

Minutes of the Ordinary Meeting of the **ONCHAN DISTRICT COMMISSIONERS** held in the Boardroom, Hawthorn Villa, 79 Main Road, Onchan, on Monday 19th February 2024 at 7:08 pm

Present: Miss Z Lewin (Chair)
 Mr A Allen
 Mr D Crellin
 Ms F Logan (Lead Member for Finance and General Purposes)
 Mr R Turton (Lead Member for Housing)
 Mr D Quirk (Lead Member for Environmental and Technical Services)

Apologies: Miss K Williams (Vice Chair)

In attendance: Mr R Phillips (Chief Executive/Clerk)

C24/02/02/01

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

None.

C24/02/02/02

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

None.

C24/02/02/03

MINUTES

1. Ordinary Meeting held on Monday 5th February 2024

The Minutes of the Ordinary Meeting held on Monday 5th February 2024, copies of which having previously been circulated were considered.

After a discussion, it was proposed by Mr Quirk and seconded by Mr Turton and unanimously **RESOLVED that the minutes be agreed as a correct record of the proceedings and be signed by the Chair.**

Mr Allen and Ms Logan did not cast a vote as they were not present at the meeting.

C24/02/02/04

TO DISPOSE OF ANY BUSINESS ARISING FROM SUCH MINUTES

1. 2024/25 Rate Setting

Mr Crellin and Miss Lewin thanked Ms Logan in relation to the 2024/25 District Rate announcement statement.

2. Page 5 – Belgravia Road and Royal Drive Proposed Parking Restrictions

Mr Quirk requested that the Chief Executive/Clerk invite a representative from the Department of Infrastructure Parking Enforcement Team to attend any meetings regarding the proposed Belgravia Road and Royal Drive parking restrictions.

3. Springfield Court Refurbishment Presentation

Mr Turton highlighted that the Springfield Court Refurbishment presentation for tenants took place on the 16th February 2024, not the 7th May 2024 as recorded within the Minutes.

Mr Allen requested a copy of the notes from the latest Sheltered Housing Surgery at Springfield Court. The Chief Executive/Clerk confirmed that the Housing Manager will forward the notes to Mr Allen.

C24/02/02/05

TO DISPOSE OF ANY BUSINESS ADJOURNED FROM A PREVIOUS MEETING

None.

C24/02/02/06

TO DEAL WITH ANY BUSINESS EXPRESSLY REQUIRED BY STATUTE TO BE DONE

None.

C24/02/02/07

PLANNING DECISIONS/COMMUNICATIONS FROM THE DEPARTMENT OF INFRASTRUCTURE PLANNING COMMITTEE

(i) PA 24/00132/B Mrs K M Syme – 86 Royal Avenue

Members were advised that the planning application is for the removal of the chimney stack (part retrospective).

In answer to questions, the Chief Executive/Clerk advised that:

- No comments had been received from neighbouring properties; and
- The return date for the application is the 1st March 2024.

After a discussion, it was proposed by Mr Quirk and seconded by Mr Crellin and unanimously **RESOLVED that PA 24/00132/B – 86 Royal Avenue be recommended for approval.**

(ii) PA 24/00052/B Mr B Fitzsimmons – Settlers Hollow, King Edward Road

Members were advised that the planning application is for amendments to dwelling (PA 10/01598/B) conversion to 4 No apartment with revision to external appearance, addition of photovoltaic panels, air source heat pumps, electric vehicle charging points and parking provision.

In answer to questions, the Chief Executive/Clerk advised that:

- Comments had been received from neighbouring properties; and
- The return date for the application is the 16th February 2024.

After a discussion, it was proposed by Mr Quirk and seconded by Ms Logan and **RESOLVED that PA 24/00052/B – Settlers Hollow, King Edward Road be recommended for approval.**

For: Miss Lewin, Ms Logan, Mr Crellin and Mr Quirk
Against: Mr Allen and Mr Turton

iii) **PA 24/00176/B Ms K M Atkinson – Part Field 530907 adjacent to Rose Cottage, Abbeylands**

Members were advised that the planning application is the creation of field access and gateway.

In answer to questions, the Chief Executive/Clerk advised that:

- No comments had been received; and
- The return date for the application is the 23rd February 2024.

After a discussion, it was proposed by Mr Quirk and seconded by Ms Logan and **RESOLVED that PA 24/00176/B – Part Field 530907 adjacent to Rose Cottage, Abbeylands be recommended for approval.**

For: Miss Lewin, Ms Logan, Mr Crellin and Mr Quirk
Against: Mr Allen and Mr Turton

C24/02/02/08

FINANCE AND GENERAL PURPOSES

1. 2024/25 Elderly Person Complexes Heating and Service Charges

To be considered In Committee.

C24/02/02/09

REPORT FROM THE CLERK OR OTHER OFFICER

None.

C24/02/02/10

CONSIDERATION OF ANY RELEVANT CORRESPONDENCE

1. Manx Blind Welfare Society – Annual General Meeting

The invitation received from the Manx Blind Welfare Society to attend the Annual General Meeting on Wednesday 27th March 2024 at 3:30 pm, copies of which having previously been circulated was noted.

2. Manx Classic Car Events

The dates of the Manx Classic Car Events, copies of which having previously been circulated were noted.

3. Johnny Trash Limited

The correspondence received dated 12th February 2024 in relation to garden waste recycling, copies of which having previously been circulated was considered.

A discussion in relation to the following took place:

- The promotion of a private business;
- A potential perceived bias regarding not promoting other businesses providing similar services;
- How the Authority has acted previously;

The Members requested that thanks be given to the Johnny Trash Team for their correspondence and to confirm that the Authority will not actively promote awareness of their business but by considering the matter as part of a public meeting it is hoped that members of the public will become aware of their service.

4. **Share the Care Limited – 35 Main Road**

To be considered In Committee.

C24/02/02/11

TO ANSWER ANY QUESTIONS ASKED UNDER STANDING ORDER 34

None.

C24/02/02/12

TO CONSIDER ANY MOTIONS

None.

C24/02/02/13

ENVIRONMENTAL AND TECHNICAL SERVICES

1. **Enforcement Considerations**

To be considered In Committee.

C24/02/02/14

HOUSING MATTERS

None.

C24/02/02/15

CHAIR'S ANNOUNCEMENTS

1. **Chair's Attendances**

Miss Lewin noted that the Joint Political Meeting which was due to be held with the Onchan and Garff Members of the House of Keys due to be held on Monday 19th February 2024, had been cancelled and is due to be rearranged.

2. **Dates for the Diary**

Date	Organisation	Event	Time
19 th February 2024	Onchan District Commissioners	Board Meeting	7:00 pm
29 th February 2024	Onchan District Commissioners	Commissioners Surgery – Heywood Court – Commissioners Williams and Turton attending	2:00 pm to 3:00 pm
1 st March 2024	Onchan Methodist Church	Coffee Morning	10:00 am to 12 noon
4 th March 2024	Onchan District Commissioners	Board Meeting	7:00 pm

C24/02/02/16ANY OTHER BUSINESS**1. Onchan Silver Band**

Mr Turton noted that Onchan Silver Band is due to perform and represent the District on the weekend of 24 & 25th February 2024 in Blackpool at the 2024 North West Regional Championships.

The Board wishes Onchan Silver Band well in the upcoming competition.

2. Isle of Man Municipal Association

Ms Logan raised that the Isle of Man Municipal Association historically has held their meetings at Braddan Commissioners Office for free. It is noted that there will now be a charge to use Braddan Commissioner's new facility at the Roundhouse so the Association had asked if any of the participating Local Authorities can offer a venue for free.

A discussion between the Members took place regarding:

- The potential use of the Authority's Hawthorn Villa Office and The Hub;
- Loss of potential business and income at The Hub;
- Benefits to the Authority of partaking in the Isle of Man Municipal Association.

It was proposed by Mr Quirk and seconded by Mr Crellin and **RESOLVED that the Isle of Man Municipal Association can have use of the meeting room at The Hub on Second Avenue, Onchan free of charge for twelve months to host their meetings.**

For: Miss Lewin, Ms Logan, Mr Crellin, Mr Turton and Mr Quirk

Against: Mr Allen

There being no further business the public meeting was declared closed at 7:43 pm

C24/02/02/17FINANCE AND GENERAL PURPOSES**1. 2024/25 – Sheltered Housing Complexes Heating and Service Charges**

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

The report of the Chief Finance Officer dated 31st January 2024, copies of which having previously been circulated was considered.

a) 2024/25 Sheltered Housing Complexes – Heating Charges

A discussion between the Members and the Chief Executive/Clerk took place regarding:

- Concerns relating to affordability for tenants, especially those who are vulnerable;
- The charge options available and the effect of their implementation;
- The Authority's current Sheltered Housing Heating Reserve deficit due to not increasing the heating charge enough during the previous financial years;
- How the Board has acted previously when considering the Sheltered Housing heating charges;
- The consumption figures for kilowatt hours used during the previous four years have been used to calculate the expected consumption for the forthcoming year;

- Isle of Man Energy confirmation that the current gas tariff per kilowatt hour will be held at 16.217 pence per unit, but no guarantee can be provided regarding any increase or decrease to this tariff;
- Overview of the fluctuation of kerosene heating oil prices;
- That consumption at both Sheltered Housing complexes will be reduced in the future following the planned installation of thermostats in all properties;
- Further consumption savings will be made following the completion of the planned Springfield Court refurbishment scheme.

It was proposed by Ms Logan and seconded by Mr Quirk and unanimously **RESOLVED that:**

- **With effect from the 1st April 2024, the gas heating charge for Springfield Court Sheltered Housing complex will be 78.75 pence per rent point; and**
- **With effect from the 1st April 2024, the oil heating charge for Heywood Court Sheltered Housing complex will be 54.50 pence per rent point.**

b. 2024/25 Sheltered Housing Complexes - Service Charges

A discussion between the Members and the Chief Executive/Clerk took place regarding:

- The current and previous financial year's electricity consumption and tariff per kilowatt hour;
- Cleaning contractor expenditure options;
- The Authority's current Community Facilities Reserve deficit.

It was proposed by Ms Logan and seconded by Mr Allen and unanimously **RESOLVED that with effect from the 1st April 2024 the Sheltered Housing complexes service charge per property be increased from £2.26 to £3.00 per week.**

c. 2024/25 Sheltered Housing Complexes – Storage Charges

Following a discussion, it was proposed by Ms Logan and seconded by Mr Quirk and unanimously **RESOLVED that with effect from the 1st April 2024 the Sheltered Housing complexes storage charges be:**

- **Large storage cage charge be increased from £2.00 to £2.50 per week;**
- **Small storage cage charge be increased from £1.00 to £1.50 per week;**
- **and**
- **Cupboard storage charge be increased from £2.00 to £2.50 per week.**

C24/02/02/18

CONSIDERATION OF ANY RELEVANT CORRESPONDENCE

1. Share the Care Limited – 35 Main Road

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

Following a discussion it was noted that:

- The new rent amount per annum which was resolved at the Ordinary Meeting held on Monday 8th January 2024 will not be reduced and the resolution will not be rescinded;
- The Authority will not make any financial contribution toward the internal works carried out by the tenant and noted that the responsibility for maintaining the property internally is that of the tenant as per the terms of the current lease.

C24/02/02/19

ENVIRONMENTAL AND TECHNICAL SERVICES

1. Enforcement Considerations - 22 Third Avenue, Onchan

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

The report of the District Surveyor dated 14th February 2024, copies of which having previously been circulated was considered.

Following a discussion, it was proposed by Mr Quirk and seconded by Mr Allen and unanimously **RESOLVED that:**

- **A formal Section 51 Notice under The Highways Act 1986 is served on the owners of 22 Third Avenue, Onchan to remove the obstruction to the highway within fourteen days of the date of the notice being served; and**
- **If the notice is not complied with the Authority will exercise the right to undertake the works and reclaim the costs as per Section 83 of The Highways Act 1986.**

C24/02/02/20

ANY OTHER URGENT BUSINESS

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

1. Main Road Toilets Refurbishment

Mr Turton requested an update in relation to the completion of the Main Road toilets refurbishment.

The Chief Executive/Clerk confirmed that the disabled toilet is the remaining area due to be completed and that this will be completed by the 31st March 2024.

2. Street Light Faults Reported

Mr Turton and Mr Quirk requested an update in relation to street light faults reported in Wentworth Close.

The Chief Executive/Clerk confirmed that an update will be obtained from the Authority's District Surveyor and will be reported back to Mr Turton and Mr Quirk.

3. Centenary Park

Mr Quirk requested an update in relation to the Centenary Park waste disposal licence that was considered by the Board on the 8th January 2024.

The Chief Executive/Clerk confirmed that the Authority's District Surveyor has compiled a Certificate of Lawful Use planning application as requested by the Department of Environment, Food and Agriculture ("DEFA") which is due to be submitted imminently. It is noted that DEFA has been made aware of the progress of the Authority's application.

There being no further business the meeting was declared closed at 20:32 pm