sup>th</sup> June 2018 was acknowledged and noted. Members requested that a letter be issued to the proprietors.

**C18/06/03/20**

**PROPERTIES AND AMENITIES MATTERS**

1. **Housing swap**

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

It was proposed by Mr Cherry, seconded by Mr Quirk, and unanimously **RESOLVED that:-**

- **TG 433 be granted a 5 year fixed term tenancy for 07/19.**
- **TG 416 be granted the balance of the five year fixed term tenancy for 04/45.**

2. **Housing Tenancy**

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

It was proposed by Mr Cherry, seconded by Mr Quirk, and unanimously **RESOLVED that HA 3861 be granted approval to be placed on a 5 year fixed term joint tenancy with the existing tenant for 08/29.**

3. **Housing Allocation**

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

It was proposed by Mr Cherry, seconded by Mr Turton, and unanimously **RESOLVED that HA 3827 be offered a five year fixed term tenancy for 02/43.**



4. **Housing Allocation**

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

It was proposed by Mr Cherry, seconded by Mr Turton, and unanimously **RESOLVED that TS 356 be a tenancy for E2/54.**

**C18/06/03/21**

**ANY OTHER BUSINESS**

1. **Signatory – Tenancy Agreements**

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

Due to the Deputy Clerk's period of sick leave, it was proposed by Mr Macfarlane, seconded by Mr Quirk and unanimously **RESOLVED that Mr R. Phillips and Mrs S. Johnson be authorised signatories for tenancy agreements until the Deputy Clerk returns to work.**

Members asked that best wishes be forwarded to the Deputy Clerk.

2. **Housing Allocations**

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

After discussion, it was agreed that a review in 3 months would be undertaken as to whether Housing Allocations should only be circulated in hard copy.

3. **Eastern Civic Amenity Site**

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

The Lead Member for Environment and Technical Services advised that the lease will need to be extended with the present Contractor to coincide with when the lease on the site is going to expire.  
[amended by ODC 09/07/18]

**C18/06/03/22**

**SUSPENSION OF STANDING ORDERS**

It was proposed by Mr Allen, seconded by Mr Cherry and **RESOLVED that Standing Orders be suspended to conclude the business on the agenda to no later than 10.15 p.m.**

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

*Against: Mr Turton*

*The Acting District Surveyor left the meeting at 10.00 p.m.*

**C18/06/03/23**

**ANY OTHER BUSINESS CONTINUED**

1. **Housing Transfer**

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

The Vice-Chairman advised of correspondence received with regard to a tenant's request to transfer to a specific bungalow, who was willing to accept the property as seen. Members were advised that the transfer application would be considered along with all others on the housing waiting lists as and when suitable accommodation became available.

Members were assured that all allocations were considered by the Lead Member for Properties and Amenities prior to consideration by the Board.

**C18/06/03/24**  
**MINUTES**

**1. Staff Minutes – Extra-Ordinary meeting held on Monday 14<sup>th</sup> June 2018**

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

The staff minutes of the ordinary meeting held on Monday 14<sup>th</sup> June 2018, copies of which having previously been circulated, were considered.

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

**2. Staff Minutes - Ordinary meeting held on Monday 11<sup>th</sup> June 2018**

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

The staff minutes of the ordinary meeting held on Monday 11<sup>th</sup> June 2018, 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.**

**3. Staff Minutes - Ordinary meeting held on Monday 21<sup>st</sup> May 2018**

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

The staff minutes of the ordinary meeting held on Monday 21<sup>st</sup> May 2018, 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.**

**4. Staff Minutes – Extra-Ordinary meeting held on Monday 30<sup>th</sup> May 2018**

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

The staff minutes of the ordinary meeting held on Monday 30<sup>th</sup> May 2018, 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.**

**There being no further business, the meeting closed at 10.20 p.m.**