

Minutes of the Ordinary Meeting of the **ONCHAN DISTRICT COMMISSIONERS** held in the Boardroom, Hawthorn Villa, 79 Main Road, Onchan, on Monday 2nd March 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

Apologies: Mr R Turton

In attendance: Mr R Phillips (Chief Executive/Clerk)
 Mrs S Johnson (Chief Finance Officer)
 Mr R Forgie (District Surveyor)
 Miss A Crellin (Executive Officer/Assistant)

C26/03/01/01

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

Not applicable.

C26/03/01/02

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 interests can be recorded now or when the agenda item is due to be considered during the meeting.

C26/03/01/03

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

None.

C26/03/01/04

MINUTES

1. **Minutes of the** ^[ODC 16/03/2026] **Ordinary Meeting held on Monday 16th February 2026**

The minutes of the ^[ODC 16/03/2026] Ordinary Meeting held on Monday 16th February 2026, copies of which having previously been circulated, were considered.

Amendments:

Page 1 - **Declarations of Interests of Members and Officers (in accordance with Standing Order 18.1)**

First paragraph amend “Vice Chairman” to “Chairman”.

Second paragraph amend “Vice Chairman” to “Chairman”

Page 3 - **PA 26/00012/B – Manx Beef Limited – Bibaloe Moar**

Amend “be deferred to the Ordinary Meeting due to be held on Monday 6th March 2026” to “be deferred to the Ordinary Meeting due to be held on Monday 2nd March 2026.

- Page 6 - **Town and Country Planning (Permitted Development) (Amendment Order) 2026**
- Ninth paragraph amend “ one of the suggested responses” to “the Government response document to the 2024 consultation”.
- Page 10 - **Isle of Man Municipal Association – The HUB Room Hire Proposal**
- Ninth paragraph amend “not due to expire” to “now due to expire”
- Page 11 - **51 Main Road – Commercial Tenancy Proposals**
- Sixth paragraph amend “Iron Bored” to “Ironing Bored”

Subject to the above amendments, it was proposed by Mr Lockwood and seconded by Miss Corkish and unanimously **RESOLVED that the minutes be agreed as a correct record of the proceedings and be signed by the Chairman.**

C26/03/01/05

TO DISPOSE OF ANY BUSINESS ARISING FROM SUCH MINUTES

1. Isle of Man Municipal Association – HUB Room Hire

A Board Member suggested that the Board Members who attend the Isle of Man Municipal Association as representatives on behalf of the Authority should have declared a non-pecuniary interest at the previous Ordinary Board Meeting when the hire of the HUB was considered.

A Board Member countered the suggestion and stated that no declaration of interest needed to be recorded in relation to the matter. He highlighted that those representing the Authority and the Board at the Association meetings do not have delegated powers to make decisions; therefore, any decisions are brought back before the Board for consideration and a resolution if required.

2. Ballacurn Trust, Meadow View Properties – Update

A Board Member asked the Chief Executive/Clerk for an update in relation to the Authority's interest in purchasing the vacant properties based on Second Avenue in Onchan.

The Chief Executive/Clerk advised that he had received an e-mail from the Department of Infrastructure prior to the Board Meeting, but after the circulation of the agenda, asking for expressions of interest to be submitted to the Isle of Man Government regarding the potential purchase of the properties.

It was further advised that an expression of interest has now been submitted to confirm the Authority's interest in purchasing the properties, and that an acknowledgement has been received from the Department of Infrastructure.

The Chairman requested that an update be provided to the Board for consideration as the matter progresses.

C26/03/01/06

TO DISPOSE OF ANY BUSINESS ADJOURNED FROM A PREVIOUS MEETING

None.

C26/03/01/07TO DEAL WITH ANY BUSINESS EXPRESSLY REQUIRED BY STATUTE TO BE DONE

None.

C26/03/01/08PLANNING DECISIONS/COMMUNICATIONS FROM THE ISLE OF MAN GOVERNMENT PLANNING COMMITTEE

The District Surveyor advised the Board Members that more planning applications in addition to those shown in the agenda, have been published on the Planning and Building Control Directorate website, which also states that the Authority has been consulted; however, it is noted that the Authority has not been consulted and has not received a copy of the planning notices, as is normal practice.

The Chief Executive/Clerk advised that, in accordance with the Authority's Standing Order 17.2, no business shall be transacted at a meeting of the Authority other than that specified in the notice of the meeting, subject to the Chairman's discretion.

Following a discussion, the Chairman confirmed that the following planning applications can be considered during the meeting in addition to those already stated within the agenda:

- PA 25/91152/B – 25 Belgravia Road.
- PA 26/00063/CON – St Peter's Church, Church Road; and
- PA 26/00064/GB – St Peter's Church, Church Road.

The Chairman requested that the District Surveyor contact the Planning and Building Control Directorate to query why their records show that the Authority has been consulted in relation to these applications, when it has been confirmed that no consultation has been undertaken.

The District Surveyor confirmed that he will contact the Department regarding the matter.

It was queried if the District Surveyor and Lead Member for Environmental and Technical Services had considered the additional planning applications prior to the meeting.

The Lead Member for Environmental and Technical Services confirmed that he and the District Surveyor had met to consider the additional applications before tonight's meeting.

(i) PA 26/00012/B Manx Beef Limited – Bibaloe Moar, Whitebridge Hill

Board Members were advised that the planning application is for the erection of an agricultural building for livestock.

In answer to questions, the District Surveyor advised:

- This planning application is a new application;
- No comments have been received from neighbouring properties; and
- The return date for the planning application is 6th March 2026.

Following a discussion, it was proposed by Mr Gibson and seconded by Mr Quirk and unanimously **RESOLVED that planning application 26/00012/B - Bibaloe Moar, Whitebridge Hill be recommended for approval.**

(ii) PA 26/00043/B Mr M Neale – 7 Wybourn Drive

Board Members were advised that the planning application is for the demolition of the existing conservatory and the erection of a replacement single storey extension, and the installation of a replacement roof to create a first floor extension.

In answer to questions, the District Surveyor advised:

- Comments have been received from neighbouring properties; and
- The return date for the application is 13th March 2026.

Following a discussion it was proposed by Mr Gibson and seconded by Mr Quirk and **RESOLVED that planning application 26/00043/B – 7 Wybourn Drive be recommended for refusal on the grounds of overshadowing/loss of outlook and loss of light to the detriment of the residential amenity.**

(iii) PA/25/91152/B **Mr & Mrs I Kirkland – 25 Belgravia Road**

Board Members were advised that the planning application is for the erection of a single storey extension and formation of a first floor balcony with associated replacement of a window with a door to the rear/west elevation.

In answers to questions, the District Surveyor advised:

- No comments have been received from neighbouring properties; and
- The return date for the application is 6th March 2026.

Following a discussion, it was proposed by Mr Gibson and seconded by Mr Wilson and **RESOLVED that planning application 25/91152/B – 25 Belgravia Road be recommended for approval.**

For: Mr Allen, Mr Wilson, Mr Lockwood, Miss Corkish and Mr Gibson

Against: Mr Quirk

(iv) PA 26/00063/CON **St Peter's Church – Church Road**

Board Members were advised that the planning application is for registered building consent for internal alterations, including replacement gallery, stairs, kitchen, water closet and the installation of a new lift.

In answer to questions, the District Surveyor advised:

- No comments have been received from neighbouring properties; and
- The return date for the application is 13th March 2026.

Following a discussion, it was proposed by Mr Gibson and seconded by Mr Quirk and **RESOLVED that planning application 26/00063/CON be recommended for approval.**

Mr Lockwood declared a non-pecuniary interest as a congregant of the church and did not cast a vote.

(v) PA 26/00064/GB **St Peter's Church – Church Road**

Board Members were advised that the planning application is for the installation of an extract grille on the south east elevation in connection with internal alterations (in association with Registered Building Consent application 26/00063/CON).

In answer to questions, the District Surveyor advised:

- No comments have been received from neighbouring properties; and
- The return date for the application is 13th March 2026.

Following a discussion, it was proposed by Mr Gibson and seconded by Miss Corkish and **RESOLVED that planning application 26/000064/GB be recommended for approval.**

Mr Lockwood declared a non-pecuniary interest as a congregant of the church and did not cast a vote.

C26/03/01/09

FINANCE AND GENERAL PURPOSES

1. Rent Arrears for Garage Tenants – Update

To be considered In Committee.

2. Rent Arrears for Social Housing Tenants – Update

To be considered In Committee.

3. Rent Arrears for Commercial Tenants – Update

To be considered In Committee.

C26/03/01/10

CONSIDERATION OF ANY REPORTS FROM THE CLERK AND OTHER OFFICERS

1. Unit B Willow House – Commercial Tenancy Renewal

To be considered In Committee.

2. Onchan Pleasure Park – Development Proposal

To be considered In Committee.

C26/03/01/11

CONSIDERATION OF ANY CORRESPONDENCE

1. Bus Vannin – School Road Bus Stop Proposal

A copy of the correspondence dated 24th February 2026, received from Bus Vannin in relation to the bus shelter located near 36 School Road, copies of which having previously been circulated was considered.

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

- That he had been contacted by Bus Vannin regarding the cantilever shelter previously located on the publicly adopted footpath adjacent to 36 School Road.
- The previous shelter had been blown over in one of the recent storms, and Bus Vannin removed it.
- Bus Vannin now wishes to install a replacement shelter that will not encroach on the publicly adopted footpath and will not impact the width of the footpath. To achieve this, it is proposed to use part of the rear garden at 36 School Road, which is in the ownership of the Authority.

- The current tenant of 36 School Road has been approached by Bus Vannin and the Authority regarding obtaining part of the garden to site a new shelter, and it is noted that the tenant is in favour of the proposal.
- All works and the associated costs would be the responsibility of Bus Vannin; and
- If the Board are in agreement, a licence would need to be drafted between the Authority and Bus Vannin to allow the proposal to proceed.

Following a discussion, it was proposed by Mr Gibson and seconded by Mr Quirk and **RESOLVED that Bus Vannin be permitted to install a bus shelter on part of the land at 36 School Road, and that a licence agreement be put in place to formalise the agreement, including all costs to be met by Bus Vannin.**

Miss Corkish declared a non-pecuniary interest as an employee of the Isle of Man Government and did not cast a vote.

2. Tynwald Auditor General – 2025/26

To be considered In Committee.

3. Isle of Man Municipal Association – The HUB Room Hire Update

A copy of the correspondence received from the Secretary/Treasurer of the Isle of Man Municipal Association, dated 19th February 2026, copies of which having previously been circulated was considered.

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

- At the Ordinary Meeting held on Monday 16th February 2026, he had been requested to contact the Secretary of the Isle of Man Municipal Association to request that the following options be considered at the next Isle of Man Municipal Association Meeting:-
 - If the Isle of Man Municipal Association does not wish to pay for the room hire, would it be agreeable if Onchan's annual membership was waived?
 - If option 1 is not agreeable, would the Isle of Man Municipal Association be prepared to increase the membership costs to over the cost of the room hire? If so, based on the average usage of the room during the past 24 months, this would equate to approximately £360 per annum, which would need to be paid (2 hours per meeting – 10 meetings per year – room hire at £18 per hour); or
 - If both options are not agreeable, would the Isle of Man Municipal Association be able to find a new facility free of charge, or alternatively, can all the participating local authorities consider taking it in turn to provide a facility.
- The Board had requested that the matter be resolved by May 2026; and
- The Secretary had responded to advise that the matter had been added to the Association's agenda for discussion at their February meeting.

In the absence of the Authority's Representative for the Isle of Man Municipal Association, Mr Quirk confirmed that he had attended the latest meeting held on Thursday 26th February 2026, where it was confirmed that the Association intends to continue to use the HUB to host meetings, and that the Association will pay the hire charges for future bookings.

The Chairman thanked the Board Member for the update and asked that the Chief Executive/Clerk liaise with the Secretary of the Isle of Man Municipal Association to formalise the booking arrangements.

C26/03/01/12

TO ANSWER ANY QUESTIONS ASKED UNDER STANDING ORDER 25

None.

C26/03/01/13
TO CONSIDER ANY MOTIONS

None.

C26/03/01/14
ENVIRONMENTAL & TECHNICAL SERVICES

1. District Weed Spraying Plans for 2026

The District Surveyor provided the Board with the following update regarding the Authority's 2026 weed spraying plans:

- A schedule for weed spraying had been created for 2026.
- There is a dedicated page on the Authority's website for weed spraying, which provides members of the public with the following information:-
 - Why the Authority weed sprays.
 - The dates and the areas where weed spraying will take place.
 - Where the areas where the weed spraying occurs.
 - How weed spraying is carried out.
 - Safety information.
 - How ratepayers can help; and
 - Manual weed removal information.
- The website page also displays a Weed Treatment Schedule, which members of the public can enter their street name and will see the days when weed spraying is being undertaken in their area; and
- There will be a dedicated member of staff to undertake the weed spraying around the District for 2026, in addition to the existing resources of the Parks and Refuse Departments.

The Chairman expressed his thanks to the District Surveyor and his department for the implementation of the weed spraying improvements for the 2026 period.

2. Manor Park Street Lighting Replacement Project – Update

The District Surveyor provided the Board with the following update regarding the Manor Park Street Lighting replacement project:

- The street lighting project has been delayed again due to objections being received from some residents in relation to property boundaries and land ownership.
- The Authority is currently seeking advice from the Authority's legal advisor to try to resolve the issues; and
- The Board will be provided with an update as soon as possible.

The Board Members acknowledged the update and agreed to consider the matter again once the Authority's legal advisors had provided advice.

C26/03/01/15
HOUSING MATTERS

None.

C26/03/01/16
CHAIRMAN'S ANNOUNCEMENTS

1. Dates for the Diary

Date	Organisation	Event	Time
2 nd March 2026	Onchan District Commissioners	Board Meeting	7:00 pm
3 rd March 2026	Onchan District Commissioners	Commissioners Surgery – Heywood Court	2:00 pm to 3:00 pm
7 th March 2026	Onchan District Commissioners	Commissioners Surgery – The HUB	10:00 am to 12 noon
16 th March 2026	Onchan District Commissioners	Board Meeting	7:00 pm
30 th March 2026	Onchan District Commissioners	Board Meeting	7:00 pm

The Chairman advised that Commissioners' surgeries are due to be held on Wednesday 3rd March at the Authority's sheltered housing complex at Heywood Court, and on Saturday 7th March 2026 at the HUB. Board Members were asked if they were available to attend.

Mr Quirk confirmed that he and Mr Turton would attend the Commissioner's Surgery at Heywood Court on Tuesday 3rd March 2026.

Mr Allen and Mr Wilson confirmed that they would attend the Commissioners' Surgery on Saturday 7th March 2026, at the HUB.

C26/03/01/17

ANY OTHER URGENT BUSINESS

1. **Ellan Vannin Skills Centre Opening Event**

The Chief Executive/Clerk advised that an invitation had been received for the Board Members to attend the Ellan Vannin Skills Centre opening event at the Isle of Man Prison on Wednesday 11th March 2026, between 5:30 pm and 7:30 pm.

The Board Members agreed to contact the Chief Executive/Clerk or the Ellan Vannin Skills Centre directly to reserve their spaces.

2. **Lane at the Baptist Church**

A Board Member raised that the lane at the side of the Baptist Church, which leads to Derwent Drive, is not in a good state, and continues to deteriorate. It was noted that when the Board recently met, the Minister for the Department of Infrastructure, Tim Crookall, stated that the Department will provide the Authority with a point of contact to deal with any matters relating to the District.

It was requested that the Chief Executive/Clerk find out who the point of contact is and ask them to resolve the condition of the path as soon as possible.

There being no further business, the public meeting ended at 7:56 pm.

C26/03/01/18

FINANCE AND GENERAL PURPOSES

1. **Rent Arrears for Garage Tenants – Update**

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

The memorandum of the Finance Department Manager, dated 2nd March 2026, copies of which having previously been circulated was considered.

The Chief Finance Officer advised the Board of the following:

- The effective management of garage tenant rent arrears ensures consistent cash flow, which is essential for maintaining the properties, covering operational costs and meeting the Authority's financial obligations.
- The report has been prepared to provide Board Members with an update in relation to the current garage tenancy debts.
- The total garage rent arrears as at 2nd February 2026 were £943.22; and
- It is noted that £240 had been paid to the Authority the day after the report was prepared.

Thanks were given to the Finance Department for the continued reduction in arrears. The remainder report was noted.

2. Rent Arrears for Social Housing Tenants – Update

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

The memorandum of the Finance Department Manager dated 2nd March 2026, copies of which having previously been circulated was considered.

The Chief Finance Officer advised the Board of the following:

- The effective management of social housing tenant rent arrears ensures consistent cash flow, which is essential for maintaining the properties, covering operational costs and meeting the Authority's financial obligations.
- The memorandum has been prepared to provide Board Members with an update in relation to the current social housing tenancy debts.
- The total housing rent arrears as at 2nd February 2026 were £37,429.45.
- £22,342.00 of the rent arrears is subject to legal action to recover the debt; and
- It is proposed that the Finance Department continues to engage with tenants facing financial difficulties and who may be a risk by proactively managing arrears.

The report was noted.

3. Rent Arrears for Commercial Tenants – Update

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

The memorandum of the Finance Department Manager, dated 2nd March 2026, copies of which having previously been circulated was considered.

The Chief Finance Officer provided the Board with the following update:

- The effective management of commercial tenant arrears in relation to rent, rates, and refuse collection charges ensures consistent cash flow, which is essential for maintaining the properties, covering operational costs and meeting the Authority's financial obligations.
- The memorandum has been prepared to provide the Board Members with an update in relation to the current commercial tenancy debts; and
- The total rent arrears as at 31st January 2026 currently stand at £20,792.46. The majority of the balance is made up of current invoices, £12,409.34 of which has since been paid since the report was prepared.

The report was noted.

C26/03/01/19CONSIDERATION OF ANY REPORTS FROM THE CLERK OR OTHER OFFICER**1. Unit B Willow House – Commercial Tenancy Renewal**

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

The report of the Chief Executive/Clerk dated 2nd March 2026, copies of which having previously been circulated was considered.

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

- The current tenancy is due to expire on the 31st May 2026.
- The current tenancy is based on a five year term, with a five per cent rental increase in each year; and
- The tenant has requested that the tenancy be renewed.

An overview of the current tenant and their tenancy to date was provided and considered by the Board, as well as options for the premises to be used for other purposes.

Following a discussion, it was proposed by Mr Lockwood and seconded by Miss Corkish and unanimously **RESOLVED that Enigma Accountancy be offered a new tenancy at Unit B, Willow House, based upon the following terms:**

- **A five year tenancy term; and**
- **A fixed rent for 3 years, followed by a rent review in years four and five of the term.**

C26/03/01/20CONSIDERATION OF ANY CORRESPONDENCE**1. Tynwald Auditor General – Appointment of Auditor**

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

The Chief Finance Officer provided the Board with the following overview:

- The Treasury had recently made Directions moving some smaller local authorities from audit to assurance reviews to enhance the independent examination regime.
- Given the delays to the Directions, the Tynwald Auditor General had contacted Crowe Audit LLC to provide a quotation for the indicative fee for undertaking the Authority's 2025/26 audit rather than undertaking an expression of interest and tender process.
- The purpose of this update was to advise the Board that Crowe Audit LLC have been appointed as the Authority's auditors for the 2025/26 audit, and the increased fee provided will be covered by the 2025/26 budget as an allowance was made to cover a predicted increase in fees.

The update was noted.

The Chief Finance Officer and District Surveyor left the meeting at 8:29 pm.

C26/03/01/21CONSIDERATION OF ANY REPORTS FROM THE CLERK OR OTHER OFFICER**2. Onchan Pleasure Park – Development Proposal**

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

The report of the Chief Executive/Clerk dated 2nd March 2026, copies of which having previously been circulated was considered.

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

- A representative on behalf of a developer had recently requested to meet with him regarding proposals to construct a new gym facility within the boundary of the Stadium within Onchan Pleasure Park; and
- Following his initial meeting, the developer's representative has requested that the Board consider the outline proposal, and if agreeable, for the Board to meet with the developer to discuss the matter further.

A discussion in relation to the following took place:

- Concerns were raised regarding the impact of a new gym facility on the newly opened gym located within the Park.
- Concerns were raised regarding the length of the lease proposed for the tenancy agreement and the requirement to obtain approvals via the Department of Infrastructure for such a period.
- Concerns were raised regarding parking provision within the Park, and the potential impact on the neighbouring properties in relation to on street parking.
- Highlighted that improving parking provisions within the Park is something that the Board agreed upon during meetings in 2025 when considering the future of the Park.
- Concerns were raised regarding the impact on Onchan Raceway Limited and the operation of the business if the proposals were to progress; and
- Noted that there are no restrictive covenants on the land identified by the developer.

The Chief Executive/Clerk summarised the discussion and asked if the Board wished to meet with the developer to discuss the proposals.

Following a discussion, it was agreed that the Board do not wish to progress the matter further and does not wish to meet with the developer.

C26/03/01/22

ANY OTHER URGENT BUSINESS

1. Local Government (Amendment) Bill – Update

The Chief Executive/Clerk advised the Board that he had received correspondence earlier that day from other local authorities confirming that Minister Tim Crookall, on behalf of the Department of Infrastructure, is proposing to take the Bill back to Tynwald for consideration with Clause 5 removed from the Bill.

It was further advised that a local authority related to the Northern Civic Amenity Site has been contacted by the Minister regarding his intention to implement a Board Order via Tynwald to resolve the current site administration issues, rather than progressing Clause 5 within the Bill.

The Board Members noted the positive news and asked that any future updates be brought to the Board's attention.

There being no further business, the meeting ended at 8:50 pm.