

ONCHAN DISTRICT COMMISSIONERS

*Hawthorn Villa,
79 Main Road, Onchan.*

ORDINARY MEETING

12th February 2026

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 on:

Monday 16th February 2026

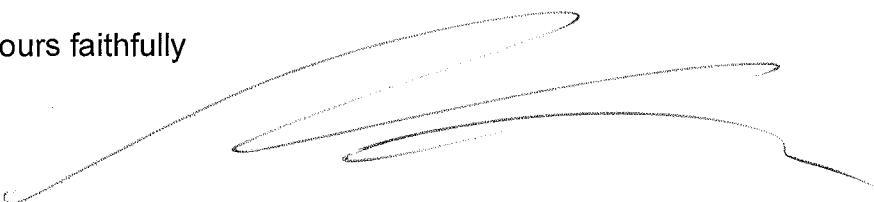
6:45 pm – Photograph Competition Presentation

7:00 pm - Board Meeting

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, and will be published after ratification.

Yours faithfully



**R PHILLIPS
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. 17 or by a resolution duly moved and seconded and passed on a motion which shall be moved and put without discussion.

Chief Executive/Clerk to provide emergency evacuation procedure for Hawthorn Villa at the commencement of the Meeting.

1. To choose a person to preside if the Chairman and Vice-Chairman be absent:

None.

2. Declarations of Interest of Members and Officers (in accordance with Standing Order 18):

3. To deal with any business required by statute to be done before any other business:

None.

4. To approve as a correct record and sign the Minutes of the:

4.1 Minutes of Extra Ordinary Meeting held on Monday 26th January 2026

(Appendix 4.1)

4.2 Minutes of the Ordinary Meeting held on Monday 2nd February 2026

(Appendix 4.2)

5. To dispose of any relevant business arising from such minutes if not referred to in the Minutes of any Special Committee:

None.

6. To dispose of any relevant business adjourned from a previous meeting:

None.

7. To deal with any business expressly required by statute to be done:

None.

8. To consider any planning decisions/communications from the Department of Infrastructure Planning Committee:

8.1 Plans for Consideration

(Appendix 8.1)

Planning Reference	Applicant/Address	Return Date
(a) PA 25/91182/B	Mr Mark Davenport - 50 Wybourn Drive	6 th March 2026
(b) PA 26/00012/B	Manx Beef Ltd - Bibaloe Moar, Whitebridge Hill	6 th March 2026
(c) PA 26/00102/B	Mr R K Moore - 29 Hillcrest Grove	6 th March 2026

8.2 Planning Communications:

PA 25/90869/B – Onchan District Commissioners – Centenary Park

(Appendix 8.2)

9. Finance and General Purposes:

9.1 (P) Elderly Person's Complexes Heating Charges 2026/27

(Appendix 9.1)

9.2 (P) Elderly Person's Complexes Service Charges 2026/27

(Appendix 9.2)

10. Consideration of any Reports from the Clerk or other Officer:

10.1 Isle of Man Municipal Association – The HUB Room Hire Proposal

(Appendix 10.1)

10.2 Isle of Man Local Authorities Rates Summary

(Appendix 10.2)

10.3 (P) 51 Main Road – Commercial Tenancy Proposals

(Appendix 10.3)

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

11.1 Manx Family Centre – Mobile Library Services

(Appendix 11.1)

11.2 Cabinet Office – Introduction to Public Space

(Appendix 11.2)

11.3 Department of Infrastructure – Cherish Number Plate Request

(Appendix 11.3)

12. To answer any questions asked under Standing Order 25:

None.

13. To answer any Motions in the order in which notice has been received:

None.

14. Environmental and Technical Services:

14.1 Town and Country Planning (Permitted Development (Amendment) Order 2026

(Appendix 14.1)

https://consult.gov.im/cabinet-office/town-and-country-planning-amendment-2026/supporting_documents/consultation-document-town-and-country-planning-permitted-development-order-2026-final-version_compressedpdf

https://consult.gov.im/cabinet-office/town-and-country-planning-amendment-2026/supporting_documents/town-and-country-planning-permitted-development-order-2025-keeling-final-versionpdf

https://consult.gov.im/cabinet-office/town-and-country-planning-amendment-2026/supporting_documents/final-consultation-questionspdf-1

15. Housing Matters:

None.

16. Chairman's Announcements:**Dates for Diary:**

Date	Organisation	Event	Time
16 th February 2026	Onchan District Commissioners	Board Meeting	7:00 pm
22 nd February 2026	Andreas Parish Commissioners	Civic Service	10:30 am
27 th February 2026	St Peter's Church	Film, Fizz and Chips Night	7:00 pm
2 nd March 2026	Onchan District Commissioners	Board Meeting	7:00 pm
16 th March 2026	Onchan District Commissioners	Board Meeting	7:00 pm

17. Any other URGENT business as authorised by the Chair for consideration

PLANS LIST

Board Meeting to be held on Monday 16th February 2026
The Lead Member of Environmental and Technical Services and the District Surveyor have viewed the applications and recommend the following:-

	Applicant/Address	Description
PA 25/91182/B Return Date 06/03/2026	Mr Mark Davenport 50 Wybourn Drive	Rebuilding of existing garage and utility room and installation of decking to southeast elevation.
<i>Recommendation – Approve</i>		
PA 26/00012/B Return Date 06/03/2026	Manx Beef Ltd Bibaloe Moar Whitebridge Hill	Erection of an agricultural building for livestock.
<i>Recommendation – Defer</i>		
PA 26/00102/B Return Date 06/03/2026	Raymond Keith Moore 29 Hillcrest Grove	Creation of a new vehicular access onto Hillcrest Grove with associated hardstanding for off-road parking to serve accessible ramp
<i>Recommendation – Approve</i>		



Isle of Man
Government

Planning & Building Control

TOWN AND COUNTRY PLANNING ACT 1999

The Town and Country Planning (Development Procedure) Order 2019

In pursuance of powers granted under the above Act and Order the Department of Environment, Food and Agriculture determined to **APPROVE** an application by Onchan District Commissioners, Ref **25/90869/B**, for the **Erection of three concrete bays and use of the site for the disposal of biodegradable cut plant material from ground maintenance solely by Onchan District Commissioners (Sui Generis) at Centenary Park Hillberry Road Onchan Isle Of Man .**

Any conditions or notes which apply to the approval are set out below. This approval is subject to compliance with any conditions listed and may not be implemented until it becomes final (see guidance notes).

1. The area hereby approved within the red line on Drawing No. EX-01 dated received 23rd September 2025 shall be used only as a site for the disposal/recycling of biodegradable plant material for the purposes of ground maintenance solely for and by Onchan District Commissioners, and operated/retained as such thereafter.

Reason: To ensure proper control of the development and to reflect the information provided in the application, as the Department has assessed the impact of the proposal on the basis of the specific use and the documents submitted.

2. No development of the bays or sod bank shall commence until full details of the sod bank, together with a timescale for its installation, have been submitted to and approved in writing by Planning. The approved bays and sod bank shall be installed in accordance with the agreed timescale and retained as such thereafter.

Reason: In the interests of the character and appearance of the site and surrounding area.

This decision relates to the following plans and drawings, dated received on 23rd September 2025;

- o Design Statement
- o Drawing No. EX-01
- o Drawing No. P-01

This decision has been made for the following reason(s)

Overall, whilst the proposal does not meet the land zoning it is nevertheless considered to be consistent with the overarching principles and objectives of the Isle of Man Strategic Plan policies. With there being deemed no significant adverse impact on the visual amenities of the

site or surrounding area or harm the use and enjoyment of neighbouring land or properties or the highway network. The application is, therefore, recommended for approval.

Date of Issue:
5th February 2026

A MORGAN

**Interim Director of Planning
and Building Control**

Guidance Note

This decision was made by the Planning Committee in accordance with the authority delegated to it.

This decision refers only to that applied for under the Town and Country Planning Act 1999 and its subordinate legislation.

A copy of the Officer's report and any correspondence which informed the assessment and decision is available to view on the Government's website (via <https://pbc.gov.im/online-applications/>)

Implementation

A determination to grant planning approval does not have effect —

- if an appeal is submitted until the appeal is determined or withdrawn; or**
- if no appeal is submitted, but there are potential appellants in addition to the applicant, until the time within which an appeal may be submitted has expired (21 days from the date of this notice).**

Development must be carried out in accordance with the approved plans and any attached conditions (irrespective of any changes that may separately be requested at the Building Control stage or by any other Statutory Authority). This approval does not remove the need to also comply with any other relevant legislation.

Any conditions requiring certain works, submissions etc. prior to commencement of development must be fulfilled prior to work starting on site. Failure to adhere to this approval and meet the requirements of all conditions may invalidate this approval or result in formal enforcement action.

Appeal

Any appeal can only be made by a person who has been accorded rights to do so, must be in writing, include the appropriate fee and be submitted to the Department within 21 days of the date of this Notice.

Guidance on how to appeal is available at gov.im/howtoappeal



REPORT

Report to:	Board of Onchan District Commissioners
Reporting Officer:	Chief Executive/Clerk
Date of the Meeting:	16th February 2026
Subject:	Isle of Man Municipal Association – The HUB Room Hire Proposal
Public or Private Document:	Public

Introduction:

During 2025 the Board resolved to allow the Isle of Man Municipal Association (IOMMA) to use the Meeting Room at The HUB on Second Avenue, Onchan, free of charge for twelve months to host monthly meetings.

The twelve month period is due to expire and the IOMMA has requested that consideration be given to allow the continued free use of the room.

Previously Considered by the Board:

- Ordinary Meeting held on 17th February 2025.

Minute reference C25/02/02/09.

Recommendation/s or Action/s Taken:

Option 1 – that the Board resolves to provide the IOMMA with a further twelve month period of free hire of the Meeting Room at the HUB.

Option 2 – That the Board resolves to implement the Authority's current room hire charges payable by the IOMMA to continue to use the Meeting Room at the HUB.

Option 3 – That the Board resolves to allow the IOMMA to continue using the Meeting Room at the HUB free of charge until an alternative venue can be found.

Supporting Rationale:

For many years the Authority has had representation on the IOMMA as a Member is nominated each year at the Annual General Meeting to attend on behalf of the Board.

An overview of the IOMMA is as follows:

"In 1903 all of the municipal bodies throughout the Isle of Man joined together to form the Isle of Man Municipal Association. The benefit of having several municipal bodies allows the Manx people to be represented at local self-governing level and it provides the community with essential support such as social and environmental services. The Association was created to empower elected Town and Village Commissioners, educating them about the varying duties of their office and encouraging the exchanges of ideas for improvement in the varying self-governing jurisdictions. As such it emphasised the responsibilities of office holders to provide services, improve and amend legislation and perform to a high standard. The Association was managed by an Executive Committee consisting of one representative from each affiliated authority, a President, Vice-President, Treasurer, Secretary and auditors. Each post was elected and held for 12 months. The objectives of the Association were and remain:

- *To give Manx local authorities an opportunity to express their opinions and take action when required.*
- *To petition or make other representations to the Tynwald Court, the Legislative Council, the House of Keys, the Local Government Board or any other body, on matters relating to the duties, powers and interests of the local authorities, or on any question of public interest.*
- *To monitor and to take necessary action in relation to any proposed Bills, Orders and legislation with which the Association did not agree.*

To this day the Association is active, retaining the principle aim of benefiting the residents of the Isle of Man by working together and sharing ideas, strategies and resources where possible. By addressing economic, political, environmental and social problems the Association continues to raise a greater awareness of issues prior to major decisions being made, thus giving the people a say in important matters."

Alternatives Considered but not Recommended:

Not applicable.

Standing Orders:

Not applicable.

Resource Impact:

Not applicable.

Financial Impact:

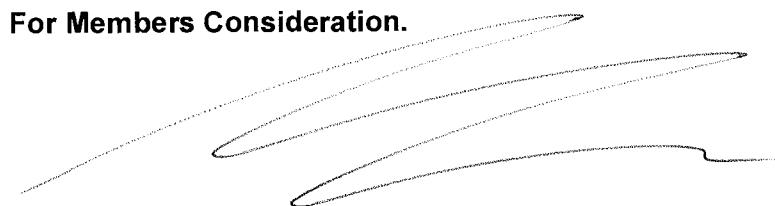
- Currently the IOMMA uses the Meeting Room for 2 hours per month. The room hire rate is £18 per hour.
- The above equates to £36 per month and £432 per annum that the Authority does not charge for the hire of the room.

Legal and/or Insurance Impact:

Not applicable.

Equality Impact:
Not applicable.
Climate Change Impact:
Not applicable.
Consultation with Others:
<ul style="list-style-type: none">• Isle of Man Municipal Association – Secretary/Treasurer.• Robin Turton – Onchan District Commissioner's current IOMMA representative for the 2025/26 Municipal Year.
General Data Protection Regulations and/or Confidentiality Impact:
Not applicable.
Appendices:
Not applicable.

For Members Consideration.


ROSS PHILLIPS

CHIEF EXECUTIVE/CLERK

APPENDIX 10.2.

Isle of Man Local Authority Rates

Financial Year 2026/27

Order Based on Pence in the Pound and Excluding Refuse Charges

Highest to Lowest Cost per Household	Local Authority	Population as per 2021 Census	2025/26 Pence in the Pound Rate	2026/27 Pence in the Pound Rate	Rate Increase (Pence in the Pound)	Rate Increase (%)	2025/26 Additional Refuse Charge per Household	2026/27 Additional Refuse Charge per Household	2026/27 Additional Refuse Charge Increase per Household
1	Douglas	26,677	602	620	18	2.99%	-	-	-
2	Ramsey	8,288	510	528	18	3.53%	-	-	-
3	Onchan	9,039	431	440	9	2.09%	-	-	-
4	Port St. Mary	1,989	419	456	37	8.83%	-	-	-
5	Port Erin	3,730	385	404	19	4.94%	-	-	-
6	Castletown	3,206	398	395	-3	-0.75%	£230.00	£220.00	-£10.00
7	Braddan	3,404	357	367	10	2.80%	£92.00	£122.00	£30.00
8	Peel	5,710	272	275	3	1.10%	£263.00	£274.00	£11.00
9	Patrick	1,487	248	255	7	2.82%	-	-	-
10	Marown	2,220	239	236	-3	-1.26%	-	-	-
11	Garff - Laxey, Lonan, Maughold	4,255	204.91	215.16	10	5.00%	£230.59	£242.12	£11.53
12	Malew	2,367	199	199	0	0.00%	-	-	-
13	Michael	1,522	161	199	38	23.60%	£52.00	£54.00	£2.00
14	Santon	749	187	196	9	4.81%	-	-	-
15	Andreas	1,400	144	188	44	30.56%	£52.00	£54.00	£2.00
16	Arbory & Rushen	3,560	183	188	5	2.73%	-	-	-
17	Jurby	780	171	177	6	3.51%	£52.00	£54.00	£2.00
18	Ballaugh	1,041	138	143	5	3.62%	£52.00	£54.00	£2.00
19	Lezayre	1,230	114	120	6	5.26%	£52.00	£54.00	£2.00
20	German	1,056	97	97	0	0.00%	£165.00	£165.00	£0.00
21	Bride	359	70	70	0	0.00%	£52.00	£54.00	£2.00

Isle of Man Local Authority Rates

Financial Year 2026/27

Order Based on an Average 3-Bed Semi-Detached House (150 Average Rateable Value)

Highest to Lowest Cost per Household	Local Authority	Population as per 2021 Census	2025/26 Pence in the Pound Rate	2026/27 Pence in the Pound Rate	Rate Increase (Pence in the Pound)	Rate Increase (%)	2025/26 Additional Refuse Charge per Household	2026/27 Additional Refuse Charge per Household	2026/27 Additional Refuse Charge Increase per Household	2026/27 Total Payable to the Local Authority
1	Douglas	26,677	602	620	18	2.99%	-	-	-	£930.00
2	Castletown	3,206	398	395	-3	-0.75%	£230.00	£220.00	-£10.00	£812.50
3	Ramsey	8,288	510	528	18	3.53%	-	-	-	£792.00
4	Peel	5,710	272	275	3	1.10%	£263.00	£274.00	£11.00	£686.50
5	Onchan	9,039	431	457	26	6.03%	-	-	-	£685.50
6	Port St. Mary	1,989	419	456	37	8.83%	-	-	-	£684.00
7	Braddan	3,404	357	367	10	2.80%	£92.00	£122.00	£30.00	£672.50
8	Port Erin	3,730	385	404	19	4.94%	-	-	-	£606.00
9	Garff - Laxey, Lonan, Maughold	4,255	204.91	215.16	10	5.00%	£230.59	£242.12	£11.53	£564.86
10	Patrick	1,487	248	255	7	2.82%	-	-	-	£382.50
11	Marown	2,220	239	236	-3	-1.26%	-	-	-	£354.00
12	Michael	1,522	161	199	38	23.60%	£52.00	£54.00	£2.00	£352.50
13	Andreas	1,400	144	188	44	30.56%	£52.00	£54.00	£2.00	£336.00
14	Jurby	780	171	177	6	3.51%	£52.00	£54.00	£2.00	£319.50
15	German	1,056	97	97	0	0.00%	£165.00	£165.00	£0.00	£310.50
16	Malew	2,367	199	199	0	0.00%	-	-	-	£298.50
17	Santon	749	187	196	9	4.81%	-	-	-	£294.00
18	Arbory & Rushen	3,560	183	188	5	2.73%	-	-	-	£282.00
19	Ballaugh	1,041	138	143	5	3.62%	£52.00	£54.00	£2.00	£268.50
20	Lezayre	1,230	114	120	6	5.26%	£52.00	£54.00	£2.00	£234.00
21	Bride	359	70	70	0	0.00%	£52.00	£54.00	£2.00	£130.00

Alyson Crellin

From: Admin
Subject: FW: Manx Family Centre - Mobile services
Attachments: Mobile Timetable - revised (draft).docx

From: [REDACTED]
Sent: 12 January 2026 09:28

To: [REDACTED]

Cc: [REDACTED]
Subject: Manx Family Centre - Mobile services

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Commissioners –

We are writing to you in our capacity as trustees of the Manx Family Centre ("MFC"). As you may be aware, the MFC is the charity that in October took over operations of what used to be The Family Library.

The staff and supporters of the MFC have strived tirelessly to resume all operations previously undertaken by The Family Library, starting with the newly re-opened Centre itself in Nobles Hall, Douglas. We have since been focussing on resuming mobile library and treasured memory services and are delighted not only to have the mobile bus in our possession but for it to once again be out making visits. To that end, please find attached an example of forthcoming routes and timetable for January and February.

As you will know, many Isle of Man residents – including in your respective parishes - do not have the ability to travel to a physical library so these services are a lifeline to them. The visiting staff also offer important companionship and human contact to those that might not otherwise have it. In order for the charity to be able to operate as a going concern we do, however, require funds to maintain the services offered and we are therefore asking each of the parishes to make a contribution to the charity in return for us providing the mobile library and treasured memories services to their residents. We hope that, with meaningful contributions, we can not only maintain but also expand our services to your parishes.

We would therefore be grateful if you could confirm whether your parish would be willing to make a contribution of £500 per annum. If you could please let me know we would be very grateful as we are keen to continue these services and offer the best we can.

Finally, if it would be helpful to meet members of the team and discuss how services could be improved/ added to, we would be delighted to arrange that.

Yours sincerely,

Route 4 - Tuesday

This is a Fortnightly Service

Baldrine	9.40
Ballaragh	10.00
Ayre View, Bride	11.00
Croft Park, Andreas	11.30
Andreas Village	11.50
LUNCH	12.25 - 1.25

Jurby Community Centre	1.25
Threshold, Jurby	1.35
King's Reach, Ramsey	2.00
Kerroo Glass, Ramsey	2.30
King's Court, Ramsey	2.55
Cooil Roi, Laxey	3.40

Route 5 - Wednesday

This is a Fortnightly Service

Ballamillaghyn	9.30
Strang Close	10.05
Crosby	10.45
Magher Vay, St Johns	11.05
Mylchreest Court, Peel	11.30
St Patrick Court, Peel	12.05

LUNCH	12.30 - 1.30
Valkyrs Court, Peel	1.35
Patrick	2.00
Waterfall, Glen Maye	2.30
Dalby	3.00
Dalby house call	3.30

*Routes 1, 2, 3, 4, and 5
alternate weekly -
please contact for dates*



Nobles Hall
Westmoreland Road
Douglas
IM1 1RL
Phone: 640650
Email: info@manxfca.co.uk

Route 1 - Tuesday

This is a Fortnightly Service

Upper Ballachrink, Malew	9.45
Silverburn Drive, Ballasalla	10.00
Cronk-y-Thatcher, Colby	10.30
Reayrt-y-Chrink Complex	11.20
LUNCH	12.00 - 1.00
Marashen Crescent, Port Erin	1.10
Lower Garth, Rushen	1.30
Viking Close, Ballakillowey	2.15
Ballagawne, Rushen	2.35
Millhope, Castletown	3.00
Newtown, Santon (monthly)	3.45
Foxdale School (monthly)	3.30

**Routes 1, 2, 3, 4, and 5
alternate weekly -
please contact for dates**

Route 2 - Wednesday

This is a Fortnightly Service

Ashlar Drive, Union Mills (school holidays only)	9.30
Ballagarey, Marown	10.00
Sulby Village	11.10
Ballaugh School (term time)	11.45
LUNCH	12.15 - 1.15
Ballaugh, Housecall	1.20
Ballaugh, One Stop Shop	1.30
Cannan Court, Kirk Michael	2.15
Kirk Michael	2.50 - 4.00

Route 3 - Thursday

This is a Fortnightly Service

Morning only

Beach Road, Port St. Mary	10.00
Cool Veg, Port St Mary	10.20
Town Hall, Port St. Mary	10.40
Mount Tabor Church, PSM	11.00
Ballamodha Straight	11.30

**Can't get to the Mobile Library?
The library can come to you!**

Home Library Service

**Ramsey & the North
Mondays - Monthly**

House calls and Residential Homes

**Douglas & the South
Mondays - Monthly**

House calls and Residential Homes

For full details of our Home Library Service, including all routes and stops, or to request a visit, please contact us on 640650

Subscription for our Home Library Service is £30 per year

Alyson Crellin

To: Admin
Subject: FW: Introduction to Public Space

From: [REDACTED]
Sent: 19 January 2026 11:43

To:

Subject: Introduction to Public Space

You don't often get email from [REDACTED]. [Learn why this is important](#)

Good morning/ Moghrey mie,

I wish to inform you that the Cabinet Office has published *Introduction to Public Space*. The document looks at the types and history of public spaces on the Isle of Man, why they matter as part of our UNESCO Biosphere, includes case studies, and offers tools and ideas for their improvement.

It highlights the importance of high quality, flexible, and inclusive public spaces to the wellbeing of our communities and the vibrancy of our towns and villages. It also sets out principles that will guide future policy development as work in this area progresses.

The document is available [here](#).

No further action is required by the commissioners at this time.

Best regards



Planning Policy Officer
Third Floor, Government
Office
Bucks Road, Douglas
Isle of Man
IM1 3PN

| Contact:



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No employee or agent is authorised to conclude any binding agreement on behalf of any of the Departments or Statutory Boards of the Isle of Man Government with any party by e-mail without express written confirmation by a Manager of the relevant Department or Statutory Board.

RAAUE: S'preevaadjagh yn chaghteraght post-l shoh chammah's coadany erbee currit marish as ta shoh coadit ec y leigh. Cha nhegin diu coipal ny cur eh da peiagh erbee elley ny ymmeydey yn chooid t'ayn er agh erbee dyn kied leayr veih'n choyrtagh. Mannagh nee shiu yn enmyssagh kiaril jeh'n phost-l shoh, doll-shiu magh eh, my sailliu, as cur-shiu fys da'n choyrtagh cha leah as oddys shiu.

Cha nel kied currit da failleydagh ny jantagh erbee conaant y yanno rish peiagh ny possan erbee lesh post-l er son Rheynn ny Boayrd Slattyssagh erbee jeh Reiltys Ellan Vannin dyn co-niartaghay scruit leayr veih Reireyder y Rheynn ny Boayrd Slattyssagh t'eh bentyn rish.

APPENDIX 11.3



Isle of Man
Government

Ellan Vannin

Onchan District Commissioners
Hawthorn Villa
79 Main Road
Onchan
Isle of Man
IM3 1RD

R.P.
Date: 23.01.2026


infrastructure
bun-troggalys

Driver & Vehicle Licensing
Department of Infrastructure
Telephone (01624) 686843
Fax (01624) 686920
Email: driversandvehicles@gov.im
Date: 21st January 2026

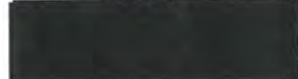
23 JAN 202

Dear Madam/Sir

The Department of Infrastructure have been given the enclosed letter and been asked to forward it to you as you are the registered keeper of the cherished number OMN-90.

I would like to reassure you that the Department is not in any way involved with this request and that you are under no obligation to reply to this letter.

Yours sincerely




Vehicle & Driving Licence Administrator

Dear Sir or Madam,

Forgive me for reaching out through the Registrations department, but I was trying to reach the owner of the vehicle with the registration number OMN 90, I have seen on the database that it is on a 1952 Ferguson tractor, stunning tractor by the way.

At present I have OMN 91 and OMN 92 and I was looking to try to acquire either OMN 90 or OMN 93.

I have another cherished number 450 RMN that I would happily trade with cash if you were interested, or just a cash deal if that is something you would consider?

I realise that this is out of the blue and a massive long shot, but if you could let me know your thoughts on this proposition I would be very grateful.

Best wishes

[REDACTED]

[REDACTED]



REPORT

Report to:	Board of Onchan District Commissioners
Reporting Officer:	District Surveyor
Date of the Meeting:	16 th February 2026
Subject:	Town and County Planning (Permitted Development) (Amendment Order) 2026
Public or Private Document:	Public

Introduction:

This consultation seeks public views on proposed amendments to **Class 15** of the Town and Country Planning (Permitted Development) Order 2025, which currently covers garden sheds, summer-houses and pergolas that can be constructed under permitted development.

Feedback from a review of permitted development rights undertaken in 2024 highlighted growing demand for larger and more versatile garden buildings - often used for storage, as hobby spaces, or for home-working. At the same time, it was recognised that any changes to permitted development rights around garden buildings would require careful consideration and public input.

The Department is proposing amendments to Class 15 of the Order. The changes include updated height and size limits, the addition of 'garden rooms' to the types of permitted garden buildings, and clearer guidance on the appropriate siting and use of both garden buildings and pergolas. These amendments aim to give homeowners greater flexibility while ensuring that development remains proportionate and continues to protect residential amenity.

Previously Considered by the Board:

Not Applicable

Recommendation/s or Action/s Taken:

The Board resolves that the recommended responses are satisfactory or amend the suggested responses prior to the District Surveyor submitting them on behalf of the Authority.

Supporting Rationale:

Members will find enclosed the consultation paper and supporting documents for their information.

Officers have reviewed the documents and recommend the following responses:

5. Do you support the proposed amendments to Class 15 (1)?

Yes, however further consideration is needed regarding the proposed definitions, terminology, and permitted sizes of garden buildings. Feedback from the 2024 consultation indicated that alignment with neighbouring jurisdictions would be beneficial, yet this does not appear to have been fully addressed.

The 2024 consultation noted:

“Alignment with neighbouring jurisdictions: respondents indicated a preference for larger sheds and garden buildings, aligning more with the size permitted in the UK.”

The current proposal introduces a new definition of *garden buildings* as:

“a garden shed, garden-room or summer-house, but excludes a greenhouse, polytunnel, conservatory, garage or carport.”

This would replace the existing terminology of *garden sheds, summer houses and pergolas*. However, neighbouring jurisdictions typically use the broader term *outbuildings*, defined as:

“The rules governing outbuildings apply to sheds, greenhouses and garages as well as other ancillary garden buildings such as swimming pools, ponds, sauna cabins, kennels, enclosures (including tennis courts) and many other kinds of structure for a purpose incidental to the enjoyment of the dwelling house.”

There also remains a lack of clarity around the meaning of *incidental to the enjoyment of the dwelling*. The UK’s interactive guidance provides helpful context:

“Incidental to the enjoyment of the dwellinghouse includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the house, or a container used for domestic heating oil or petroleum gas. It does not cover any professional use or use as separate self-contained living accommodation.”

To ensure consistency, clarity, and alignment with neighbouring jurisdictions, it may be appropriate to review both the terminology and the scope of what constitutes a garden building.

6. Do you support the proposed amendments to Class 15 (2)?

In principle, yes, however greater alignment with neighbouring jurisdictions—particularly the UK's permitted development framework—should be considered to avoid inconsistency and practical issues.

Under UK permitted development rights, the following height limits apply:

- **Maximum overall height of 4 metres** for buildings with a dual-pitch roof.
- **Maximum eaves height of 2.5 metres**, where the structure is **more than 2 metres** from any property boundary.
- **Within 2 metres of a boundary, the maximum height is restricted to 2.5 metres.**

Given these clear and widely adopted thresholds, it may be beneficial for the Isle of Man to adopt similar dimensional criteria. Many manufacturers design and market “permitted development compliant” buildings based on the UK standards. These prefabricated, off-the-shelf options may not meet Isle of Man permitted development rules if the dimensional requirements differ, leading to unnecessary confusion for homeowners and limiting the suitability of commonly available products.

Ensuring consistency with these established UK parameters would support clarity, widen consumer choice, and reduce the likelihood of unintentional non-compliance.

7. Do you support the proposed amendments to Class 15 (3)?

See question 5

8. Do you have any other comments on the proposed amendments to Class 15 of the Permitted Development Order?

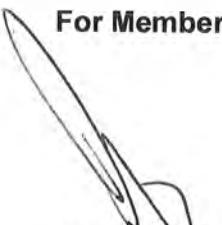
It may be beneficial to introduce a limit on the **maximum permissible elevation area** of outbuildings to ensure they do not dominate the external land surrounding a property.

For example, if the main dwelling occupies approximately **60% of the plot**, a control could be introduced to ensure that the remaining **40% of external land** cannot be almost entirely taken up by an outbuilding under permitted development. Without such a limit, it would be possible—within the current proposals—for an outbuilding to fill the majority of the remaining plot area, leaving only a minimal perimeter (e.g., a 2-metre margin) around the boundary. This could significantly reduce usable external amenity space and lead to disproportionate development within residential curtilage.

Introducing an elevation-area or footprint-based restriction would help maintain an appropriate balance between built form and open space, supporting the overall character and functionality of residential plots.

Alternatives Considered but not Recommended:
The Board resolves that no response be submitted.
Standing Orders:
N/A
Resource Impact:
N/A
Financial Impact:
N/A
Legal and/or Insurance Impact:
N/A
Equality Impact:
N/A
Climate Change Impact:
N/A
Consultation with Others:
<ul style="list-style-type: none">• The Lead Member for Environmental and Technical Services
General Data Protection Regulations and/or Confidentiality Impact:
N/A
Appendices:
Appendix A – Consultation Document

For Members Consideration



RYAN FORGIE
DISTRICT SURVEYOR