

Minutes of the Extra Ordinary Meeting of the **ONCHAN DISTRICT COMMISSIONERS** held in the Boardroom, Hawthorn Villa, 79 Main Road, Onchan on Monday 24th November 2025 at 6:00 pm.

Present:	Mr A Allen	(Chairman)
	Mr S Wilson	(Vice Chairman & Lead Member for Housing)
	Mr A Gibson	(Lead Member for Environmental & Technical Services)
	Mr O Lockwood	(Lead Member for Finance & General Purposes)
	Miss G Corkish	
	Mr D Quirk	
	Mr R Turton	
In attendance:	Mr R Phillips	(Chief Executive/Clerk)
	Mr R Forgie	(District Surveyor)
	Miss A Crellin	(Executive Officer/Assistant)

The Chairman thanked the Members and Officers for attending the Extra Ordinary Board Meeting.

C25/11/03/01

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

Not applicable.

C25/11/03/02

DECLARATION OF INTERESTS OF MEMBERS AND OFFICERS (in accordance with Standing Order 18.3)

The Chairman asked 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.

The Chairman reminded Members and Officers that declarations of interest can be recorded now or when the agenda item is due to be considered during the meeting.

Miss Corkish, Mr Gibson, Mr Quirk, and the District Surveyor declared non-pecuniary interests in relation to agenda item 1, Onchan Raceway Limited – Commercial Tenancy Update.

C25/11/03/03

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

None.

C25/11/03/04

ONCHAN RACEWAY LIMITED – COMMERCIAL TENANCY UPDATE

The Chief Executive/Clerk advised the Board of the following:

- After the Ordinary Meeting of the Board held on Monday 17th November 2025, the tenant has confirmed that he has agreed to accept the new lease and the new terms offered by the Board. Additionally, he has provided a list of stock racing events for the 2026 period, as well as a proposed period to allow stock car training and practice for the Board to consider.

The Lead Member for Finance and General Purposes made the following comments:

- It appears that agreement can now be reached regarding entering into the tenancy for a further year.
- The Authority was advised that there would be a burden on the Authority to engage an external party to review an operational plan, since the expertise is not available internally. It is suggested that Onchan Raceway Limited should be informed that item 6 of the Notice sent should be

understood as simply requiring details of insurance held, health and safety procedures, medical cover and details of regulatory safeguards.

- Further to the tenant's latest correspondence, it is highlighted that the Board has resolved that the Kick-about area is not to be used as a pit area but may be used for parking; and
- The proposed stock car racing event dates look similar to previous years, and the period for training and practice appears reasonable.

A discussion in relation to the following took place:

- Noted that it is favourable that an agreement be reached with the tenant rather than the premises being left vacant.
- Concerns were raised regarding the removal of the cars stored on the banked track, and it was requested that it be highlighted to the tenant that the vehicles are to be removed from the premises, and not stored on any land in the ownership of the Authority.
- Concerns were raised regarding whether the tenant will comply with the new terms of the lease.
- All of the Members agreed to the proposed stock race events for 2026, as well as the period for training and practising.
- Suggested by some Members that there is not sufficient space for competing vehicles to be stored at the facility during events, and that the Board should consider allowing permission to use the Kick-a-bout area when the tenant has visiting competing drivers.
- Queried if the tenant defaults on the new lease terms, will the Board be proactive and take action to remedy the matter, and if required, cease the tenancy for breach of tenancy.
- Highlighted that the tenant has suggested that the Board's proposed new terms will create safety risks for the tenant, but no details of the risks have been provided.
- Commented that the safety of the operations undertaken on the premises is the responsibility of the tenant, and that if any new terms imposed by the Board are problematic, then the tenant needs to address these formally and with details provided; and
- Recommended that the tenant be advised to provide advance notice of the race event dates to residents in the area.

Following a discussion, it was proposed by Mr Lockwood and seconded by Mr Wilson and **RESOLVED that:**

- **Further to the resolution recorded on 3rd November 2025, Onchan Raceway Limited be provided with the new lease containing the Board's approved additional clauses to sign.**
- **The new clause referring to the use of the Kick-a-bout field is to be amended to allow the tenant to request formal permission from the Board to use it for stock car events that include competitors travelling from off island to compete, and that safeguards be included within this clause that place a responsibility upon the tenant to safely manage the area if permission is granted.**
- **The proposed 2026 stock car race events calendar, practice and training periods are approved.**
- **The tenant clears the banked track of vehicles before the end of January 2026.**
- **The lease term is to be for a twelve month period with effect from 1st December 2025; and**
- **The Board will consider any future leases following a six month period of review of the new tenancy.**

Miss Corkish, Mr Gibson and Mr Quirk declared non-pecuniary interests and did not cast a vote.

C25/11/03/05

THE FUTURE OF ONCHAN PLEASURE PARK

The Chairman provided the Members of the Board with an overview of what matters are proposed to be considered during the meeting, and highlighted that the Members do not need to focus on the details and specifics regarding any plans and aspirations they may have for the Park. It was requested that the Members consider an overall strategy or way forward regarding repairs, enhancements, and improvements to be made to the Park, which could provide benefits to members of the public, and the tenants and sports clubs.

The report of the Chief Executive/Clerk dated 24th November 2025, copies of which having previously been circulated was considered.

The Chief Executive/Clerk advised the Board of the following:

- As the Authority's last general election was uncontested, the current Board Members did not produce manifestos outlining their intentions or priorities for the District during their term of office.
- In the absence of manifestos, it is noted that the majority of the current Board Members have expressed an interest in prioritising consideration of Onchan Pleasure Park ("the Park") during their term of office.
- At the Ordinary Meeting held on Monday 17th November 2025, it was agreed that the Board, together with the Chief Executive/Clerk and District Surveyor, would attend an Extra Ordinary Board Meeting on the 24th November 2025, to determine how best to progress the matter.
- Previous Boards and Officers, on behalf of the Authority, have considered the future of the Park on numerous occasions and have undertaken public consultations. Records and minutes refer to consultations regarding this matter, and date back to 2006, 2008 and 2016.
- In 2022, the previous Board instructed that a new consultation be undertaken with the commercial tenants and sports clubs based at the Park. The Board authorised the Chief Executive/Clerk, together with Commissioners Zara Lewin and Fenella Logan, to meet with the tenants and clubs representatives to gather information.
- The information was intended to support the creation of a defined client brief, enabling the collation of designs, costings, and an assessment of the forecasted impact on future rate setting processes.
- At an Extra Ordinary Board Meeting held on 25th May 2023, the Board considered the consultation responses and recorded resolutions. The Chief Executive/Clerk and District Surveyor used the resolutions to prepare a client brief. This was provided to McGarrigle Architects and Cameron Hall Quantity Surveyors to produce a feasibility report, including outline design proposals and costings.
- The Board, the Chief Executive/Clerk and District Surveyor met at an Extra Ordinary Board Meeting on 15th January 2025 to consider the feasibility proposals and costings. Following the consideration of the feasibility report, no proposals or resolutions were motioned by any Board Members.
- All of the information relating to this period of consideration has been provided to the current Board Members for consideration.
- There have been the following changes since the previous Board last considered the matter:-
 - The Authority has four new Board Members.
 - The Fun Factory and Dance Studio ceased its tenancy and a new tenant has recently started operating a gym from the premises.
 - Onchan Raceway Limited's current tenancy is under review.
 - Padel Tennis development – two privately funded proposals have been considered by the previous and current Board. The proposals relating to an outdoor facility on Belgravia Road have been withdrawn. The current indoor proposal is awaiting the completion of a business case to be submitted to the Department of Infrastructure, and then proceeding to a public consultation.
 - Shortfalls regarding the Park's electricity infrastructure have been highlighted by Manx Utilities in 2024.
 - As part of the 2025/26 financial year budget, planned works are due to commence involving the provision of a new electrical supply to the Park, located at a connection to the Manx Utilities network on Bay View Road.
 - The Authority has been notified that, in the near future, the copper telecom service provision to the Park will no longer be supported. Fibre service provision now requires consideration, including ducting requirements.
 - The Flat Green Bowling Club constructed a new clubhouse in 2024 with the aid of the Manx Lottery Trust and the Authority.
 - The Authority uses the Park to host the two well established events hosted by the Authority, these being Party in the Park and Night of Light.

- More event organisers are approaching the Authority to use the Park as a venue. Recent events hosted at the Park in 2025 include the Fire Island Chilli and BBQ Festival, and NEON in association with Victim Support's Colour Run.
- Approaches have recently been made by representatives on behalf of Manx Auto Sport, Event Lighting Solutions Limited, and the Isle of Pride to host events in 2026.
- The Authority has continued to receive increased income in relation to the seasonal amenities, such as the boats, golf, tennis and other activities.
- The infrastructure in the Park continues to age and requires basic investment, in relation to the footpath and car park resurfacing, replacement play equipment, structural works to the stadium and external envelope improvements to the commercial buildings.
- Near misses continue to be recorded in relation to pedestrian and vehicle movements within the Park. A major incident occurred in 2025 where a pedestrian was driven over by a delivery vehicle servicing one of the Park tenants' businesses.
- The current representatives of St Anthony's Church are no longer in agreement to sell the former Lourdes Grotto to the Authority for redevelopment.

The Chief Executive/Clerk advised the Members of the Board that, for ease, the consideration of the matter could be separated into the following questions:

- 1) Do the Board wish to enhance and regenerate Onchan Pleasure Park.
- 2) If yes, what outcomes do you wish to achieve.
- 3) Which outcomes do you wish to prioritise.
- 4) When do you wish to achieve the outcomes i.e. provision of a programme and financial forecasting.
- 5) Do you wish to consult upon your proposals with the Park tenants and clubs.
- 6) Do you wish to consult upon your proposals with members of the public.
- 7) Do you wish to obtain expressions of interest from other potential stakeholders and/or the Isle of Man Government regarding alternative uses for the Park, and any potential financial support that could be offered to offset rateable expenditure.

The Chairman presented questions to the Board for consideration.

A discussion in relation to the following took place:

Priority items unanimously agreed by the Board

- The Park should be the focal point of Onchan, and priority given to improving it.
- More efforts should be made to present the Park as a venue for event organisers to consider. It is noted that events in Onchan bring footfall through the District, which should hopefully benefit some local businesses.
- The footpaths and car parks throughout the Park are in need of resurfacing. It was noted that, dependent on other decisions made about the rest of the Park, such as ducting and accessibility, these need to be considered before any resurfacing is undertaken.
- Provision of greater segregation between pedestrians and vehicles within the Park.
- Retainment of the seasonal amenities. Noted that they are one of the most popular services offered within the Park, and enhancements should be made to them.
- Parking needs to be increased to reduce issues for the residents of the Park and the adjacent roads, and to provide visitors, the commercial tenants and the clubs with a greater provision. Additionally, consideration needs to be given to providing bicycle and other types of vehicle storage.
- Consideration of a designated path around the perimeter of the Park to allow members of the public to walk freely, and to allow young children to cycle in a safe environment. Noted that some people may use this provision if it were constructed for use in "walk and talk" classes.
- Improve accessibility where possible throughout the Park by removing steps and unsuitable surfaces.
- Provision of improved signage.
- Retainment of the former pitch and put green in front of the café, as this space is well used during the year, and provides a suitable venue space for events.

- Reduction in the size of the miniature golf course. It was noted that the Board is still currently considering a proposal for an indoor padel tennis facility on part of this area, but this is yet to be decided upon.
- Retainment of the flat and crown bowling greens. It was noted that the long term funding of these facilities needs to be considered.
- Provision for improved infrastructure in relation to street and decorative lighting, fibre broadband, electrical supplies, water supplies, and drainage; and
- Fabric improvements to some of the Park commercial buildings, such as rendering and roof works.

Items agreed by a majority of the Board Members

- Wish for the Belgravia Road tennis courts to be retained, but improvements made. Suggested that consideration be given to allowing some of the courts to be used for other sports, as well as making provision to allow them to be used as an overflow car park for events, only to limit the impact to residents on the roads adjacent to the Park; and
- Replacement of some of the playground equipment, including provision of accessible equipment, and equipment for varying ages of children.

Suggestions of individual Board Members, but no majority agreement

- The construction of a bandstand was proposed, but no support was given for the inclusion of this matter within any future plans for the Park. It was noted that the expenditure required to fund the proposal could be spent elsewhere within the Park in relation to higher priority items.
- Repurposing of the Jubilee (former sensory) Garden. Suggestions provided included the construction of social housing bungalows and a splash or water park.
- Creation of a splash park or water park areas; and
- Provision of additional seasonal amenities.

Onchan Stadium

- It was agreed that this part of the Park is the most difficult to consider as it requires the largest amount of expenditure, whether this be for general improvements and enhancements such as accessibility, or some form of redevelopment.
- Concerns were raised regarding the current condition of the facility, and it was noted that previous Boards have not invested in the facility and its infrastructure.
- Suggestions were provided regarding improvements and enhancements for the current uses of the facility for football and stock car related purposes.
- Suggestions were provided for different uses for the facility that included and discarded the current uses of the facility.
- The majority of the Board Members agreed that if possible, it would be beneficial to utilise some of the area to the perimeter of the Stadium to provide additional parking, and a vehicle access route to provide pedestrian segregation adjacent to the café, restaurant, and new gym.
- Noted that the level of income received from the current tenants is reasonable, but suggested that other uses of the facility could create a higher income for the Authority to offset rateable expenditure.
- Concerns were raised regarding undertaking any major redevelopment of the site and the impact this would have on the residents in the area.
- Noted that obtaining funding from other sources to improve the area would be welcomed, but concerns were raised as it is considered that no organisation would want to invest money into the facility; and
- All of the Members of the Board noted that burdening the rate payers of Onchan with a large vanity project is not something that they wish to consider.

Following a discussion, no agreement was recorded regarding whether the Board wish to prepare a new overall plan for the Park. It was noted that some Members were in favour of this proposal, and some were not.

Following a further discussion, it was agreed that the Chief Executive/Clerk and the District Surveyor are to provide outline designs and costings for smaller projects to consider in relation to the:

- Unanimously agreed upon priority items within the Park; and
- Items agreed by a majority of the Board Members.

It was agreed that these smaller projects are to be brought back before the Board for further consideration.

The Chief Executive/Clerk advised that none of the identified smaller projects will be progressed in time to make provision within the 2026/27 financial year budget and rate setting exercise, and that if the Board wish to progress any of these matters before the 2027/28 financial year budget and rate setting period process, that the Authority's General Reserves would have to be utilised, or funding obtained from another source.

There being no further business the meeting ended at 8:07 pm.