

Minutes of the Ordinary Meeting of the **ONCHAN DISTRICT COMMISSIONERS** held in the Boardroom, Hawthorn Villa, 79 Main Road, Onchan, on Monday 21st September 2026 at 7:00 pm

Present:	Mr A Allen	(Chairman)
	Mr S Wilson	(Vice Chairman and Lead Member for Housing)
	Miss G Corkish	
	Mr D Quirk	
	Mr R Turton	
Apologies:	Mr A Gibson	(Lead Member for Environmental and Technical Services)
In attendance:	Mr R Phillips	(Chief Executive/Clerk)
	Mrs S Johnson	(Chief Finance Officer) @ 7.03 pm
	Mr R Forgie	(District Surveyor)
	Miss A Crellin	(Executive Officer/Assistant)

Mr Allen advised that apologies had been received from Mr Gibson in advance of the meeting.

Mr Allen advised that no apologies had been received from Mr Lockwood in advance of the meeting.

C26/09/02/01
TO CHOOSE A PERSON TO PRESIDE IF THE CHAIRMAN AND VICE-CHAIRMAN BE ABSENT

Not applicable.

C26/09/02/02
DECLARATION OF INTERESTS OF MEMBERS AND OFFICERS (in accordance with Standing Order 18.3)

Mr Allen asked the Board Members and Officers if they wished to declare any pecuniary or non-pecuniary interests in relation to any agenda items due to be considered this evening.

Mr Allen reminded the Board Members and Officers that declarations of interests can be recorded now or when the agenda item is due to be considered during the meeting.

C26/09/02/03
BUSINESS REQUIRED TO BE DEALT WITH BY STATUTE BEFORE ANY OTHER BUSINESS

None.

C26/09/02/04
MINUTES

1. Minutes of the Ordinary Meeting held on Monday 7th September 2026

The minutes of the Ordinary Meeting held on Monday 7th September 2026, copies of which having previously been circulated, were considered.

The following amendments were requested:

Page 12 - Street Lighting NDT Testing Services

Fourth bullet point replace “Greeba Drive and Mount View Road” with “two on Greeba Drive” and “two on Mount View Road”

Subject to the above amendments, it was proposed by Miss Corkish and seconded by Mr Wilson and unanimously **RESOLVED** that the minutes of the Ordinary Board Meeting held on Monday 7th September 2026 be agreed as a correct record of the proceedings and be signed by the Chairman.

C26/09/02/05

TO DISPOSE OF ANY BUSINESS ARISING FROM SUCH MINUTES

None.

C26/09/02/06

TO DISPOSE OF ANY BUSINESS ADJOURNED FROM A PREVIOUS MEETING

None.

C26/09/02/07

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

None.

C26/09/02/08

PLANNING DECISIONS/COMMUNICATIONS FROM THE ISLE OF MAN GOVERNMENT PLANNING COMMITTEE

(i) PA 26/00564/C Sailmaker House, Unit 7 Carrs Lane, Tromode

The Board Members were advised that the planning application is for additional use, to include the crushing and baling of cans, baling of waste cardboard, and the temporary storage of refrigerant cylinders, all in association with the approved use of the site.

In answer to questions, the District Surveyor advised that:

- No comments have been received from neighbouring properties.
- The return date for the application is the 25th September 2026.
- Highway Services have commented that there is no significant negative impact upon the highway network in terms of highway safety; and
- Environmental Health have no comments to make.

Following a discussion, it was proposed by Miss Corkish and seconded by Mr Turton and unanimously **RESOLVED** that **planning application 26/00564 – Sailmaker House, Unit 7 Carrs Lane, Tromode be recommended for approval.**

(ii) PA 26/00665/B Mrs K Duncan – 38 Howe Road

The Board Members were advised that the planning application is for the erection of a single storey extension to the south elevation with flue, alterations to doors and fenestration to west, east and south elevations, erection of decking to south elevation, alteration to existing roof, installation of two dormers to south elevation, installation of pitched roof to north outrigger, removal of existing chimney, installation of roof lights, alteration to external wall render and cladding, and the erection of a garage/store with a pitched roof to extend over the existing garage on the front elevation.

In answer to questions, the District Surveyor advised that:

- No comments have been received from neighbouring properties.
- The return date for the application is the 2nd October 2026; and
- Highway Services have commented that there is no significant negative impact upon the highway network in terms of highway safety.

Following a discussion, it was proposed by Miss Corkish and seconded by Mr Wilson and unanimously **RESOLVED that planning application 26/00665 – 38 Howe Road be recommended for approval.**

C26/09/02/09

FINANCE AND GENERAL PURPOSES

None.

C26/07/01/10

CONSIDERATION OF ANY REPORTS FROM THE CLERK AND OTHER OFFICERS

1. Secondary Employment and Business Interest Policy – Proposed New Policy

The report of the Chief Executive/Clerk dated 21st September 2026, copies of which having previously been circulated was considered.

Mr Wilson expressed concern that the draft policy, in its current form, could expose the Authority to risk. On that basis, he requested that consideration of the matter be deferred to the next Ordinary Meeting of the Board in order to allow sufficient time to review the policy and submit any comments to the Chief Executive/Clerk.

Following discussion, it was agreed that consideration of the matter be deferred until the Ordinary Meeting of the Board to be held on 5th October 2026.

2. Code of Practice for the Proactive Publication of Information

The report of the Chief Executive/Clerk dated 21st September 2026, copies of which having previously been circulated was considered.

Mr Wilson requested that consideration of the matter be deferred until the next Ordinary Meeting to afford him sufficient time to review the document and submit his comments.

Following discussion, it was agreed that consideration of the matter be deferred until the Ordinary Meeting to be held on 5th October 2026.

3. Social Media Policy and Members' Blogs – Review

The report of the Chief Executive/Clerk dated 21st September 2026, copies of which having previously been circulated was considered.

Mr Wilson requested that consideration of the matter be deferred to afford him sufficient time to review the document and submit his comments.

Following discussion, it was agreed that consideration of the matter be deferred until a future Board Meeting.

4. Eastern Civic Amenity Site Joint Committee – Request for Additional Funding

The report of the Chief Executive/Clerk dated 21st September 2026, copies of which having previously been circulated was considered.

The Chief Executive/Clerk provided the following overview:

- The Eastern Civic Amenity Site Joint Committee at its meeting held on the 8th September 2026, considered whether additional staffing resources are required to support the continued safe and effective operation of the Site.
- As any additional expenditure would require financial support from the constituent local authorities, the Board is requested to consider whether additional funding should be made available within the current financial year to support the proposed staffing arrangements.
- The current operating contract commenced on the 1st April 2025, following a tender exercise undertaken by the Joint Committee in late 2023. The initial tender submission received was based upon a staffing model always requiring four operatives on site, together with a driver when required for skip movements. The resulting cost increase was considered excessive by the Joint Committee, which subsequently resolved to amend the specification and undertake a further tender exercise.
- The revised specification reduced the staffing requirement to three operatives on site, with a fourth employee available when required to undertake skip movements. Following the second tender exercise, the Joint Committee accepted a tender from Douglas City Council based upon this staffing model, and this forms the basis of the current contractor arrangements.
- The staffing model approved by the Joint Committee was designed to meet the operational requirements set out within the tender specification at that time.
- The Joint Committee received a report outlining the implications for site operations and staffing resources. The report concluded that the existing staffing model left little capacity to undertake the additional processing, dismantling, storage, and administrative duties associated with the new arrangements and recommended the provision of an additional resource. The Committee subsequently approved a trial arrangement involving an additional operative to undertake the dismantling of Large Domestic Appliances (“LDAs”) such as washing machines, cookers, tumble dryers and dishwashers, enabling disposal costs to be reduced and helping to offset additional operating costs through the recovery of recyclable materials.
- The Contractor previously reported to the Committee in May regarding concerns raised by Council Members about staffing levels at the site. During a site visit, it was observed that key operational areas did not always appear to be adequately staffed and concerns were raised that employees were unable to take uninterrupted lunch breaks during particularly busy periods.
- The Contractor advised the Joint Committee that the site is currently being operated broadly in accordance with the staff levels envisaged in the accepted tender specification, but operational requirements have evolved since the contract was awarded.
- The additional funding required from the Authority is £301.66 per month from October 2026, which is not budgeted for; and
- It is highlighted that the additional expenditure may still be incurred and payable should the other participating local authorities approve and vote in majority favour of funding the proposed increased staffing arrangements in accordance with the governance and cost-sharing arrangements of the Joint Committee.

The Chief Executive/Clerk advised that the Authority's representative on the Joint Committee does not have delegated authority to vote on matters relating to the Eastern Civic Amenity Site. Accordingly, any proposal involving additional expenditure must be referred to the Board for consideration, with a formal resolution required before the Authority's representative can cast a vote on the matter.

Miss Corkish queried the duration of the additional expenditure and sought clarification as to the period for which the funding would be required.

The Chief Executive/Clerk confirmed that the additional expenditure would be payable until the end of the current financial year, being 31st March 2027. He further advised that any funding requirements beyond that date would be considered as part of the annual Eastern Civic Amenity Site budget setting process for future financial years.

A discussion in relation to the following took place:

- Mr Turton commented that he would have liked to have seen a review undertaken of the site's opening hours to ensure that the facility is being used efficiently, rather than increasing staffing levels and expenditure.
- Mr Wilson stated that the delegation of the Authority's representative should be reviewed, with consideration given to granting elected Joint Committee representatives greater authority to vote on matters without requiring full Board consideration and approval. He noted that, under the current arrangements for the Eastern Civic Amenity Site, it appears that representatives of the other local authorities are already able to vote without such restrictions.
- Mr Allen asked the Board Members whether they were minded to approve the request for additional funding and, separately, to consider the matter raised by Mr Wilson regarding the delegation of powers to the Authority's representative attending the Eastern Civic Amenity Site Joint Committee meetings.
- Mr Wilson commented that the site had recently reduced the volume of green waste that ratepayers are permitted to dispose of, yet the Authority was now being asked to consider providing additional funding towards its operation.
- Mr Turton clarified that, under the current agreement, the Authority is required to follow the majority decision reached by the participating authorities. However, he noted that the Authority's position must first be determined by the Board and that the Authority is not obliged to support the request for additional funding.
- Mr Quirk stated that the Board Members and members of the public had not been provided with a separate set of accounts for the site and that, as the facility is operated by Douglas City Council, it had a responsibility to keep the participating authorities informed of its financial position.
- Mr Wilson asked whether it would be worthwhile for the Authority submitting a Freedom of Information request to obtain the relevant financial information.
- Mr Quirk stated that he would like to receive a set of accounts in order to determine whether the request for additional funding is justified.
- Mr Turton suggested that the Board should not support the request for additional expenditure and should communicate its opposition to the Joint Committee, notwithstanding the existing voting and cost sharing arrangements.
- Mr Allen agreed with Mr Turton's comments and suggested that, irrespective of the position adopted by the other constituent authorities within the Joint Committee, the Authority should formally record its opposition to the increase in expenditure and its reluctance to support additional costs being passed on to ratepayers.

Following a discussion, it was proposed by Mr Quirk and seconded by Miss Corkish and unanimously **RESOLVED that the Board declines the provision of additional funding within the current financial year to support the proposed increased staffing arrangements at the Eastern Civic Amenity Site. Furthermore, notwithstanding this decision, the additional expenditure may still be incurred and payable should the other participating local authorities approve and vote in majority favour of funding the proposed increased staffing arrangements in accordance with the governance and cost sharing arrangements of the Joint Committee.**

Mr Allen requested that the Chief Executive/Clerk convey the Board's views to the Eastern Civic Amenity Site Joint Committee, including the Authority's concerns regarding the proposed increase in expenditure and its reluctance to support additional costs being passed on to ratepayers.

C26/09/02/11**CONSIDERATION OF ANY CORRESPONDENCE****1. Access to Government Valuer for Local Authorities**

A copy of the correspondence dated 11th September 2026, received from the Department of Infrastructure Central Support and Change Division, regarding local authorities' removal of access to valuation services previously offered by the Government Valuer, copies of which having previously been circulated was considered.

Mr Quirk expressed his dismay at the contents of the correspondence and stated that the Isle of Man Government is increasingly placing demands and pressure upon local authorities and risked adversely affecting their ability to effectively discharge their statutory functions.

The Board Members noted the correspondence.

C26/09/02/12**TO ANSWER ANY QUESTIONS ASKED UNDER STANDING ORDER 25**

None.

C26/09/02/13**TO CONSIDER ANY MOTIONS****1. Motion 83 – Submitted under Standing Order 19**

Mr Allen advised the Board that Motion 83 had been tabled by Mr Wilson and seconded by Miss Corkish at the previous meeting and that Board Members can now debate the matter.

Mr Wilson advised the Board that the Motion states *“That the Authority resolves to undertake and fund from the Authority’s Housing Reserves a feasibility study into the potential redevelopment of the Hawthorn Villa site and the land within its curtilage, to assess the feasibility, viability and deliverability of a mixed-use scheme incorporating new social housing, appropriate accommodation for the Authority’s operational requirements, and the impact on, and future provision of, existing income-generating commercial properties”*.

A discussion in relation to the following took place:

- Mr Wilson stated that he had submitted the motion to undertake a feasibility study due to the insufficient supply of social housing within the District and the current lack of available land for development.
- Mr Wilson reported that, since the publication of his motion, he had been contacted by several residents who advised that they had received communications from a Board Member which he considered to be alarmist in nature. He stated that it had been suggested that the Board Member had sought to create division between Members of the Board and residents by misconstruing both the purpose of the motion and the land to which it related. Mr Wilson emphasised that the motion concerned the land occupied by Hawthorn Villa, including the associated car parking areas and commercial units, and did not relate to the recreational play area or any public open space.
- Miss Corkish stated that she supported the motion, noting that the provision of additional housing is a priority issue frequently raised by members of the public. She commented that, if the Authority wishes to reduce its social housing waiting lists, it must actively explore opportunities to increase the supply of housing within the District.

- Mr Turton stated that he had concerns regarding the existing uses and constraints associated with the site. He commented that it was unclear whether the site was subject to any preservation restrictions, that no estimates had been provided for site clearance costs, that the potential loss of rental income had not been quantified, and that no information had been provided regarding the relocation of the existing car park. In light of these uncertainties, he did not consider the proposal to be cost effective at this stage, particularly for a limited development scheme.
- Mr Wilson commented that commissioning a feasibility study would provide the Board with information on the options available for the site and enable Board Members to make an informed decision, hence the purpose of undertaking a feasibility study.
- Miss Corkish supported Mr Wilson's comments and highlighted that a feasibility study should be regarded as the starting point of the process.
- Mr Wilson highlighted that many members of the current Board, when they have had to prepare their manifestos, had identified the exploration of additional housing provision within the District as one of their key priorities. He further noted that this objective is supported by the Authority's recently adopted Social Housing Strategy.
- Mr Turton commented that many development sites within Onchan are comparatively straightforward and do not require significant expenditure before development can commence. He noted that, unlike other sites, the proposed site would first require clearance works and would result in the loss of income generated by the existing commercial tenanted businesses. He stated that he would have no objection to the development of an alternative site, such as the former Gas Works site on Second Avenue, but considered that substantial expenditure would be required on the proposed site before any development could begin.
- Mr Allen commented that, if the Authority were to obtain cost estimates for undertaking a feasibility study on this site, a consistent approach should be adopted in relation to other potential development projects.
- Mr Wilson stated that the Authority would be unable to properly consider development proposals for any site without first undertaking a feasibility study and that such a study would provide the Board with a range of options for consideration.
- Mr Turton suggested that cost estimates for a feasibility study should be obtained before the motion is progressed in its current form; and
- Mr Quirk queried the level of income that the Authority would lose if the commercial units at the Hawthorn Villa site were removed, and also sought clarification regarding the cost of the feasibility studies previously commissioned by the Board in relation to the redevelopment of Onchan Pleasure Park.

The Chief Executive/Clerk advised that he did not have the rental income figures for the commercial properties immediately available but estimated that the total rental income generated from the site was in the region of £30,000 per annum.

The Chief Finance Officer further advised that, in addition to the loss of rental income, the Authority would also experience a reduction in rates income and, potentially, income received from refuse collection services.

The District Surveyor advised that the feasibility studies previously commissioned in relation to the two redevelopment proposals for Onchan Pleasure Park had been funded from the Authority's Reserves at a total cost of approximately £10,000.

Mr Quirk asked how many residential properties could potentially be accommodated on the Hawthorn Villa site.

The District Surveyor explained that this information would be determined as part of the feasibility study and could not be accurately assessed without undertaking that work.

Mr Quirk stated that his preference would be for the Authority to focus its resources on the potential purchase and development of the former Haydn Minay Garage site should it become available for acquisition in the future.

The Chief Executive/Clerk advised the Board that, before proceeding to a resolution, the Board Members may wish to consider an amendment to the motion in light of Mr Turton's comments, namely that quotations be obtained for the undertaking of a feasibility study before any decision is taken to commission the work.

Mr Allen asked Mr Wilson whether he wished to amend his motion.

Mr Wilson confirmed that he did not wish to amend the motion and requested that it be considered in its original form.

Following a further discussion, it was proposed by Mr Wilson and seconded by Miss Corkish and **RESOLVED that the Authority resolves to undertake and fund from the Authority's Housing Reserves a feasibility study into the potential redevelopment of the Hawthorn Villa site and the land within its curtilage, to assess the feasibility, viability and deliverability of a mixed-use scheme incorporating new social housing, appropriate accommodation for the Authority's operational requirements, and the impact on, and future provision of, existing income-generating commercial properties.**

For: Mr Allen, Mr Wilson and Miss Corkish

Against: Mr Turton and Mr Quirk

C26/09/02/14

ENVIRONMENTAL & TECHNICAL SERVICES

1. Street Lighting Replacement Programme

The report of the District Surveyor dated 21st September 2026, copies of which having previously been circulated was considered.

The District Surveyor provided the Board with the following overview:

- This report presents the financial options available to the Board following the completion of the 2026 Non-Destructive Testing (NDT) Survey of the Authority's street lighting column stock, the findings of which were reported to the Ordinary Board Meeting held on the 7th September 2026.
- The survey identified a number of columns that have reached the end of their safe operational life, together with others exhibiting varying degrees of corrosion and structural deterioration.
- The report outlines a prioritised, risk-based replacement programme, taking account of asset condition, location and public safety considerations, and seeks approval for the associated unbudgeted expenditure; and
- The Board is requested to consider the financial options presented and resolve upon the preferred approach for funding and delivering the proposed risk-based replacement programme, having regard to asset condition, public safety, and the Authority's financial position.

Mr Allen asked the Chief Finance Officer to provide an overview of the Authority's current Reserves and overall financial position.

The Chief Finance Officer advised the Board that the level of expenditure under consideration was reasonable and could be funded from the Authority's Reserves. She reiterated her previously stated view that maintaining healthy reserve balances is important to ensure the Authority is able to respond to unforeseen circumstances and urgent requirements, and that this proposal fell within that category.

The Chief Finance Officer further advised that both options contained within the District Surveyor's report could be funded from the Authority's General Reserves without placing the Authority in a financially vulnerable position. She noted that the level of General Reserves had increased since the District Rate and annual budget were approved, due to underspends recorded during the current financial year, together with additional savings achieved during the previous financial year which had exceeded expectations.

Mr Turton recommended that he declare a non-pecuniary interest insofar as he resides on Mount View Road, one of the locations referred to within the District Surveyor's report.

The Chief Executive/Clerk advised that Mr Turton was not required to declare a non-pecuniary interest in this instance, as the District Surveyor's report related to various areas of street lighting throughout the District and was not specific to Mount View Road. He further advised that Mr Turton did not stand to receive any preferential treatment or personal benefit from the proposed works, as the street lighting within Mount View Road had already been identified as requiring replacement through the Authority's NDT testing programme.

A discussion in relation to the following took place:

- Mr Turton stated that he remained of the view that the proposed scheme was not the correct approach. He noted that he had previously argued that, where street lighting columns are removed, they should be replaced on a like-for-like basis rather than awaiting the implementation of wider replacement schemes. He commented that residents generally wish to see a replacement light installed as soon as possible, particularly as the Authority enters the darker autumn and winter months.
- Miss Corkish confirmed that she was in favour of Option 2, namely undertaking the replacement street lighting works across all identified locations within Phases 3 and 4, rather than restricting the works to Phase 3 only at present. She noted that contractor and material costs were likely to continue increasing if the Authority delayed the works further.
- Mr Wilson stated that he supported Miss Corkish's comments and highlighted that a lack of investment in street lighting infrastructure by previous Boards had contributed to the Authority's current position, whereby significant expenditure was now required to replace ageing and deteriorating assets.
- Mr Allen sought to clarify that the District Surveyor was not proposing to undertake the replacement programme in isolation. He explained that the replacement of high-risk lighting columns would be incorporated within the wider programme of works and suggested that Board Members should take reassurance from the comprehensive approach being proposed by the District Surveyor; and
- Mr Quirk stated that he supported Mr Turton's comments.

The Chief Executive/Clerk asked whether Mr Turton would be more supportive of the proposal if the resolution were amended to include wording that priority be given, where practicable, to replacing street lights that have already been removed as part of the proposed phase of works.

Mr Turton confirmed that he would be more supportive of the proposal if such wording were incorporated into the resolution.

Following the above discussion, it was proposed by Miss Corkish and seconded by Mr Wilson and unanimously **RESOLVED** that:

- **Phase 3 street lighting replacement works, as outlined in the District Surveyor's Report dated 21st September 2026, be funded at a maximum budgeted cost of £202,078.32.**
- **Phase 4 street lighting replacement works, as outlined in the District Surveyor's Report dated 21st September 2026, be funded at a maximum budgeted cost of £330,355.41.**

- The required expenditure is to be met from the Authority's General Reserves.
- The procurement of materials from suppliers is approved under exemption in accordance with Standing Order 7.1(a)(i) of the Authority's Standing Orders for the Making of Contracts; and
- Priority to be given to replace the street lights which have already been removed with the phase where possible.

C26/09/02/16

CHAIRMAN'S ANNOUNCEMENTS

1. Dates for the Diary

Date	Organisation	Event	Time
21 st September 2026	Onchan District Commissioners	Board Meeting	7:00 pm
5 th October 2026	Onchan District Commissioners	Board Meeting	7:00 pm

C26/09/02/17

ANY OTHER URGENT BUSINESS

1. Dates for the Diary

Miss Corkish asked whether the dates included within the Dates for the Diary section of the agenda could be reviewed, as she had received feedback from residents that it was confusing when some events appeared in the minutes after the relevant dates had already passed.

The Executive Officer/Assistant and Chief Executive/Clerk explained that, at the time the agenda is prepared and circulated to Board Members and the public, some of the events listed within the Dates for the Diary section have not yet taken place; however, due to the period between the publication of the agenda and the commencement of the Ordinary Board Meeting, certain events may have occurred by the time the minutes are considered and subsequently published.

2. Springfield Court – Handrail

Miss Corkish stated that she wished to follow up on the motion she had submitted earlier in the year regarding the installation of a handrail at the Authority's Springfield Court Sheltered Housing Complex to assist residents when accessing the car park.

Miss Corkish noted that the handrail had now been installed and expressed her thanks to the Authority's staff for arranging and completing the works.

3. Employee Recognition

Mr Wilson stated that he had received positive feedback from residents of Heywood Grove, who had expressed how impressed they were with the work being undertaken by a new employee within the Authority's Parks Department.

The Chief Executive/Clerk thanked Mr Wilson for bringing the matter to the Board's attention and confirmed that he would ensure the positive feedback was passed on to the employee concerned and their line manager within the Parks Department.

4. Eastern Civic Amenity Site

The Chief Executive/Clerk highlighted that, during the Board's earlier consideration of matters relating to the Eastern Civic Amenity Site Joint Committee, Board Members had discussed the possibility of reviewing the delegated powers afforded to Board Members under Standing Order 5.1; however, no decision had been recorded as to whether a review of those provisions should be undertaken.

Following discussion, Mr Allen requested that the Chief Executive/Clerk prepare a report for the Board's consideration regarding the operation of Standing Order 5.1.

5. McMilliam Coffee Morning

Mr Turton advised the Board Members that Onchan Pensioners Club are holding a coffee morning on Friday 25th September 2026 between 10:00 am and 12 noon in support of McMilliam Cancer.

Mr Turton extended an invitation to all those in attendance at the meeting.

There being no further business, the public meeting ended at 8:00 pm.