Minutes of the Ordinary Meeting of the **ONCHAN DISTRICT COMMISSIONERS** held in the Boardroom, Hawthorn Villa, 79 Main Road, Onchan, on Monday 27th July 2026 at 7:00 pm.

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

C26/07/02/01
TO CHOOSE A PERSON TO PRESIDE IF THE CHAIRMAN AND VICE-CHAIRMAN BE ABSENT

Not applicable.

C26/07/02/02
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.

C26/07/02/03
BUSINESS REQUIRED TO BE DEALT WITH BY STATUTE BEFORE ANY OTHER BUSINESS

None.

C26/07/02/04
MINUTES

1. **Minutes of the Ordinary Meeting held on Monday 13th July 2026**

   The minutes of the Ordinary Meeting held on Monday 13th July 2026, copies of which having previously been circulated, were considered.

   Following a discussion, it was proposed by Mr Lockwood and seconded by Miss Corkish and unanimously **RESOLVED that the minutes of the Ordinary Board Meeting held on Monday 13th July 2026 be agreed as a correct record of the proceedings and be signed by the Chairman.**

C26/07/02/05
TO DISPOSE OF ANY BUSINESS ARISING FROM SUCH MINUTES

None.

C26/07/02/06
TO DISPOSE OF ANY BUSINESS ADJOURNED FROM A PREVIOUS MEETING

None.

C26/07/02/07
TO DEAL WITH ANY BUSINESS EXPRESSLY REQUIRED BY STATUTE TO BE DONE

None.

C26/07/02/08
PLANNING DECISIONS/COMMUNICATIONS FROM THE ISLE OF MAN GOVERNMENT PLANNING COMMITTEE

(i) PA 26/00423/B S Nantakoon – Sea View, 59 Governors Road

The Board Members were advised that the planning application is for the erection of an extension, and alterations including installation of new windows and replacement of existing windows and patio doors, roof finishes and re-rendering.

In answer to questions, the District Surveyor advised that:

- No comments have been received from neighbouring properties; and
- The return date for the application is the 7th August 2026

Following a discussion, it was proposed by Mr Gibson, seconded by Miss Corkish, and unanimously **RESOLVED that planning application 26/00423/B – Sea View, 59 Governors Road be recommended for approval.**

(ii) 26/00471/B Mr & Mrs K Milward – 61 Birch Hill Crescent

The Board Members were advised that the planning application is for the demolition of the existing utility room, erection of a rear extension and removal of rear chimney stack, with associated alterations to rear windows of the dwelling.

In answer to questions, the District Surveyor advised that:

- No comments have been received from neighbouring properties; and
- The return date for the application is the 14th August 2026.

Following a discussion, it was proposed by Mr Gibson and seconded by Mr Wilson and unanimously **RESOLVED that planning application 26/00471/B – 61 Birch Hill Crescent be recommended for approval.**

(iii) PA 26/00473/B Mr & Mrs B Meharg – 6 Howe Road

The Board Members were advised that the planning application is for the installation of a new window to the side elevation.

In answer to questions, the District Surveyor advised that:

- No comments have been received from neighbouring properties; and

- The return date for the application is the 14th August 2026.

Following a discussion, it was proposed by Mr Gibson and seconded by Mr Wilson and unanimously **RESOLVED that planning application 26/00473/B – 6 Howe Road be recommended for approval.**

C26/07/02/09
FINANCE AND GENERAL PURPOSES

1. **Quarter 1 – Lead Member Quarterly Report**

It was noted that the report relates to the period from the 1st April to the 30th June 2026.

Mr Lockwood asked the Board Members whether they were content to take the report as read.

Mr Quirk referred to the Board's previous resolution to allocate £50,000 from General Reserves towards the construction of extensions to the HUB to provide a larger facility for Kenyon's Youth Café and queried whether the funding remained available for that purpose.

Mr Lockwood confirmed that the Board had resolved to earmark £50,000 from the Authority's General Reserves for that project and that the position remained unchanged.

The report was otherwise noted.

26/07/01/10
CONSIDERATION OF ANY REPORTS FROM THE CLERK AND OTHER OFFICERS

1. **Motion 78 – Three Month Review of Board Members' Names Recorded within the Authority's Minutes**

The report of the Chief Executive/Clerk dated 27th July 2026, copies of which having previously been circulated was considered.

The Chief Executive/Clerk provided the Board with the following overview:

- At the Ordinary Meeting held on the 27th April 2026, the Board resolved that the Authority agrees to amend its current approach to the recording of Board Meeting Minutes in order to enhance transparency, accountability and clarity on its decision making processes.
- That Motion 78 shall replace the resolution adopted under Motion 69 to introduce the recording of individual Board Members names when relevant within the Minutes of Board Meetings for a trial[ODC 10/08/2026] period of three months, rather than being limited only to recording attendances at meetings and events, declarations of interest, whom questions submitted under Standing Orders have been submitted by, proposer and seconders of motions and voting in relation to resolutions set by the Board; and
- The three-month review period has now been completed, and the Board is therefore requested to consider the revised approach and to determine whether the recording of individual Board Members' names within the Minutes of Board Meetings should be adopted as a permanent arrangement, amended further, or discontinued.

Following a discussion, it was proposed by Mr Wilson and seconded by Miss Corkish and unanimously **RESOLVED that following the completion of the three month review of Motion 78, the names of individual Board Members shall be recorded within the Minutes of the Board Meetings where relevant to the discussion, consideration, or**

determination of a matter, rather than being limited to the recording of attendance at meetings and events, declarations of interest, the submission of questions under Standing Orders, the proposing and seconding of motions, and voting on resolutions of the Board.

2. **Civic Reception – Mr Peter Kelly**

The invitation to Board Members to attend a Civic Reception in recognition of Peter Kelly MBE, Captain of the Parish, on the occasion of receiving the Tynwald Honour, copies of which had previously been circulated, was considered.

Mr Quirk queried the Authority's arrangements for recognising Callum Gawne's achievement in winning the 2026 Parish Walk.

The Chief Executive/Clerk confirmed that he had spoken with Mr Gawne and that arrangements had been made for him to attend this year's Night of Light event as a special guest and undertake the ceremonial switching on of the Christmas lights.

The Board noted the update.

3. **Onchan Raceway Limited – Commercial Tenancy Review**

To be considered In Committee.

C26/07/02/11
CONSIDERATION OF ANY CORRESPONDENCE

1. **Planning & Services Update – July 2026**

A copy of the correspondence dated 10th July 2026, received from the Interim Director of Planning & Building Control providing an update in relation to the current position within Planning & Building Control, copies of which having previously been circulated was noted.

Mr Quirk commented that the service provided by the Department of Environment, Food and Agriculture in relation to the processing of planning applications and the enforcement of planning conditions was unsatisfactory. Mr Quirk further stated that he had recently become aware that the Department no longer circulates paper copies of all planning applications to local authorities for public inspection and expressed surprise at this change in practice.

Mr Allen commented that he did not necessarily regard this as a weakness, but rather as a change in process, and noted that the Authority could facilitate access to planning applications for any Onchan residents who wished to review paper copies.

Mr Quirk queried whether all planning applications relating to Onchan were published on the Authority’s social media pages, as he did not believe this to be the case.

The District Surveyor confirmed that all planning applications relating to Onchan are published by the Authority on social media, in accordance with a previous Board’s instruction.

The correspondence was noted.

2. **World Scout Jamboree 2027**

A copy of the letter dated 13th July 2026, received from the Scout Association in relation to Manx Scouts heading to the 2027 World Scout Jamboree in Poland, copies of which having previously been circulated was considered.

The Chief Executive/Clerk provided the Board with the following overview:

- The Chief Executive/Clerk advised that, on previous occasions when similar requests had been received, payments had been made from the Authority's Youth Development Fund.
- The Chief Finance Officer confirmed that the Youth Development Fund was currently exhausted and held no available balance.
- The Attorney General's Chambers had confirmed that local authorities are not legally permitted to raise funds for charitable donations in order to replenish or reimburse the Development Fund.
- It was noted that local authorities may make payments to charities in return for services provided as an alternative means of delivering assistance; and
- It was further noted that local authorities are not permitted to make direct charitable donations or support from rateborne income, except for the annomally that it that the Authority provides a grass cutting service to Sight Matters for no charge.

Mr Turton stated that this appeared to be an anomaly for Onchan, as he was aware that both Douglas City Council and Ramsey Town Commissioners sponsor their respective town bands.

Mr Wilson queried why the Authority was only able to provide support to Sight Matters.

The Chief Executive/Clerk confirmed that the Authority undertakes grass cutting works at the Sight Matters complex, as provision is made for this under the Blind Persons Welfare Act 1937. He acknowledged that this appeared to be an unusual arrangement; however, the Authority has a specific legal power to provide this support. It was noted that this matter had been considered by the previous Board when the grass cutting retained contract was last tendered.

Mr Wilson queried how the Youth Development Fund had originally been established and accumulated.

The Chief Finance Officer confirmed that the Authority's records relating to the fund were limited; however, it was understood that the fund had been built up through voluntary donations received when residents requested the certification of documents, together with donations received from estates.

Mr Turton highlighted that nothing was preventing the Scouts from operating collection buckets at any of the Authority's public events if they wished to raise funds.

Mr Allen requested that the Chief Executive/Clerk and the Chief Finance Officer investigate alternative methods by which the Authority may be able to support the Scouts within its legal powers.

It was further requested that Douglas City Council and Ramsey Town Commissioners be contacted to ascertain the arrangements they have in place regarding their respective support for the City and Town bands, including the legal basis upon which such support is provided.

3. <u>Department of Health & Social Care – Ballacurn Trust</u>

Mr Allen provided the Board with the following update:

- Correspondence has been received from the Minister for the Department of Health and Social Care, Claire Christian, regarding the Board’s consideration of the Ballcurn Trust properties.
- This correspondence, as well as the e-mail chain relating to the matter, has been circulated by e-mail to the Board Members in advance of this evening’s meeting.

- Three requests have been put forward by the Minister for consideration by the Board. The requests are:
    1) An acknowledgement that the statement recorded in the Minutes of the Board Meeting held on the 15th June 2026, relating to no acknowledgement having been received from the Minister for Health and Social Care in relation to the Board's request to meet, is inaccurate.
    2) Provision of an apology for the publication of incorrect information within these Minutes; and
    3) An addendum or correction of the published Minutes confirming that:
        - The Department of Health & Social Care responded to the Authority on the 29th May 2026.
        - The response acknowledged the Board's request to meet with the Minister.
        - The Department addressed the matters raised in that response; and
        - The Department has subsequently requested confirmation as to whether a meeting is still required.

Mr Allen asked the Board Members how they wished to proceed with the requests.

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

- **It is acknowledged that the statement recorded in the Minutes of the Board Meeting held on the 15th June 2026, relating to no acknowledgement having been received from the Minister for Health and Social Care in relation to the Board's request to meet, is inaccurate.**
- **An apology is given herby given for the incorrect publication of information; and**
- **An addendum be published in the Minutes of the Ordinary Meeting held on Monday 15th June 2026.**

Mr Quirk asked the Chief Executive/Clerk for an update regarding the Authority's position in relation to the potential purchase of the properties.

The Chief Executive/Clerk advised that the matter had been discussed at the previous Board Meeting and was recorded within the Minutes of the Ordinary Meeting held on Monday 13th July 2026, which had been approved by the Board earlier during this evening's meeting. He further advised that, as minuted previously, he expected to be in a position to provide a further update to the Board in August.

Mr Quirk stated in his opinion the slow progress of the Department of Health and Social Care and the Trust is not acceptable, and that suitable properties for letting to social housing tenants are sitting empty for no good reason.

Mr Allen confirmed that the Chief Executive/Clerk would provide an update to the Board as soon as any further information became available.

4. Mooir Vannin Wind Farm Proposals

A copy of the correspondence dated 21st July 2026, received from the Clerk on behalf of Garff Parish Commissioners, regarding the Mooir Vannin Wind Farm proposals, copies of which having previously been circulated was considered.

A discussion in relation to the following took place:

- Mr Lockwood and Miss Corkish stated that they would not be speaking on this item, as any contributions made as Commissioners could be misconstrued as being made in their capacity as General Election candidates.

- Mr Turton stated that he did not agree that Members of the House of Keys and election candidates should be restricted from expressing their opinions on the matter.
- Mr Turton confirmed that he continued to feel that the issue lacked transparency, as additional information continued to emerge regarding details that were not publicly available at the beginning of the planning process. As an example, he referred to recent comments made by Member of the House of Keys, Dr Allinson, regarding numerous proposed wind farms around the coast of the Island.
- Mr Turton wished it to be recorded that he remained of the view that Ørsted should provide a public drop-in session at The HUB to allow members of the public to ask questions, regardless of the advice and restrictions imposed by the Cabinet Office.
- Mr Quirk suggested that the Board note the correspondence and take no further action regarding the matter.
- Mr Gibson stated that he felt the proposed development would progress regardless of any further submissions or representations made by the Authority.
- Mr Wilson commented that the letter appeared to be seeking views from all local authorities and questioned whether the matter might attract greater collective support if it were raised through the Isle of Man Municipal Association.
- Mr Turton confirmed that he would raise the matter at the next Association meeting.
- Mr Allen asked the Board Members whether they wished to issue a clear statement to members of the public setting out the Board’s position in relation to the wind farm proposals.
- Mr Turton stated that he did not feel he was currently in a position to make a decision. Having recently attended two meetings with those involved in the planning process and the proposed development, and having spoken to many members of the public, he remained unclear as to exactly what was being proposed. He considered that there was a significant amount of conflicting information and a lack of transparency from some parties involved, particularly the Department of Infrastructure in relation to the contractual agreement with the developer.
- Mr Gibson stated that he was in favour of recording the Board's position on the matter. Following the Board's recent meetings with those involved in the planning process, he felt better informed and, based on the information currently available to members of the public, he was opposed to the proposed development.
- Mr Wilson confirmed that he was opposed to the proposed development, on the basis that the perceived environmental impacts outweighed any anticipated benefits to the Island.
- Mr Allen confirmed that he was also opposed to the proposed development and felt that the Board should publicly demonstrate its support for Garff Parish Commissioners in relation to the matter; and
- Mr Allen asked whether Board Members wished to vote on a resolution to establish a collective position.

Following a discussion, Mr Allen noted that there was insufficient support from Board Members to proceed with a resolution on the matter.

C26/07/02/12
TO ANSWER ANY QUESTIONS ASKED UNDER STANDING ORDER 25

The following questions were submitted by Commissioner David Quirk:

1. **Question:**

   Will the Lead Member for Environmental[ODC 10/08/2026] and Technical Services provide an update regarding the former Molly’s Kitchen, specifically addressing the current condition of the land and any associated environmental concerns, including issues related to vermin?

Answer:

Mr Gibson provided the following response:

- Following the demolition of the former restaurant and bar several years ago, the site has remained a brownfield site which has had a number of planning applications.
- The Authority have reached out previously to the current owners with a view to purchasing the site, but the current owners did not have any interest in selling the site to the Authority.
- Historically, residents of the Kirkway have contacted the Authority with complaints regarding the vegetation on the site; at the time, officers visited the complainants in the Kirkway and discussed the issue with them. The owner was contacted and asked if they could consider cutting back vegetation on site and clearing up; they agreed, and the works were completed.
- The Authority received a complaint about overgrown hedges from the site coming out onto Harbour Road on the 15th July 2026; the District Surveyor has spoken to the owner, who has agreed to have this cut back in the next week; failing this, the Authority's Section 51 process under the Highways Act will be started. The District Surveyor is not aware of any recent complaints from any neighbouring properties which have been received by the Authority.

2. Question:

Will the Lead Member for Housing, give an update on the refurbishment of Springfield Court?

Additionally, if the refurbishment is not to take place, what are the alternatives?

Answer:

Mr Wilson confirmed that he would respond to both parts of the question. Before doing so, he requested that Mr Quirk refrain from discussing the matter on Manx Radio's Mannin Line programme, as had occurred following a previous question raised by Mr Quirk under Standing Order 25, and from making personal reference to him in that context.

Mr Quirk stated that he had not named Mr Wilson during the broadcast, but that his criticism had been directed towards the Authority's officers and the manner in which the matter had been managed.

Mr Wilson disputed this and stated that Mr Quirk had made personal reference to him on that occasion.

Mr Allen interjected and requested that Mr Wilson respond to the question raised by Mr Quirk.

Mr Wilson advised Mr Quirk that the information necessary to answer both parts of the question was contained within the Minutes of the Ordinary Meeting held on 13th July 2026, which had been ratified at the present meeting.

C26/07/02/13
TO CONSIDER ANY MOTIONS

None.

C26/07/02/14
ENVIRONMENTAL & TECHNICAL SERVICES

None.

C26/07/02/15
HOUSING MATTERS

1. **Quarterly Standards of Performance Data**

The report of the Housing Manager dated 27th July 2026, copies of which having previously been circulated and noted.
Mr Turton queried the increase in expenditure relating to vacant properties for the quarter compared with the previous year.

The District Surveyor advised that the increase was attributable to the age and condition of properties returned to the Authority following lengthy tenancies. Many of these properties required extensive refurbishment works, including the installation of new kitchens and bathrooms. In addition, contractor and material costs continue to rise year on year, contributing to the overall increase in expenditure.

Mr Lockwood asked whether any particular reason had been identified for the increase in rent arrears compared with the previous year.

The Chief Finance Officer advised that this is a recurring issue that is regularly reported to the Board. The increase is largely attributable to the timing of when the Department of Infrastructure requests that the figures be collated in relation to when direct debit payments are collected from many tenants, which can affect the figures reported at a particular point in time.

The Chief Esxecutive/Clerk advised that, as reported to the Board recently as part of the quarterly debt reports, there are currently several ongoing court proceedings relating to higher-value debts where tenants have either been evicted or have vacated properties while leaving outstanding rent arrears. This has also contributed to the increase shown in the reported figures.

Mr Quirk asked for an update in relation to the lane next to the Baptist Church on Whitebridge Road.

Mr Allen advised that the housing agenda item remained under consideration and that the matter raised by Mr Quirk was not relevant to that item. He therefore advised that the matter be raised under Any Other Business.

Following a discussion, the remainder of the report was noted.

C26/07/02/16
CHAIRMAN'S ANNOUNCEMENTS

1. **Dates for the Diary**

Date	Organisation	Event	Time
27th July 2026	Onchan District Commissioners	Board Meeting	7:00 pm
29th July 2026	Junior Achievement Isle of Man	Gnome Hunt – Onchan Pleasure Park	12 noon to 3:00 pm
3rd August 2026	Onchan District Commissioners	**(P)** Civic Reception	7:00 pm
4th August 2026	Onchan District Commissioners	Commissioners Surgery – Springfield Court	2:00 pm to 3:00 pm
10th August 2026	Onchan District Commissioners	Board Meeting	7:00 pm
24th August 2026	Onchan District Commissioners	Board Meeting	7:00 pm
29th August 2026	Onchan District Commissioners	Party in the Park	12 noon to 6:00 pm

C26/07/02/17
ANY OTHER URGENT BUSINESS

1. **Lane at the side of Onchan Baptist Church**

Mr Quirk asked for an update in relation to the condition of the footpath next to the Baptist Church on Whitebridge Road.

The District Surveyor provided the following overview:

- Following numerous complaints received from Mr Quirk, he reported the matter to the Department of Infrastructure on the 8th April 2026.
- An officer from the Department of Infrastructure had visited the site on the same day, and confirmed that they had raised a job to repair any safety critical defects and the footpath has been put on the Department's system for resurfacing or patching; and
- That unfortunately the Department of Infrastructure are unable to provide a timeline for the resurfacing, but the safety repairs were addressed the week of the 8th April.

Mr Quirk expressed his frustration towards the Department and the lack of urgency shown in relation to making the footpath safe.

2. **Changes to Speed Limits**

Mr Lockwood reported that, whilst canvassing in connection with the forthcoming General Election, he had observed what appeared to be changes to the speed limits at the far end of Schoold Road and in the Stoney Road/Nursery Avenue [ODC 10/08/2026]l and was unaware of any consultation having taken place with the Authority in respect of those changes.

The Chief Executive/Clerk advised that Mr Lockwood had raised the matter with him earlier that day and that enquiries had subsequently been made with the Department of Infrastructure. It was further reported that the responsible officer within the Department was not currently available to respond.

Mr Allen requested that, once further information had been obtained from the Department of Infrastructure, the matter be brought back before the Board for consideration.

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

The Chief Finance Officer, District Surveyor and Executive Officer/Assistant left the meeting at 8:00 pm.

26/07/01/18
CONSIDERATION OF ANY REPORTS FROM THE CLERK AND OTHER OFFICERS

1. **Onchan Raceway Limited – Commercial Tenancy Review**

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

The report of the Chief Executive/Clerk dated 27th July 2026, copies of which having previously been circulated, was considered.

The Chief Executive/Clerk provided the Board with the following overview:

- At the Ordinary Meeting held on Monday 24th November 2025, the Board resolved to offer Onchan Raceway Limited a lease of Onchan Stadium for a period of one year, expiring on the 31st December 2026.
- As part of that resolution, the Board further agreed that any future tenancy arrangements would be considered, following a six month review[ODC 10/08/2026] of the current tenancy.
- The six month review period has now been completed, and the Board is therefore requested to consider the future tenancy arrangements; and
- Onchan Raceway Limited has asked that consideration be given to the grant of a new lease upon the expiry of the current tenancy on the 31st December 2026.

Following a discussion, it was proposed by Mr Lockwood and seconded by Mr Wilson and **RESOLVED that following a six-month review of the current tenancy, Onchan Raceway Limited be offered the following:**

- **A three year lease at Onchan Stadium, commencing from 1st January 2027.**
- **That the rent per annum be fixed at the current rate for the first year of the term; and**
- **A rent review be undertaken in years 2 and 3 of the term.**

As residents of The Park, Mr Gibson and Miss Corkish declared a non-pecuniary interest and did not participate in the consideration of the matter nor cast a vote.

26/06/03/19
ANY OTHER URGENT BUSINESS

1. **The Rec – New Bench Installation**

Mr Wilson requested that the Chief Executive/Clerk obtain an update from the District Surveyor as to when the new bench will be installed adjacent to one of the footpaths at The Rec.

The Chief Executive/Clerk confirmed he will provide Mr Wilson with an update once he has spoken with the District Surveyor.

2. **<u>Springfield Court – Handrail Installation</u>**

   Miss Corkish requested that the Chief Executive/Clerk obtain an update from the District Surveyor as to when the new handrail will be installed at the Authority's Springfield Court sheltered social housing complex.

   The Chief Executive/Clerk confirmed he will provide Miss Corkish with an update once he has spoken with the District Surveyor.

3. **<u>Ashley Hill School End of Year Awards</u>**

   Miss Corkish highlighted that she had omitted to mention earlier in the public session of the Meeting that she had recently attended an awards event on behalf of the Authority, where she presented awards to students.

There being no further business, the meeting ended at 8:46 pm.