



## Borough of Douglas

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**MR COUNCILLOR JONATHAN JOUGHIN, JP  
MAYOR**

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Town Hall,

Douglas,

5<sup>th</sup> October, 2018

Dear Sir or Madam,

You are hereby summoned to attend a MEETING OF THE COUNCIL to be held on WEDNESDAY, the 10th day of OCTOBER, 2018, at 2.30 o'clock in the afternoon, in the COUNCIL CHAMBER within the TOWN HALL, DOUGLAS for the transaction of the hereinafter mentioned business.

I am,

Yours faithfully

A handwritten signature in black ink, appearing to read 'Katherine'.

Town Clerk & Chief Executive

# Order of Agenda

I - Election of a person to preside (if the Mayor is absent).

II - Any statutory business.

III - Approval as a correct record of the minutes of the last regular and any intermediate Meetings of the Council.

IV - Questions of which Notice has been given by Members of the Council, pursuant to Standing Order No. 39.

V - Consideration of the minutes of proceedings of the Council in Committee.

VI - Consideration of the minutes of proceedings of Committees of the Council in the following order:

- (i) The Executive Committee;
- (ii) The Pensions Committee;
- (iii) The Standards Committee;
- (iv) The Eastern District Civic Amenity Site Joint Committee;
- (v) Any other Joint Committee;
- (vi) The Housing Committee;
- (vii) The Regeneration and Community Committee;
- (viii) The Environmental Services Committee;

VIII - Consideration of such communications or petitions and memorials as the Mayor or Chief Executive may desire to lay before Council.

IX - Notices of Motion submitted by Members of the Council in order of their receipt by the Chief Executive.

X - Any Miscellaneous Business of which Notice has been given pursuant to Standing Orders.

The above Order of Agenda is in accordance with Standing Order No. 16(1); under Standing Order No. 16(2) it may be varied by the Council to give precedence to any business of a special urgency, but such variation shall not displace business under I and II.

# AGENDA

III – Chief Executive to read minutes of the Council Meeting held on Wednesday, 8<sup>th</sup> August, 2018 and Special Council Meeting held on Friday, 21<sup>st</sup> September, 2018.

VI(i) - The proceedings of the EXECUTIVE COMMITTEE as follows:

## EXECUTIVE COMMITTEE

EXECUTIVE COMMITTEE – Minutes of Meeting held on Friday, 28<sup>th</sup> September, 2018.

Members Present: Mr Councillor D.W. Christian (Chair), the Mayor, Mr Councillor S.R. Pitts (until 3.55pm), Mr Councillor I.J.G. Clague, Councillor Mrs C.L. Wells, Mr Councillor R.H. McNicholl.

In Attendance: Director of Finance (Mr A.J.T. Boyd), Director of Environment and Regeneration (Mrs D. Eynon), Director of Housing and Property (Mrs S. Harrison), Assistant Town Clerk (Mr P.E. Cowin), Executive Officer (Mrs J.M. Keig) (taking minutes).

### REPORT

#### **PART A –**

#### ***Matters within the scope of the Executive Committee's delegated authority***

##### **A1. Apologies for Absence**

Apologies for absence were submitted on behalf of the Chief Executive (Miss K.J. Rice).

##### **A2. Declarations of Interest**

No declarations of interest were submitted.

##### **A3. Statement of Accounts for the Year Ending 31<sup>st</sup> March 2018**

Due to a clerical error, Appendix 2 of the Report (the Statement of Accounts) had not been included with the agenda.

Resolved, “That consideration of this item be deferred to a Special Meeting of the Committee to be held at 2.00pm on Wednesday 10<sup>th</sup> October 2018 (immediately prior to the monthly Council Meeting).”

##### **A4. Minutes of Special Meeting – The Draft Area Plan for the East**

The minutes of the Special Meeting held on the morning of Friday 27<sup>th</sup> July 2018, in relation to the consultation on the Draft Area Plan for the East, were approved and signed, subject to a correction of the last sentence of paragraph (iv), whereby the word ‘*deleted*’ should read ‘*delegated*’.

##### **A5. Minutes**

The minutes of the scheduled meeting held on the afternoon of Friday 27<sup>th</sup> July 2018 were approved and signed.

##### **A6. Matters Arising From Previous Minutes**

There were no matters arising from the previous minutes.

##### **A7. Referrals from the Environmental Services Committee**

There were no referrals from the minutes of the Environmental Services Committee meeting held on Monday 17<sup>th</sup> September 2018.

Resolved, “That particulars be noted on the minutes.”

##### **A8. Referrals from the Regeneration and Community Committee**

The Committee considered the following referrals from the public minutes of the Regeneration and Community Committee meeting held on Tuesday 18<sup>th</sup> September 2018:

Clause B9 – Tynwald Select Committee on Library Provision: the Committee had considered the potential issues and actions arising from the July 2018 debate in Tynwald on the report of the Tynwald Select Committee on Library provision.

Resolved, “(i) That particulars of the referral be noted on the minutes; and

- (ii) That the resolution of the Regeneration and Community Committee - to make membership of the Henry Bloom Noble Library free for all Isle of Man residents from 2019 / 2020 - be endorsed.”

Clause B11 - Queen’s Promenade Regeneration: the Committee had noted an Urgent Business Procedure initiated following a request by the Department of Infrastructure to use a section of the Queen’s Promenade Gardens as a site compound (see Clause A15 below).

Resolved, “(i) That particulars of the referral be noted on the minutes.”

#### **A9. Consultation Document – Modernising the Isle of Man Post Office**

The Committee considered a written report by the Assistant Town Clerk in relation to a consultation document issued by the Isle of Man Post Office.

Much of the consultation document, which had been distributed widely across the Island, was in the form of a customer survey seeking information on the use of the Post Office by individuals. That, however, did not preclude the Council from responding in respect of its business operations.

It was noted that the Post Office was facing similar difficulties to many public authorities and was seeking to modernise aspects of its service to meet current and future demand. By way of supporting that objective, the Council’s Regeneration and Community Committee had recently approved in principle the trial installation of a self-service ‘pay-and-post’ kiosk in the Henry Bloom Noble Library.

Resolved, “(i) That particulars of the report be noted on the minutes; and

- (ii) That the following responses be submitted to Isle of Man Post:

- That as the consultation had been widely distributed to individuals, the Council felt it was more appropriate for the people of Douglas and the Island as a whole to respond to it, rather than the local authority (which had no mandate to speak on this issue) commenting on their behalf; and
- That the Council would be agreeable in principle to the provision of the trial installation of alternative facilities in the form of a self-service kiosk in the Henry Bloom Noble Library.”

#### **A10. Monthly Financial Review**

The Committee considered a written report by the Director of Finance setting out details of progress made compared to key performance indicators in relation to strategic governance objectives; the percentage of rates collected; the increase in the number of non-cash / non-cheque payments; and the percentage of sundry debtors collected within three months.

Members noted that fourteen properties – the subject of outstanding rates – had now been sold, and that all arrears had been paid accordingly.

It was also recommended, because of potential pressures on the Derelict Buildings Fund, that a Capital Works item commitment against this fund be funded instead from Capital Receipts.

Resolved, “(i) That particulars of the report be noted on the minutes; and

- (ii) That approval be given for the Capital Programme Works item - in respect of the Queen’s Promenade Toilets - to be funded from Capital Receipts, rather than from the Derelict Buildings Fund as originally intended.”

#### **A11. Treasury Management Outturn Report for 2017 / 2018**

The Committee considered a written report by the Assistant Chief Officer (Income) setting out details on treasury management, including Prudential Indicators.

Members were reminded that this out-turn report was a key aspect of delivering the Treasury Management Strategy and summarised treasury management activities undertaken in respect of long-term loans and short-term investments. It also outlined information in relation to the Prudential Indicators for 2017 / 2018 in respect of affordability (the indicator for prudence being that net external borrowing would not exceed the capital financing requirement).

It was noted that all the Prudential Indicators for 2017 / 2018 were within Plan; and that the indicator for treasury management - the CIPFA Treasury Management Code of Practice and Cross-Sectoral Guidance Notes, adopted by the Council in 2011 - had also been complied with.

Members also noted that both this report and the annual Treasury Management Plan Report (Clause A12 below) showed that borrowing was carried out within prudential limits, and that the amounts were affordable.

Resolved, “(i) That particulars of the report be noted on the minutes;

- (ii) That the achievement of the Prudential Indicators for affordability, prudence, and treasury management, also be noted; and
- (iii) That a copy of this written report and the Annual Treasury Management Plan both be submitted to the Financial Controller at The Isle of Man Treasury, as evidence of prudence and affordability by Douglas Borough Council.”

**A12. Treasury Management Plan 2018 / 2019**

The Committee considered a written report by the Assistant Chief Officer (Income) detailing the Council’s plans and related Prudential Indicators for 2018 / 2019.

The plan, as an annual report, was a key aspect of delivering the Treasury Management Strategy (as approved in 2011). It summarised planned treasury management activities in respect of long-term loans and short-term investments; and also outlined information in relation to Prudential Indicators in respect of affordability for 2018 / 2019.

The indicator for prudence was that net external borrowing would not exceed the capital financing requirement, and this Plan stipulated that this would be complied with. The indicator for treasury management was whether the CIPFA Treasury Management Code of Practice and Cross-Sectoral Guidance Notes had been adopted by the organisation - it was confirmed that these had been adopted by the Council in 2011 - with Members noting that they were to be reviewed during the current year.

Resolved, “(i) That particulars of the report be noted on the minutes; and

- (ii) That the Treasury Management Plan 2018 / 2019 be approved.”

**A13. Urgent Business Procedure – Douglas Head ‘Poppy’**

The Committee considered a written report by the Head of Parks detailing the outcome of an Urgent Business Procedure initiated in order to change the surface treatment of the Douglas Head Poppy from rubber to synthetic carpet (subject to planning approval).

Members recalled that this Committee, at its meeting on 29<sup>th</sup> June 2018, had resolved to transform the Douglas Head poppy into a permanent memorial, the agreed surface option being rubber. However, following comments received through the planning website in respect of the surface treatment, an alternative surface had been explored, with the revised preferred option being synthetic carpet (similar to that used on artificial sports pitches).

The urgency to amend the decision had arisen from it being imperative for work to commence immediately on planning approval being obtained, in order to achieve completion by the 11<sup>th</sup> November 2018. It was noted, however, that confirmation was still awaited from the Planning Department as to whether the synthetic surface treatment would be acceptable.

Members noted that, although there had been a change in surface treatment, the work would still be undertaken by a specialist contractor. The change had also resulted in a significant reduction in costs.

It was noted that the Urgent Business Procedure had been signed by the Leader of the Council and the Chair of the Regeneration and Community Committee, with no conditions being applied to the approval.

Resolved, “(i) That particulars of the report be noted on the minutes; and

- (ii) That the outcome of the Urgent Business Procedure - which had been initiated to change the Douglas Head Poppy surface treatment from rubber to synthetic surfacing subject to planning approval - also be noted.”

**A14. Urgent Business Procedure – Noble’s Park T.T. Bar (Retrospective Planning Application Appeal)**

The Committee considered a written report by the Building Control Manager detailing the outcome of an Urgent Business Procedure initiated to agree a Variation of Condition 2 of Planning Application PA 18/00104/B (the erection of a temporary building to be used as a bar and hospitality facility during the T.T. and Festival of Motorcycling periods).

A planning application, varying the conditions relating to the temporary facility at Noble’s Park, had been approved by the Planning Committee on 13<sup>th</sup> August 2018 despite an objection being raised by the Council, and, due to the time constraints imposed by planning legislation, an Urgent Business Procedure had been initiated to consider a possible appeal of that planning approval.

It was noted that the Urgent Business Procedure had been signed by the Leader of the Council and the Chair of the Environmental Services Committee, with authority being given not to seek an appeal of the decision reached on the planning application.

Resolved, “(i) That particulars of the report be noted on the minutes; and

- (ii) That the outcome of the Urgent Business Procedure – not to seek an appeal of the decision reached on the planning application - also be noted.”

**A15. Urgent Business Procedure – Promenade Enabling Works**

The Committee considered a written report by the Assistant Chief Officer (Environment) detailing an Urgent Business Procedure initiated in relation to the Queen’s Promenade Gardens.

The Department of Infrastructure had requested to use a section of the Queen’s Promenade Gardens as a site compound – primarily as site accommodation and welfare facilities – for the duration of the works on the Promenade Regeneration Scheme, the commencement date for which was Monday 17<sup>th</sup> September 2018.

It was noted that the Urgent Business Procedure had been signed by the Leader of the Council and the Chair of the Regeneration and Community Committee, giving approval for the utilisation of the section of Gardens subject to a number of conditions. Subsequently, however, the Department of Infrastructure had notified the Council that the contractors would not now need use of the area.

The Director of Environment and Regeneration also advised that the Department had, additionally, informed the Council that they would not need the use of the Council-owned fields at Cooil Road Roundabout as a compound.

Resolved, “(i) That particulars of the report be noted on the minutes.”

**A16. Isle of Man Municipal Association**

The Committee had been circulated with a number of documents received from the Isle of Man Municipal Association.

Resolved, “That particulars of the documents be noted on the minutes.”

**A17. Items for Future Report**

The Committee considered a written report by the Chief Executive identifying those issues on which further reports had been requested or which were outstanding, so that Members and officers were aware of them and could monitor progress.

Resolved, “That particulars of the report be noted on the minutes and that it be considered and monitored at each meeting of the Executive Committee.”

***PART B –***

***Matters subject to Council approval***

No public matters subject to Council approval were considered.

The Committee rose at 4.00pm.

VI(ii) – The proceedings of the PENSIONS COMMITTEE as follows:

# PENSIONS COMMITTEE

PENSIONS COMMITTEE – Minutes of Meeting held on Wednesday, 12<sup>th</sup> September, 2018.

Members Present: Councillor Ms K. Angela (Chair), the Mayor, Councillor Mrs C.E. Malarkey, Mr Councillor C.L.H. Cain, Mr Councillor F. Horning, Mr Councillor J.E. Skinner, Mr A. Thomas (Independent Member).

In Attendance: Mr M. Freeman, Scheme’s Investment Advisor – Hymans Robertson. Mr R. Stanley and Mr S. Wilson, Investment Managers, Canaccord (Item A4). Mr D. Long, Chief Investment Officer & Mr P. Martinez, Capital International (Item A7). Director of Finance (Mr A.J.T. Boyd), Assistant Chief Officer (Finance) (Mr E.P. Pierce), Democratic Services Officer (Ms W. Wynne).

## REPORT

### **PART A –**

#### ***Matters within the scope of the Committee’s delegated authority***

##### **A1. Apologies**

There were no apologies for absence submitted.

##### **A2. Declarations of Interest**

There were no declarations of interest.

##### **A3. Training: Types of Assets (Hymans Robertson)**

The Committee received a training presentation on Types of Assets, on common and alternative assets based on the Pensions Regulator’s trustee toolkit. Mr Freeman began by giving an overview about the characteristics between common and alternative assets types and the different approaches to active management. Mr Freeman explained that assets are held directly (a segregated portfolio where a manager holds shares directly for the Scheme) and also in investment funds (pooled funds where there is more than one investor and assets are aggregated).

He explained that the main types of asset classes for pension schemes were Equities, Bonds and Cash. Equities are investments in company shares, and provide growth and income (dividends) but involves taking risk. Listed equities are bought and sold on a Stock Exchange and the performance of companies listed on a stock exchange are collectively measured by indices e.g. FTSE All-Share Index.

Mr Freeman advised that there are two different approaches to investment: active – where the manager decides which companies are bought for the portfolio and index-tracking where the manager aims to replicate the index return. There are also four types of active management, being; income, thematic, unconstrained and quantitative.

Members were advised that managers do not regularly screen or avoid companies, on ethical grounds, the priority was to generate good return within risk constraints and thus financial considerations were put ahead of ethical ones.

It was noted that the Committee had delegated their Responsible Investment Policy to managers, and this would be reviewed at the November Committee meeting.

Members noted that a bond is a method for governments and companies to raise finance, and bond investors receive a promise of “interest” on their capital and their capital returned at a fixed future date, and the price of a bond changes in value due to interest rate changes, supply and demand and a change in default risk for corporate bonds.

Mr Freeman advised that Cash funds are not the same as a cash deposit in a bank, it is a pooled fund with a manager buying short term investments, and that in extreme market conditions they can go down in value, and have lower expected returns than equities and bonds. Cash funds were usually used for cash flow purposes and not for long-term investing. Mr Freeman explained that there are alternative assets available such as property, private equity, commodities, and hedge funds amongst others.

Resolved, “That the presentation be noted on the minutes.”

##### **A4. Presentation: Passive Funds, Corporate Bonds and Property (Canaccord)**

Mr Richard Stanley and Mr Stuart Wilson, Investment Managers at Canaccord joined the meeting to provide an investment update presentation on the pensions scheme’s Passive Funds, corporate Bonds and Property investments.

Mr Stanley presented economic overview; Global Purchasing Managers Index Manufacturing Indices data reflected an expanding global economy, expansive in most geographical areas, particularly North America and Europe.

Members were shown a table of global inflation rates where the UK is seen to be exceeding its target of 2% but with the trend being back towards target. The Federal Reserve is forecasting four quarter-point interest rate increases in 2018 and three in 2019.

UK Consumer Price Inflation (CPI) is at 2.5%.

In summary the Global Economy Recovery is still intact although BREXIT is the biggest uncertainty.

Mr Stanley gave an overview of the Corporate Bond Portfolio which outperformed the benchmark by 0.3% in the first quarter of the year and by 0.1% in the second quarter.

Mr Wilson presented the Tracker Portfolio and gave explanations around assets and current holdings and advised that they are designed to track in line with specific indices, which they were doing successfully.

He informed Committee the differences between Exchange Traded Funds (ETFs) and tracker funds which lie in the investment flexibility on offer. ETFs are traded on stock exchanges, prices change continually throughout the day dependent upon the market, and they can be bought and sold like shares. Tracker funds are structured as a unit trust and are priced once a day. He confirmed that all EFTs held on this fund are physical (i.e. based on real underlying investment securities) rather than “synthetic” (derivative-based). He advised Members about Standard (or Conventional), and Index-Linked Bonds and how they are traded.

Committee noted the Property Performance Summary and Analysis, investment growth and rolling returns. Mr Wilson commented that the BlackRock UK Property Fund (in which the pension scheme is invested) was delivering one of the highest rates of return and lowest risk levels of its peer group at this present time.

Resolved, “That particulars of the presentation and discussion be noted on the minutes.”

**A5. Adjournment and Resumption**

The meeting held at Canaccord adjourned at 12.20pm and resumed at the Town Hall at 1.15pm.

**A6. Manager Reporting: Quarterly Review of Investment Managers’ Performance for the Second Quarter (Hymans Robertson)**

The Committee considered a report produced by Hymans Robertson reviewing the Investment Managers’ performance for the second quarter of 2018.

Mr Freeman presented the portfolio summary for the quarter; the overall fund had outperformed the benchmark by 0.8%, returning 4.1% against the benchmark of 3.3%. The report listed the asset classes and their values, actual and target proportion. The Committee received a breakdown of the fund returns in comparison to the benchmarks, over the past three months, twelve months, three and five years. The report provided a detailed analysis of all fund managers during the quarter; the total Fund performance includes performance in the longer periods includes performance from previously terminated mandates.

Members noted that St James’s Place – Global Equities underperformed its composite benchmark index by 0.5% over the quarter, which was largely attributed to the Global Equity Income Fund, although all three global funds had underperformed their benchmarks. The emerging markets fund had performed better this quarter relative to its benchmark. Committee noted that an in-depth review of St James’s Place would take place in November, when alternative options would be considered in more detail.

Committee noted the amount of transactions going through the account since David Long took over the Capital International portfolio in October 2017, and that the mandate returned 5.0% gross of fees in the second quarter. The fund benefited from the manager’s decision not to hedge any overseas foreign currency exposure in the portfolio as sterling weakened over this period. The fund has performed well over all time periods.

Resolved, “That particulars of the report and discussion be noted on the minutes.”

**A7. Presentation: Absolute Return (Capital International)**

The Committee received an investment update presentation from Mr D. Long, Chief Investment Officer, on the quarterly performance; he stated that it was a strong quarter with markets recovering most of the ground lost in quarter one. It was a positive quarter performing at 4.7% return for the scheme, whereas similar portfolios gave a return of 2.4%. He advised that sterling had weakened during the quarter in the face of a continued BREXIT debate causing uncertainty, and a slower pace of interest rate tightening from the Bank of England; interest rate rises over the year are expected.

Mr Long advised that bond yields would be an interesting area to monitor; they had not risen greatly with markets being nervous.

Members noted that from performance data that the portfolio had produced 52.7% from inception against a benchmark of 18.8%. Asset allocation was broken down into 39.9% in Equity, 20% in Bonds, 13.8% in Property, 8.5% in Cash and the remainder 17.8% in Alternatives. Mr Long informed Committee Members of purchases / additions in equities and alternatives, and also sales / reductions in of some underperforming equities.

Mr Long informed Committee that Capital International's Environmental, Social and Governance (ESG) Policy had been approved by their Investment Oversight Committee and the company was now  $\frac{3}{4}$  compliant with their new policy, which includes, voting at the Annual General Meetings (AGM) and Extraordinary General Meetings (EGMs).

Mr Long and Mr Martinez were thanked and left the meeting.

Resolved, "That particulars of the report be noted on the minutes."

#### A8. **Investment Consultant Tender – Presentation and Interview**

Mr Freeman, presented to the Committee in relation to Hymans Robertson's abilities and experience. He commented that Hymans Robertson knows the benefit structure; the scheme would be supported by the biggest and broadest local government pension team in the UK. The scheme has grown significantly over the last ten years is now in a good position and up 170% - in 2008 just after the credit crunch it was at £28.9m and in 2018 it stands at £78m. Investment Beliefs had been put in place and Committee decisions made were consistent with the investment beliefs and funding objectives.

He advised Members that £5m of savings had been generated from asset allocation and exercises undertaken in recent years with Hymans Robertson's help.

Mr Freeman confirmed the scheme was 72% funded in 2013, and in 2016 it was up to 82% funded.

Hymans Robertson have won numerous awards, some of which are:

2016

- Third Party Administrator of the Year
- Actuarial / Pensions Consultancy of the Year (6 x winner)
- Investment Consultancy of the Year
- DC Investment Innovation of the Year

2017

- Actuarial Consultant - Pensions Expert
- Pensions Consultant of the Year WSB Award Winner
- Actuarial Team of the Year
- Longevity / Mortality Team of the Year
- Investment Consultancy of the Year

2018

- Most Trusted Investment Consultancy in the UK
- Investment Consultant

*Mr Mayor left the meeting at 3.02pm.*

The Committee interviewed Mr Freeman receiving thorough answers in response.

The Committee agreed that Mr Freeman having been the Scheme's Investment Advisor for the last 8 years. Has a vast knowledge and experience of the fund; he has excellent technical knowledge and background, and the training, presentation and work undertaken is valued and of a high professional standard. This reflected the Committee's experience of the wider firm and advice provided by others involved in the investment consultancy function.

The tender cost having a slight inflationary increase is in line with the appropriate budgeted cost.

Unanimously resolved, "That Hymans Robertson LLP be awarded a 5-year contract for Investment Consultancy."

#### A9. **Minutes – 23<sup>rd</sup> May, 2018**

The minutes of the meeting held Wednesday, 23<sup>rd</sup> May, 2018 were approved and signed.

**A10. Items for Future Report**

The Committee considered a report submitted by the Director of Finance setting out items that are to be considered at future meetings and to review any future training requirements. In response to question the Director of Finance advised that he and the Assistant Chief Officer (Finance) would be meeting with the Department of Infrastructure the following week to be advised of progress in relation to the formation of a Policy Review Group to consider cost sharing, and the inclusion of Scheme updates in the Local Government (Miscellaneous Provisions) Bill, due to go through the Branches during this parliamentary year.

Resolved, "That an update be provided on progress in relation to Cost Sharing and the update of scheme regulations."

***PART B –***

***Matters requiring Executive Committee approval***

There were no items requiring Executive Committee approval.

***PART C –***

***Matters requiring Council approval***

There were no items requiring Council approval.

The Committee rose at 3.55pm.

VI(iii) – The proceedings of the STANDARDS COMMITTEE as follows:

# STANDARDS COMMITTEE

STANDARDS COMMITTEE – Minutes of Meeting held on Friday, 28<sup>th</sup> September, 2018.

Members Present: Councillor Mrs C.E. Malarkey (Chair), Mr Councillor J.E. Skinner, Councillor Miss N. Byron, Mr D. Booth (Independent Member).

In Attendance: Assistant Town Clerk (Mr P.E. Cowin), Democratic Services Officer (Ms W.V. Wynne).

## REPORT

### **PART A –**

#### ***Matters within the scope of the Committee's delegated authority***

##### **A1. Apologies for Absence**

Apologies for absence were submitted by Councillor Mrs R. Chatel.

##### **A2. Declarations of Interest**

There were no declarations of interest.

##### **A4. Minutes – 9<sup>th</sup> July, 2018**

The minutes of the meeting held Monday, 9<sup>th</sup> July, 2018 were approved and signed.

##### **A5. Matters Arising from the Minutes**

Item A5, Review of updated Schedule of Topics for Induction to New Members; the Chair gave suggestions for inclusion and for the Standards Committee reminder to all Councillors that behaviour is commensurate to the role. The Assistant Town Clerk to email Members what is collated so far with regards to policies, procedures, historical background, etiquette etc.

The Assistant Town Clerk informed Members that the Equality Bill 2016 would be introduced in several phases, and in answer to Member's question would be added to the training schedule.

The Assistant Town Clerk confirmed that General Data Protection Regulation (GDPR) training for Members would be provided by an advocate and scheduled for the end of October.

In relation to GDPR, it was discussed that if the Committee had a case to investigate, it would in itself produce records, and Members would need to know what records should be kept and for how long.

It was suggested that FoI be added into the GDPR training, and that Members review the Constitution to include FoI and GDPR.

The Assistant Town Clerk confirmed that an organisational flow chart had been discussed in the Chief Officers' Management Team Meeting, approved, photographs and contact details of Chief Officers, Assistant Chief Officers and Heads of Service, would be available and circulated to all Members in due course.

Committee discussed subscriptions to the National Association of Councillors for all Members, there is minimal financial implication for a years' subscription, and Members felt it would be useful to be kept up-to-date with relevant regulations.

Resolved, "That particulars of the discussion be noted on the minutes."

##### **A6. Items for Future Report**

The Committee discussed that Members' induction pack, training, and risk factors to be items for future consideration.

Resolved, "That particulars of the matters for future consideration be noted on the minutes."

##### **A7. Date of Next Meeting**

The Committee approved Monday, 3<sup>rd</sup> December, 2018 at 10.30am as the next Standards Committee meeting date.

### **PART B –**

#### ***Items requiring Executive Committee approval***

There were no items requiring Executive Committee approval.

***PART C –***

***Items requiring Council approval***

There were no items requiring Council approval.

The meeting ended at 11.20am.

VI(vi) – The proceedings of the HOUSING COMMITTEE as follows:

# HOUSING COMMITTEE

HOUSING COMMITTEE – Minutes of Meeting held on Wednesday, 19<sup>th</sup> September, 2018.

Members Present: Councillor Mrs C.L. Wells (Chair), the Mayor, Mr Councillor C.L.H. Cain, Mr Councillor J.E. Skinner, Councillor Mrs E.C. Quirk.

In Attendance: Director of Housing and Property (Mrs S. Harrison), Assistant Chief Officer (Housing and Property) (Mr G. Atkin), Housing Manager (Mr V. Zivave), Assistant Chief Officer (Income) (Mrs C. Pulman), Assistant Town Clerk (Mr P. Cowin), Assistant Democratic Services Officer (Mrs T. Saxon).

## REPORT

### **PART A –**

#### ***Matters decided by the Committee***

##### **A1. Apologies for Absence**

Apologies for the meeting were submitted by Councillor Mrs C.E. Malarkey and Mr M.A. Dooley (Housing Independent Member).

##### **A2. Declarations of Interest**

There were no declarations of interest.

##### **A3. Minutes – 19<sup>th</sup> July, 2018**

The minutes of the meeting held on Wednesday, 19<sup>th</sup> July, 2018, were approved and signed.

##### **A4. Matters Arising – Clause A4**

Further to discussions in the previous meeting regarding suitable sites for further housing development, a Member queried whether the large green space on Groves Road, opposite the power station has been considered for future housing.

Officers advised that an Environmental Survey was done as part of the redevelopment of the Pulrose Estate. As a result of the survey, an environmental buffer zone was established between the power station and the residential properties. As the Pulrose redevelopment progressed and Groves Road was upgraded with vehicular restricted access, the greenbelt area was utilised for underground cabling and services, making the space unsuitable for future housing.

Officers further advised that the Executive Committee has now reviewed all the sites proposed by the Housing Committee for future housing as part of the consideration of the Draft Area Plan for the East. The land next to the Pinewood Public House is the only one of those proposed which was included in the Council's response to the Draft Area Plan.

Officers reported that investigation into potential sites for future social housing has widened and a report will be brought to Committee in due course.

Resolved, "That the discussion be noted on the minutes."

##### **A5. Performance Monitoring Quarter 1**

The Committee reviewed and discussed the Performance Monitoring report for Quarter 1.

Resolved, "That the report be noted on the minutes."

##### **A6. Social Housing Rents 2019/2020**

The Committee considered a report on the Department of Infrastructure's Consultation on rent-setting and associated matters for social housing for the 2019/2020 financial year.

The consultation letter from the Department was addressed to all local authorities and asked the authorities' view on the appropriate rents for the forthcoming financial year. Included in the letter was information on rent increases since 2014/15, information on the allowances for the current year and information on the inflation rates (both CPI and RPI) in the Isle of Man as of July, 2018.

The Committee discussed the rent allowances and the Council's wish to have those granted as a lump sum allocation, rather than as at present, being split between administration, maintenance and community (sheltered housing).

In response to query, the Assistant Chief Officer (Income) advised that Manx RPI stood at 4.9% at the end of August, 2018.

Resolved, "That the report be noted on the minutes; and

- (i) The Committee agrees that the amount of rental income being allocated to Housing Maintenance and Housing Management through the Housing Deficiency Grant system is presently insufficient; and
- (ii) The Committee agrees that the present funding mechanism for social housing by Government is unsustainable and recommends that Local Authorities revert to being responsible for setting social housing rent as appropriate without the need for allowances set by Government but with an alternative support process, if and as required, which takes into account the Council's housing stock profile, age and turnover; and
- (iii) Should the above recommendation (ii) fail to be accepted by the Department then the Committee agrees that in due course the Maintenance Allowance needs to be increased up to 30%, the Community Allowance needs to be increased up to 10% and the Management Allowance needs to be increased up to 10% and that the Council should have autonomy to expend such allowances across the Council's housing service where the need dictates; and
- (iv) The Committee agrees that the appropriate rent increase for 2019/20 should be calculated in line with the Manx Retail Price Index as at end August 2018 in line with the Council's Social Housing Rents Strategy approved in September 2017."

**A7. Void Properties Update**

The Committee considered an update from the Assistant Housing Manager (Maintenance) on empty social housing properties. As at the end of August, 2018 there were twenty-four void properties.

Resolved, "That the number of void properties be noted on the minutes."

**A8. Housing Refusals**

The Committee considered a report submitted by the Assistant Chief Officer (Housing and Property) to advise on the one housing refusal in the previous month. All refusals are considered by Housing Management officers in accordance with current Council policy, Government regulations and guidance.

Appended to the report was one anonymised housing refusal cases, together with a copy of the criteria for allocation of properties: pointing system. No personal details were supplied to the Committee which would specifically identify the individual or the address.

There was some discussion of the policy regarding housing refusals. The Director of Housing and Property confirmed that the Housing Committee considers all instances of housing refusals wherein points will be removed. If the applicant is then not satisfied with the Committee decision regarding removal of points, then an appeal can be made to the Department of Infrastructure.

Resolved, "That the particulars of the report and discussion be noted on the minutes; and

- (i) the Committee agreed that refusal of the property was justified in the circumstances; and
- (ii) directed that the applicant should be required to supply the documentation necessary to amend their housing application and
- (iii) that no housing points should be deducted."

**A9. Items for Future Consideration**

The Committee considered the monthly report and appended schedule setting out items which will be considered at future meetings.

Resolved, "That the report be noted on the minutes."

***PART B –***

***Items requiring Executive Committee approval***

There were no items requiring Executive Committee approval.

***PART C –***

***Items requiring Council approval***

There were no items requiring Council approval.

The meeting ended at 11.35am.

VI(vii) – The proceedings of the REGENERATION AND COMMUNITY COMMITTEE as follows:

# REGENERATION AND COMMUNITY COMMITTEE

REGENERATION AND COMMUNITY COMMITTEE – Minutes of Meeting held on Tuesday, 18<sup>th</sup> September, 2018.

Members Present: Mr Councillor S.R. Pitts (Chair), the Mayor, Councillor Miss D.A.M. Pitts, Councillor Mrs R. Chatel, Councillor Ms K. Angela.

In Attendance: Director of Environment and Regeneration (Mrs D. Eynon), Assistant Chief Officer (Finance) (Mr E.P. Pierce), Assistant Town Clerk (Mr P.E. Cowin), Head of Parks (Mr D. Hewes), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Assistant Chief Officer (Income) (Mrs C. Pulman), Democratic Services Officer (Ms W. Wynne).

## REPORT

### **PART A –**

#### ***Matters delegated to the Committee***

##### **A1. Apologies**

Councillor Mrs H. Callow submitted apologies for absence.

##### **A2. Declarations of Interest**

There were no declarations of interest.

##### **A3. Minutes – 17<sup>th</sup> July, 2018**

The Minutes of the meeting held on Tuesday, 17<sup>th</sup> July, 2018, were approved and signed.

##### **A4. Matters Arising from the Minutes**

Clause A5 Matters Arising – Carnival Update – The Assistant Town Clerk advised that there were conditions to the Douglas Town Band agreement which went to Executive Committee when the agreement was put in place some years ago, and he would report in due course with details.

Resolved, “That particulars of the matters arising discussed be noted on the minutes.”

##### **A5. Quarter One Service Plan Performance Monitoring**

The Committee considered a report submitted by the Director of Environment and Regeneration to update on the performance against measures outlined in the Environment and Regeneration Service Plans as relevant to the Regeneration & Community Committee.

Appended to the report were the measures as outlined for the Parks Service, Electrical Services, and Town Centre Management, together with an update on performance as at end of Quarter One, June 2018. A red, amber, green status had been applied to each measure. It was noted that there were no red measures identified at this time.

Resolved, “That particulars of the report and discussion be noted on the minutes.”

##### **A6. Library Performance Monitoring**

The Committee considered a report submitted by the Assistant Chief Officer (Finance) to update on the performance against measures outlined in the library service plan.

Appended to the report were the actions from the service plan together with an update as at end of July 2018. A red, amber, green status had been applied to each measure.

It was noted that all measures are in progress, and next years’ measures were all on track.

Resolved, “That particulars of the report be noted on the minutes.”

##### **A7. Post Office Self-service Kiosk – HBN Library**

The Committee considered a report submitted by Assistant Chief Officer (Income) of a self-service postal kiosk in the Henry Bloom Noble Library.

Members were advised that discussions and a site visit had been held with the Isle of Man Post Office with regard to the viability and installation of a self-service postage kiosk in the Library. Training has been offered to the Library staff and users.

Members were advised costs are minimal and could be absorbed within the ICT Communications budget.

The Assistant Chief (Officer (Income) advised that if successful, there would be potential in the future for the facility to be used by both tenants and ratepayers to make payments to the Council.

Resolved, "That particulars of the report and discussion be noted on the minutes and;

- (i) Approval to be given to the installation of a self-service postal kiosk in the Henry Bloom Noble Library for a trial period and;
- (ii) Officers approach the Isle of Man Post Office to negotiate a free 12 month trial period (and not the cost sharing arrangement proposed)."

#### **A8. Items for Future Report**

The Committee considered a report submitted by the Democratic Services Officer regarding reports for future consideration by the Committee.

Resolved, "That particulars of the matters for future consideration be noted on the minutes."

#### ***PART B –***

##### ***Matters requiring Executive Committee approval***

#### **B9. Tynwald Select Committee on Library Provision**

The Committee considered a report submitted by Director of Finance of potential issues and actions arising from July's Tynwald debate on the report of the Tynwald Select Committee on Library Provision.

Appended to the report; copy of Hansard extract from July sitting of Tynwald – debate Select Committee Report on Library provision; Copy of email from Sam Turton, Isle of Man Newspapers and a response; Article from Manx Independent "Fairness: All-island leisure rate for parks and libraries"; Library user comparison data 2015/2016.

The Assistant Chief Officer (Income) advised that there is an opportunity to actively promote the services of the Henry Bloom Noble Library to be at the forefront of future library provision on the Island and making membership free and available to all residents, whilst there would be a slight loss of direct income, there would be an increased footfall and increased engagement for the library.

Resolved, "That particulars of the report and discussion be noted on the minutes and;

- (i) Debate contents and final recommendations as approved by Tynwald at its July sitting, following its consideration of the Select Committee's Report on Library Provision be noted; and
- (ii) Comment be not issued to Isle of Man Newspapers on the proposal of an all-island leisure rate, other than Council's views being fed through to the Library Committee's Working Group; and
- (iii) No Membership Fees be charged in respect of Henry Bloom Noble Library as from 2019/20; and
- (iv) Removal of membership fees to be monitored with a report back to Committee ahead of the 2020/21 budget setting process."

#### ***PART C –***

##### ***Matters requiring Council approval***

There were no items requiring Council approval.

The meeting ended at 11.35am.

VI(viii) – The proceedings of the ENVIRONMENTAL SERVICES COMMITTEE as follows:

# ENVIRONMENTAL SERVICES COMMITTEE

ENVIRONMENTAL SERVICES COMMITTEE – Minutes of Meeting held on Monday, 17<sup>th</sup> September, 2018.

Members Present: Mr Councillor R.H. McNicholl (Chair), the Mayor (from 10.25am onwards), Mr Councillor A.J. Bentley, Councillor Miss N.A. Byron, Mr Councillor F. Horning, Councillor Ms J. Thommeny.

In Attendance: Director of Environment and Regeneration (Mrs D. Eynon), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Accountancy Manager (Mr R. Davies), Assistant Chief Officer (Environment) (Mr A. Donnelly), Building Control Manager (Mr N. Kaighin), Assistant Town Clerk (Mr P. Cowin), Assistant Democratic Services Officer (Mrs T. Saxon).

## REPORT

### **PART A –**

#### ***Matters delegated to the Committee***

##### **A1. Apologies**

There were no apologies for absence.

##### **A2. Timing of the Meeting**

The Chair advised the Committee that he would be attending the funeral of a former work colleague and so the meeting would be adjourned at 11.30am and be reconvened at 1.15pm. Councillor Miss N.A. Byron advised that she would not be able to attend in the afternoon, and so gave her apologies for the reconvened meeting.

##### **A3. Declarations of Interest**

The Director of Environment and Regeneration declared an interest in an item which was considered in private.

##### **A4. Minutes – 16<sup>th</sup> July, 2018**

The minutes of the meeting held on Monday, 16<sup>th</sup> July, 2018 were approved and signed.

##### **A5. Matters Arising from the Minutes**

There were no matters arising from the minutes.

##### **A6. Motion Moved in Council for Consideration by this Committee**

Mr Councillor F. Horning put forward a Motion at the Council meeting held on Wednesday, 8<sup>th</sup> August, 2018 which now stands referred to this Committee for full consideration no later than the November Committee.

Resolved, “That the Motion be noted and further considered with an Officer’s report in due course.”

##### **A7. Environmental Poster Campaign**

The Committee considered a report on a poster campaign on environmental issues. Eight posters were available for consideration – five are targeted at stopping general litter, one was aimed at stopping cigarette litter, and one was targeted at inappropriate or lack of disposal of bags of dog waste. The Committee were asked to choose two anti-litter posters, and either the cigarette or the dog waste poster. Members discussed the images on the posters, the likely impact of the posters, and debated the extent to which some of the images might be offensive and/or ineffective.

Resolved, “That the report be noted on the minutes and approval be given for the general use of the “Open All Hours” anti-litter poster, the “There’s No Such Thing as the Dog Poo Fairy” poster, the “No Butts, Stub It, Bin It” anti-cigarette litter poster; and for limited, targeted use of the anti-litter poster featuring a photo of a large rat.”

##### **A8. Planning Application 18/00889/B re Market Hill, Douglas**

The Committee considered planning application 18/00889/B seeking approval for the installation of replacement street paving and associated regeneration works to Market Hill, Douglas. The works will be a continuation of regeneration works carried out in Strand Street and Duke Street and will connect

those streets to the North Quay. Market Hill will not be pedestrianised as part of the works. There was a full discussion on the application.

There was comment about the need to improve the turning circle at the end of James Street and the lane between the former Market Hall and the British public house. A number of the matters raised were outside the scope of this planning application, and could be dealt with as Building Control, cleansing and enforcement matters. Officers took note of the concerns raised.

It was noted that Chapel Row is one of the few remaining old streets of Douglas and is the boundary of the Conservation Area. It was suggested that the original kick-stones on the pavement outside the Albert Hotel should be preserved. There was discussion of the impact on Chapel Row of the redevelopment of the adjacent bus station site. (That site is the subject of planning application 18/00846/B which was fully considered by the Committee later in the meeting.) Nonetheless, Members noted that progression of the bus station scheme will lead to an increase in traffic on Chapel Row. Question was raised about the actual width of Chapel Row.

Resolved, "That the report and discussion be noted on the minutes; and

- (i) The Council's support be given to the planning application and the following comments be forwarded to the Planning Committee:
  - (a) The Council asks that the Planning Committee is cognisant of planning application 18/00846/B and the effect on the area included in these regeneration works, particularly the likelihood of increased traffic through Chapel Row;
  - (b) Concerns have been raised as to the accuracy of the roadway widths shown on the drawings and the Council asks that the applicant be required to confirm the accuracy of the survey."

#### **A9. Proposal to Apply to Register a Building**

The Committee considered a report on a request from a Member to put forward a building in the Borough for possible inclusion on the Protected Buildings Register. The building is an unused, small single-storey building with concrete walls and a flat roof located on the access road from Demesne Road to Crookall House, adjacent to the former Ballacloan School. The building is not in the Council's ownership. It has been suggested that the structure was built in the 1930's or 1940's and used as a 'Fire Watchers' shelter during the Second World War. No evidence as to the building's history or use was available to attach to the report.

The Building Control Manager reported that applications to place a building on the Protected Buildings Register can be submitted by any individual or group. These do not have to come through the Council.

Resolved, "That the report be noted on the minutes and the proposal to put forward a building in the Borough for possible inclusion on the Protected Buildings Register not be supported."

For: 4 – Against: 1

The Chair asked that his name be recorded as voting against the resolution.

#### **A10. Adjournment and Resumption**

The meeting adjourned at 11.30am and resumed at 1.15pm.

**Members Present:** Mr Councillor R.H. McNicholl (Chair), the Mayor, Mr Councillor A.J. Bentley, Mr Councillor F. Horning, Councillor Ms J. Thommeny.

**Officers in Attendance:** Director of Environment and Regeneration (Mrs D. Eynon), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Accountancy Manager (Mr R. Davies) [until 2.30pm], Assistant Chief Officer (Environment) (Mr A. Donnelly), Building Control Manager (Mr N. Kaighin) [until 3.45pm], Assistant Town Clerk (Mr P. Cowin), Assistant Democratic Services Officer (Mrs T. Saxon).

#### **A11. Planning Application 18/00846/B re Site of Former Bus Station**

The Committee considered planning application 18/00846/B for the erection of a mixed-use development including a seven-screen cinema, eighty-bedroom hotel, twenty residential apartments (to include fourteen two-bedroom and six three-bed units), three restaurant/café units (Class 3), four retail units (Class 1), an information centre, public toilets, a drivers' welfare area, multi-storey car park (198 car spaces and 16 motorbike spaces), back of house area, plant facilities, circulation space, five bus stands on Lord Street with associated waiting areas, site development and landscaping works within a series of five to seven storey buildings at the Bus Station Car Park, Lord Street, Douglas.

Members raised concern about the use of Chapel Row as the main access route into the development both for cars and service vehicles. The road is narrow and in a Conservation Zone. Question was raised as to the accuracy of the survey for vehicle tracking of larger vehicles to the north side of Chapel Row.

Members raised concern about the adequacy and locations for bin storage and emptying. Comment was also made that disabled access from the car park to the cinema was poor. The Building Control Manager

advised that these are dealt with under Building Control Regulations. Discussions are on-going between the developer and the Council's Waste Services.

Members discussed the provisions made in the plans for buses, passengers and drivers. Question was raised as to the suitability of facilities for passengers, and in particular what shelter will be provided. Concern was also raised about pedestrian safety and whether there is sufficient space for bus passengers waiting for and moving on and off buses; particular concern was raised about the width of pavements at certain points of the development and the proximity of bus shelters to both the road and buildings. Question was also raised about the safety of buses moving into and away from the bus stands and the effect on the traffic in the area, and noted the comments made about pedestrian safety in Appendix 7 of the Application (Transport 7). Members noted that the proposals contain welfare facilities for bus drivers.

There was discussion about pedestrian access to and through the different sections of the development. There was some discussion about the lack of the pedestrian link between Lord Street and the Quayside as provided for in the Central Douglas Masterplan.

There was discussion on a wide range of other matters relating to the proposed development including suggestions within the Central Douglas Masterplan which were not being addressed within this application. Members considered that there was insufficient detail within the application to fully consider the impact on the surrounding area.

Resolved, "That the application and discussion be noted on the minutes and the following response be sent to the Planning Committee:

'Douglas Borough Council fully understands the strategic importance of this application and whilst generally supportive of the principle of redevelopment of the site, asks that the application is not determined until the following matters of concern are addressed:-

- (i) The proposed use of Chapel Row as the access route for both goods vehicles servicing the development, for cars and motorcycles using the car park and for disabled access. Both the volume and types of traffic which would be using Chapel Row are of concern.
- (ii) Question has been raised about the accuracy of the survey to the north side of Chapel Row. There is also concern about the impact of the development on the neighbouring Conservation area which includes Chapel Row.
- (iii) The Council requests that the applicant is required to prepare a waste strategy for agreement with the Council.
- (iv) The Council is concerned about pedestrian routes through and alongside the development and whether or not they comply with the Central Douglas Masterplan and the Draft Area Plan for the East.
- (v) The cycle statement submitted by the applicant in their transport statement indicates that there should be facilities for forty-six bicycles. The drawings submitted in the application only show provision for eleven bicycles and no bicycle storage within the car park is shown.
- (vi) The Council is concerned that there is inadequate information regarding shelter for bus passengers. There is also concern that pedestrian routes to access the buses are too narrow.
- (vii) There is concern that if and when the proposal contained in the Central Douglas Masterplan for a new town square to be called Knox Place is progressed the elevation of the car park will front onto it.
- (viii) The Council would like the applicant to provide information about charging points for electric vehicles in the car park.
- (ix) The Council is pleased to see the provision of toilet facilities but suggests that the disabled toilet facilities should allow both left and right hand transfer and ideally should include adult changing facilities.
- (x) The Council is concerned that the application includes fire escapes opening outward directly onto the pavement alongside a busy road.
- (xi) The drawings included in the application include pavement cafés. Further information is needed to assess the impact of these on the surroundings."

#### A12. **Attendance**

Councillor Ms J. Thommeny left at 2.55pm, giving her apologies for the remainder of the meeting.

#### A13. **Planning Application 18/00862/B re Annacur House, Annacur Lane, Douglas**

The Committee considered planning application 18/00862/B seeking approval for the demolition of the existing house and outbuildings and the construction of sixteen dwellings with associated infrastructure

and landscaping at Annacur House, Annacur Lane, Farmhill, Douglas. There was some discussion of the provision of open spaces within the development.

Resolved, "That the application be noted on the minutes and no objection raised."

**A14. Planning Applications 18/00890/B and 18/00891/CON re: Marina Hotel, 47 Loch Promenade, Douglas**

The Committee considered two planning applications which both relate to the Marina Hotel, 47 Loch Promenade, Douglas which is currently disused. Application 18/00891/CON seeks approval for the demolition of the building which is within a Conservation Zone. Planning application 18/00890/B seeks approval for the erection of a building to replace the one that would be demolished. The new building would consist of office accommodation and ancillary facilities within the basement storey together with a covered bike and refuse store accessed from the rear lane. The remaining five storeys will contain eight, one-bedroom flats, and a single, two-bedroom flat, which will occupy the whole of the uppermost storey. The building will be served by a single stairway and lift.

The replacement building will occupy the same footprint as the existing building, and will have the same number of storeys. The new building will have a similar external appearance on the Loch Promenade elevation. The existing building is double-fronted with a single, three storey bay window running from basement level to the second floor level. The replacement building will have two, three storey bay windows, again running from basement level to the second floor level. The other major change to the front elevation is that the existing slate hung mansard roof will be replaced by a fully glazed mansard roof. The submitted drawings do not show the new building's relationship to the adjoining buildings. A Member suggested that the application did not comply with General Policy 2(m), did not provide for adequate pedestrian or cyclist safety; queried whether the cycle storage was sufficient and commented that it was not appropriate for a new building to be built without wheelchair accessibility.

Resolved "That particulars of the applications be noted on the minutes; and

- (i) In relation to application 18/00891/CON (demolition of a building within a Conservation Area), an objection is raised on the grounds that insufficient evidence has been provided to show that it is not possible to retain the existing building which makes a positive contribution to the character and appearance of the Conservation Area. The proposals therefore do not show compliance with Environmental Policy 39 of the Isle of Man Strategic Plan; and
- (ii) In relation to application 18/00890/B (erection of a new building to replace 47 Loch Promenade), an objection is raised on the grounds that the inclusion of a glazed mansard roof to the new building would fail to preserve or enhance the character or appearance of the area, and would be an inappropriate development. As such the proposals would fail to show compliance with Environmental Policies 35 and 42."

**A15. Planning Application 18/00913/B re Land off the Lane at the Rear of 15 Westminster Dr, Douglas**

The Committee considered planning application 18/00913/B seeking approval for the erection of a dwelling with associated parking on land off the lane at the rear of 15 Westminster Drive, Douglas. Members discussed the application and reviewed the plans attached to the application.

Resolved, "That particulars of the application be noted on the minutes and approval be given for an objection to be raised on the following two grounds:-

1. The dwelling proposed would have insufficient outdoor amenity space and an inadequate outlook from its principal rooms. Furthermore the parking of vehicles immediately in front of the main window to the principal ground floor room is likely to result in a poor outlook for the occupants of the dwelling. This lack of amenity would be contrary to paragraph 7.34.1 of Environmental Policy 42 of the Isle of Man Strategic Plan 2016.
2. As the hardstanding area proposed for the parking of vehicles does not meet the minimum length standard for a parking space for two private vehicles, the vehicles associated with the dwelling will likely overhang the hardstanding area, encroaching onto the lane and preventing its proper use. The application is therefore contrary to parts (h) and (i) of General Policy 2 of the Isle of Man Strategic Plan 2016."

**A16. Planning Application 17/01160/C re Ivy House, Douglas Head Industrial Estate, Douglas**

The Committee considered planning application 17/01160/C, as amended 7<sup>th</sup> September, 2018, seeking approval for the change of use of an existing warehouse to joinery workshop, furniture showroom and retail area, and coffee shop at Ivy House, Douglas Head Industrial Estate, Douglas. Members discussed the application thoroughly.

Resolved, "That the report be noted on the minutes and no objection be raised to the application."

For: 2 – Against: 1

Mr Councillor R.H. McNicholl asked that his name be recorded as voting against the resolution.

**A17. Service of a Notice to Abatement a Statutory Nuisance**

The Committee considered a report submitted by the Environmental Health Officer seeking approval for the service of a Notice to Abate a Statutory Nuisance on the Thai Thai Restaurant, Capital House, Circular Road under the provisions of the Public Health Act 1990. The Notice will require that steps are taken to abate the statutory nuisance arising from the odours emanating from the extract ventilation system serving the kitchen within three months of the date of service of the Notice.

Resolved, “That the report be noted on the minutes and approval given for the service of the Notice.”

**A18. Schedule of Neglected, Dilapidated, Ruinous and Dangerous Properties**

The Committee considered the schedule of neglected, dilapidated, ruinous and dangerous properties being dealt with on behalf of the Council.

Resolved, “That the schedule and discussion be noted on the minutes.”

**A19. Performance Monitoring Quarter 1**

The Committee considered the performance monitoring report for the Quarter 1, 2018/19. The following points were highlighted in the report and briefly discussed.

- (i) One of the actions within the Car Park Action Plan is behind target as it is awaiting action by others;
- (ii) One of the actions within the Unsightly Properties Action Plan is behind target and awaiting action by others;
- (iii) The LED lighting programme is on target. Savings made in Quarter One in relation to street lighting electricity consumption were £14,600.85. Once the LED replacement scheme has been completed, the annual savings are anticipated to be £157,000 and progress against this target will be closely monitored;
- (iv) Two items within Fleet Services are slightly behind target due to staffing issues. Two are red: the number of breakdowns in Quarter One was greater than the target and long term sickness in Quarter One meant the target could not be reached;
- (v) There remains one action within Planning which is red due to lack of progress by others outside the Council;
- (vi) There are seven measures within the Warden Service Plan which will remain behind target, even if the work is completed, because the original timeframe could not be met due to long term sickness. However, updates on these measures will be progressed and reported in future Performance Monitoring reports. None of these measures impact upon front-line service delivery;
- (vii) For Waste Services, recycling in Quarter One was less than anticipated and not as many new trade customers had been secured as was hoped.

Resolved, “That the report be noted on the minutes.”

**A20. Items for Future Consideration**

The Committee considered the schedule of items for future consideration. Members noted the list of reports for future months. The Director of Environment and Regeneration advised that a report on utilisation of Council lighting columns to display highway signs should be added to the schedule for consideration in October.

Resolved, “That the schedule and discussion be noted on the minutes.”

***PART B –***

***Matters requiring Executive Committee approval***

There were no items requiring Executive Committee approval.

***PART C –***

***Matters requiring Council approval***

There were no items requiring Council approval.

The meeting ended at 4.15pm.