



Borough of Douglas

**COUNCILLOR MS JANET THOMMENY, JP
MAYOR**

Town Hall,

Douglas,

7th October, 2022

Dear Sir or Madam,

You are hereby summoned to attend a MEETING OF THE COUNCIL of the BOROUGH OF DOUGLAS to be held on WEDNESDAY, the 12th day of OCTOBER, 2022, 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

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 Housing and Property Committee;
- (iii) The Pensions Committee;
- (iv) The Standards Committee;
- (v) The Eastern District Civic Amenity Site Joint Committee;
- (vi) Any other Joint 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 monthly Council Meeting held on Wednesday, 10th August, 2022.

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

EXECUTIVE COMMITTEE

EXECUTIVE COMMITTEE – Minutes of Meeting held on Thursday, 29th September, 2022.

Members Present: Councillor Mrs C.L. Wells (Chair), the Mayor, Mr Councillor A.J. Bentley, Mr Councillor I.J.G. Clague, Mr Councillor D.R. Watson, Mr Councillor F. Horning.

In Attendance: Acting Chief Executive / Director of Finance (Mr A.J.T. Boyd), Director of Environment and Regeneration (Mrs D. Eynon), Director of Housing and Property (Mr D. Looney), Democratic Services Officer (Mrs D. Atkinson), Dilapidation Enforcement Officer (Mr S. Salter) (for Clauses A1 to A5), 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.

A2. Declarations of Interest

There were no declarations of interest in respect of public clauses.

A3. Minutes

The minutes of the scheduled Meeting and the Special Meeting, both held on Wednesday 27th July 2022 were approved and signed.

A4. Matters Arising From Previous Minutes

There were no matters arising from the previous minutes.

A5. Planning Application for Development of a Cannabis Cultivation Campus and Solar Energy Park (PA 22/00678/B)

The Committee considered a written report by the Dilapidation Enforcement Officer in relation to planning application PA 22/00678/B, for the combined approval in principle and full approval for the phased development of a cannabis cultivation campus and solar energy park, together with access, associated infrastructure and site engineering works at land southwest of Cooil Road (A6), north of New Castletown Road (A5), Braddan.

Members were reminded that the proposed development involved land owned by the Council, and that the Committee had previously approved for this land to be included within the planning application. Council officers believed that the application complied with the general policies relating to employment land; the economic development of the Island; and the business policies contained within the Isle of Man Strategic Plan 2016.

However, while the economic benefits were very clear, Council officers, in assessing the application, had concluded that there were serious environmental and climate change issues that must be addressed prior to the application being supported. Currently, it was the view of Council officers that there was not enough information available to determine how this development could be accommodated without any serious detrimental effects on the environment, and on the existing sewerage and water infrastructures.

The specific issues appeared to relate to energy consumption and the ability to meet the energy needs of the development; and to water usage and treatment, and the discharge into one of the rivers entering Douglas. Until such time as this information had been provided, Council officers could not recommend that the application be supported.

As an update, the Dilapidation Enforcement Officer advised that the outcome of tests being undertaken by the Manx Utilities Authority and by the Department of Environment, Food and Agriculture, were still awaited.

Members considered details of the proposed development at length, and concluded that, while supportive of it, there were major concerns in relation to infrastructure. While the issue of electricity supply capacity was outside of the Council's remit (being a matter for the Manx Utilities Authority), it was proper that the Council should suggest that any required upgrade to the infrastructure should be contributed to by the developer, rather than the cost of this falling solely on ratepayers and taxpayers.

It was also agreed that the Council should express its serious concerns in relation to (i) any discharge into water courses running through the Borough and out into Douglas Harbour; and (ii) that in the event the development proceeded but, for whatever reason, the units were left empty and not used for their intended purpose, a condition be placed on any planning approval that the units were not permitted to be used for retail or office accommodation.

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

(ii) That the Planning Committee be advised that, while the Council was supportive of the scheme in principle, it resolved to object to planning application PA 22/00678/B on the following grounds:

- That as part of the Council's appraisal of the planning application, major concerns had been highlighted in relation to infrastructure and that, while the issue of electricity supply capacity was a matter for the Manx Utilities Authority, the Council wished to suggest that any required upgrade to the infrastructure should be contributed to by the developer, rather than this cost falling solely on ratepayers and taxpayers;
- That as part of the Council's appraisal of the planning application, major concerns had been highlighted in relation to water usage and treatment, and discharge into water courses running through the Borough and out into Douglas Harbour; and
- That in the event the development proceeded, but for whatever reason the units were left empty and not then used for their intended purpose, that a condition should be placed on any planning approval that the units were not permitted to be used for retail or office accommodation."

A6. Referrals from the Environmental Services Committee

There were no referrals from the minutes of the rescheduled Environmental Services Committee meeting held on Thursday 22nd September 2022.

A7. Referrals from the Regeneration and Community Committee

The Committee considered the following referral from the minutes of the Regeneration and Community Committee meeting held on Tuesday 20th September 2022:

Clause B10 – 2022 Christmas Lights Event: the Committee had considered a report by the Town Centre Manager detailing plans for this year's Christmas Lights Event and seeking agreement, in principle, to additional funding to cover the cost of the event. Members had noted that the revised format (a series of smaller-scale events in Douglas City Centre to mark the first night of Christmas shopping), had been well received both by attendees and Town Centre businesses since it was introduced in 2020.

The Regeneration and Community Committee had noted the budget allocations, sponsorship income, and additional grant funding that had been available for the two previous events in 2020 and 2021; and had been advised that if a similar format was agreed for 2022 (that was, the series of smaller events), then there would be a budget shortfall of £10,000 if grant funding or sponsorship could not be secured.

Approval in principle was therefore sought for General Revenue Reserve funding, which would be utilised in the event that grant funding or sponsorship could not be obtained.

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

- (ii) That should grant funding or sponsorship income not materialise, approval be given for back-up funding in the sum of £10,000 from the General Revenue Reserve to cover the shortfall; and
- (iii) That approval be given for a growth bid to be put forward for the 2023 / 2024 financial year in the sum of £10,000, in order that the cost of the event would be covered."

A8. Referrals from the Housing and Property Committee

There were no referrals from the minutes of the Housing and Property Committee meeting, held on Wednesday 21st September 2022.

A9. Consultation Document – National Insurance Reform Proposals

The Committee considered a joint written report by the Director of Finance and the Democratic Services Officer in relation to a consultation document published by the Isle of Man Treasury.

The purpose of the consultation was to obtain views in relation to National Insurance reform proposals. As per the commitment in the Island Plan to present proposals for a reform on the current scheme to Tynwald in 2023, this consultation was the start of that reform process.

It was noted that the Council's consultation working group (consisting of the Vice-Chairs of the Executive and Standing Committees) had met to agree the Council's draft responses to the individual questions, which were accordingly considered by the Executive Committee.

The closing date for the submission of responses was 7th October 2022.

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

- (ii) That the responses to the individual questions contained in the consultation, as set out in the appendix to the written report, be approved for submission to the Isle of Man Treasury as the Council's response."

[On a vote being taken, Members voted 4 For; 1 Against. Mr Councillor A J Bentley requested his vote against to be recorded on the minutes.]

A10. Consultation Document – 'Our Island, Our Future' – Draft Isle of Man Economic Strategy 2022 – 2032

The Committee considered a joint written report by the Director of Finance and the Democratic Services Officer in relation to a consultation document published by the Isle of Man Government.

The consultation presented the draft economic strategy setting out the Isle of Man Government's visions and ambition for the Island for the next ten years and beyond.

It was noted that the Council's consultation working group (consisting of the Vice-Chairs of the Executive and Standing Committees) had met to agree the Council's draft responses to the individual questions. The Executive Committee discussed the proposed responses at length, making a number of amendments to the suggested responses.

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

- (ii) That the responses to the individual questions contained in the consultation, as set out in the appendix to the written report and as subsequently amended, be approved for submission to the Isle of Man Government as the Council's response."

A11. Urgent Business Procedure – Loch Promenade Playground (Marine Garden No.4)

The Committee considered a written report by the Director of Environment and Regeneration on the use of the Council's Urgent Business Procedure under Standing Order 125.

The Leader of the Council and the Chair of the Regeneration and Community Committee had approved the awarding of a tender for the urgent removal of the play equipment and surface matting at the Loch Promenade playground and for the laying of rolled-turf, in order to return the Garden (No.4) to public space until the new playground was installed. It had been noted that the removal of the play equipment and matting was due to them being deemed unusable following damage caused by Storm Barra in December 2021.

Suitable contractors had been invited to submit prices for the work and, of the two submissions returned, the recommendation had been to accept the lowest tender return from Quest Landscape Services Limited, which had been considered to be competitive and offering value-for-money.

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

- (ii) That the resolution under the Urgent Business Procedure – to award the tender to carry out urgent works to remove the play equipment and the subsequent laying of the rolled-turf in the Loch Promenade playground - be noted and endorsed accordingly."

A12. Monthly Financial Review

The Committee considered a written report by the Director of Finance setting out details of progress made against Key Performance Indicators for Finance, together with other related key financial monitoring information.

Members were advised that a formal minute resolution was required by the Isle of Man Bank as part of its due diligence process for any name change to the Council's bank account. The Council's main bank account was currently under the name of 'Douglas Borough Council' and it was suggested that it would be appropriate for it be updated to 'Douglas City Council', to come into line with the name change already agreed for the Council once the Letters Patent documents confirming City Status had been received.

Members were also informed that the Council had received confirmation from its insurers that the insurance claim for damage to the Marine Gardens' wall had been unsuccessful. Although a review had been sought, the loss adjuster had confirmed that their full and final decision remained the same.

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

- (ii) That the rates collection figure of 84.3% (against a target of 81.0%) for the April to August period of 2022 / 2023 be noted;
- (iii) That approval be given for a name change of the Council’s bank account from ‘Douglas Borough Council’ to ‘Douglas City Council’, once the Letters Patent documents confirming City Status had been received; and
- (iv) That it also be noted that the insurance claim in respect of the damage suffered to the Marine Gardens’ wall as a result of Storm Barra had been unsuccessful.”

A13. Isle of Man Municipal Association

No documents had been received from the Isle of Man Municipal Association in advance of the meeting.

A14. 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 C –

Matters subject to Council approval

C15. Referral from the Pensions Committee

The Committee considered the following referral from the minutes of the Pensions Committee meeting held on Wednesday 14th September 2022:

Clause B/C1 – Date and Time of Next Meeting: the Committee had agreed that an earlier start time of 10.00am (instead of 10.30am) would better suit the external consultants’ travel arrangements. Approval was therefore sought for Standing Order 90 to be changed accordingly, to accommodate this earlier start time.

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

- (ii) That the resolution of the Pensions Committee be endorsed and that the proposed change to Standing Order 90 – to read that the start time for both the Investment and the Administration Meetings be 10.00am – be recommended to Council accordingly.”

The Committee rose at 5.10pm.

VI(ii) – The proceedings of the HOUSING AND PROPERTY COMMITTEE as follows:

HOUSING AND PROPERTY COMMITTEE

HOUSING AND PROPERTY COMMITTEE – Minutes of Meeting held on Wednesday, 21st September, 2022.

Members Present: Mr Councillor D.R. Watson (Chair), Mr Councillor S.R. Crellin, Mr Councillor F. Schuengel, Mr Councillor P.J. Washington, Councillor Mrs C.L. Wells (observer).

In Attendance: Chief Executive (Miss K.J. Rice), Director of Housing and Property (Mr D. Looney), Assistant Chief Officer (Housing and Property) (Mr V. Zivave), Assistant Chief Officer (Income) (Mrs C. Pulman), Assistant Property Manager (Capital) (Mr R. Green), Assistant Democratic Services Officer (Miss C. Cullen).

REPORT

PART A –

Matters delegated to the Committee

A1. Apologies for Absence

Apologies for absence were submitted by the Worshipful the Mayor.

A2. Declarations of Interest

There were no Declarations of Interest.

A3. Minutes – 20th July, 2022

The minutes of the meeting held on Wednesday, 20th July, 2022, were approved and signed.

A4. Matters Arising

No issues were raised as arising from the previous meeting.

A5. Vacant Properties Update

The Committee considered the monthly report submitted by the Assistant Chief Officer (Housing and Property) to update on the number of vacant social housing properties.

Appended to the officer's report was the void properties schedule, which showed that as at the end of August, 2022 there were twenty-three vacant properties receiving attention. Members were presented with a summary chart showing the number of properties returned in each month, together with details of the category repair type for each property.

The Assistant Chief Officer (Housing and Property) advised that as of 21st September, 2022, there were twenty-six vacant properties outstanding. Seven properties had been allocated during the week commencing 12th September, 2022 and a further five properties were due to be allocated in the forthcoming week.

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

A6. Housing Rent Arrears

The Committee considered a report submitted by the Assistant Chief Officer (Housing and Property) to monitor the progress made on rental income collection.

Members were presented with a table setting out the rent arrears statistics for July and August, 2022. It was noted that as at the 28th August, 2022 the level of rent arrears was £150,644.74.

Resolved, "That particulars of the report and discussion be noted on the minutes and that the progress made on rental income collection be noted."

A7. Items for Future Consideration

The Committee noted the monthly report and schedule setting out items which will be brought forward for consideration to future meetings.

The Committee requested a future report on the costs of retrofitting solar panels onto the Council's south facing properties.

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

A8. **Date and Time of Next Meeting**

Members were reminded that the next scheduled meeting was due to take place at 10.00am on Wednesday, 19th October, 2022.

Resolved, "That the date and time of the next meeting be noted on the minutes."

PART C –

Matters requiring Council approval

C9. **Housing Minor Capital Works**

The Committee considered a report submitted by the Assistant Chief Officer (Housing and Property) seeking approval for the continuation of the minor capital works funding process for 2023/24.

Members were reminded that since the 2019/20 financial year, approval had been sought from the Committee to borrowing in the sum of £150,000 on an annual basis to be drawn down as necessary when maintenance works that are capital in nature are required. This process had been introduced to obviate the need to go through a separate formal borrowing petition process every time reactive capital works were required while protecting the Housing Maintenance budget from sudden unexpected demands.

Appended to the officer's report was the minor capital works capital project business case. Members were advised that for 2023/24, it is intended for the housing minor capital works budget to be allocated to refurbishment of void properties; installation of Positive Input Ventilation (PIV) units, installation of air source heat pumps; replacing building elements that have reached end of life and installation of access ramps, door automations and entrance alterations to Waverley Court Sheltered housing complex.

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

- (i) The Chief Executive be authorised to petition the Department of Infrastructure for borrowing powers in the sum of £500,000, being the loan amount required to defray the estimated cost of the minor works capital expenditure for 2023/2024;
- (ii) That the Department of Infrastructure be advised that the Council confirms that there are insufficient monies available in its Housing Reserve to fund the proposed scheme via that source; and
- (iii) That the housing minor capital works capital project business case, as attached at appendix one of the report be approved."

C10. **Housing Development Strategy and Ten Year Roadmap**

The Committee considered a report submitted by the Director of Housing and Property setting out the proposed housing development strategy and ten year roadmap.

Members were advised that the development strategy presents a procurement route for the Council's investment in local authority housing provision over the next ten years and forms the basis of the Council's future capital housing programme. The strategy focusses on two areas of development; the growth in the number of homes provided and also the refurbishment and maintenance of the existing housing stock.

Appended to the officer's report and reviewed by the Committee, was the proposed housing development strategy and ten year roadmap, together with a series of supporting documentation.

Members were advised that setting out this development strategy enables the Council to keep key stakeholders fully informed about the proposed roll out of the programmes over the ten year period. These stakeholders include Council Members, existing tenants, future tenants and the Isle of Man Government.

The Isle of Man Government is a key stakeholder, not only due to the legislation and policy requirements that must be met by the Council, but also due to the financial support that is given through the deficiency grant, assisting with larger capital investments. This will therefore greatly assist with future financial planning.

Set out within the report were the three key objectives of the development strategy which align with the Council's Corporate plan namely; to provide more quality, efficient and affordable homes; to improve the quality of existing homes and to build communities within the City. Also outlined in the report were the core principles which underpin the development strategy. Members were advised that these principles are derived from the experience on past projects and analysis of future needs of tenants and the community they live in.

Members were advised that the roadmap may change depending on external influencing factors, these may include the financial climate, demand, community growth, pandemic etc. and therefore it is

important that when this happens, the Council adapts the roadmap through a well-managed change control process, but stays focussed on the strategy and aligned with the core principles.

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

- (i) that the Housing Development Strategy and Ten Year Roadmap, as attached at appendix A of the report, be approved;
- (ii) officers be authorised to discuss the strategy with the Department of Infrastructure to obtain its approval and for inclusion of the projects in the capital housing programme.”

The meeting ended at 12.26pm.

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

PENSIONS COMMITTEE

PENSIONS COMMITTEE – Minutes of Meeting held on Wednesday, 14th September, 2022.

Members Present: Mr Councillor J.E. Skinner (Chair), the Mayor, Mr Councillor I.J.G. Clague, Councillor F. Horning, Mr A. Thomas (Independent Member).

In Attendance: Director of Finance (Mr A.J.T Boyd), Assistant Chief Officer (Finance) (Mr E.P. Pierce), Democratic Services Officer (Mrs D. Atkinson). Mr J. Glasgow (Hymans Robertson), Mr P. Ashby (Hymans Robertson, via video-link), Mr S. Wilson (Canaccord) Item A14, UK Property Fund Advisors (via video-link) Item A15.

REPORT

PART A –

Matters within the scope of the Committee's delegated authority

A1. HM the Queen

The Committee stood in a moment of silence to reflect on the sad passing of HM The Queen.

A2. Apologies

Mr Councillor S.R. Crellin submitted his apologies for the meeting.

A3. Declarations of Interest

There were no declarations of interest.

A4. Minutes – 25th May, 2022

The minutes of the meeting held Wednesday, 25th May, 2022, were approved and signed.

A5. Minutes – 22nd June, 2022

The minutes of the special meeting held Wednesday, 22nd June, 2022, were approved and signed.

A6. Matters Arising

There were no matters arising from the previous minutes.

A7. Training: Investing in a Pensions Scheme

The Committee received a training presentation on the factors to consider when investing in a pension scheme.

Mr Glasgow reminded the Committee they are responsible for making investment decisions. In order to make good investment decisions, he explained that the Committee should receive advice and information from a qualified investment advisor and investment managers. The Committee should also fully understand the types and ranges of investments and their implications.

Mr Glasgow listed the specific areas that the Committee should consider when making investment decisions, the Statement of Investment Principles (SIP); the requirement for taking advice and the financial services requirements. Mr Glasgow also briefly discussed the benefits of a sub-committee to make decisions on behalf of the Committee; however it was noted the use of sub-committees is not within the remit of the Council's Constitution.

Members were reminded of the requirement and best practice to draw up, maintain and regularly review a written SIP. Mr Glasgow listed topics for inclusion in the SIP, and it was noted that the Scheme already has this document in place. It was noted that the SIP includes a principle on environmental, social and governance (ESG) considerations. There is no requirement on the Island to consider ESG factors, however it is considered best practice.

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

A8. Investment Strategy Refresh

The Committee considered a report submitted by Hymans Robertson on the Scheme's investment strategy.

The Scheme's objective is to fund the future benefit payments of scheme members. In order to meet this objective the Scheme approves an investment strategy which carefully considers the level of risk required for the returns needed.

The investment strategy is generally reviewed triennially in line with the actuarial valuation. It was noted the Scheme's valuation report is due to be considered at the November sitting of the Committee.

Following consideration of the latest valuation, the Committee will consider the journey plan, which will be based around the Committee's long-term objective and their tolerance to risk in achieving this goal. The Scheme will then work with the scheme's investment advisor to determine the appropriate asset allocation based on the overall risk/return requirements and the Scheme's long-term objectives.

Mr Glasgow presented the Hymans Robertson investment philosophy, the GrIP (Growth, Income Protection) framework. GrIP considers the growth which helps the scheme achieve the required return to close any long-term deficit. The asset structure required to generate sufficient income to cover the deficit between the liabilities and the assets at the point the pension benefits cash outflow becomes due, and protection assets to keep the funding position stable. The balance of growth, income and protection is key, and will require adjustment over time. This approach is specifically designed to help trustees and sponsors build a more resilient funding path focused on greater predictability of outcomes. The framework recommends using asset liability modelling to undertake strategy setting.

The modelling looks to stress test the various asset allocation assumptions over the lifetime of the scheme. It does this through the application of thousands of different market environment scenarios to determine the probability of the strategic asset allocation achieving the long-term objectives of the scheme.

Mr Glasgow recommended that this framework be used to consider the Scheme's investment strategy following the actuarial results later in the year. Mr Glasgow presented three key themes to consider as part of the Scheme's investment strategy to reach the chosen long term objectives.

Mr Glasgow finished with a reminder on the importance of responsible investment that addresses environmental, social and governance factors.

Resolved, "That particulars of the report and discussion be noted on the minutes and the Scheme's Investment Strategy be reviewed following the results on the triennial actuarial valuation."

A9. Update on Impact of Structural Investment Decisions

The Committee considered a report submitted by Hymans Robertson on the impact of structural investment decisions.

The report reminded of the Scheme's investment beliefs, and how the strategy has evolved from 2015 to where it is now, including the key changes of the BlackRock office closure in 2016, the de-risking of assets in 2017, and the changes in both 2019 and 2021 in global equity and corporate bond managers. Since the strategy review in 2015, the overall annual fee has reduced by 18 basis points, and based on the current value as of 30th June 2022, this equates to an annual fee saving of £165,000.

The decision to de-risk in May 2017 has also reduced funding level volatility and downside risk.

The manager changes and the de-risking have all had a positive impact on manager fees. De-risking, as expected, has had a negative impact on investment growth. As of 30th June the Capital Fixed ESG Bonds replacement has had a slightly negative impact on investment growth in comparison to the previous Canaccord corporate bonds fund. However, this analysis is a snapshot and Hymans Robertson did not recommend any actions based on the results. The Canaccord corporate bonds have slightly outperformed the Capital ESG Fixed Income portfolio since inception and the switch has saved approximately £25,000 in fees over the period.

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

A10. Quarterly Review of Investment Strategy Performance

The Committee considered a report submitted by Hymans Robertson to review the investment managers' performance during quarter two of 2022.

Mr Ashby advised that the Scheme had achieved a negative return of 7.7% over the quarter, underperforming the benchmark by 1.8%. The largest relative underperforming asset allocation was the Capital Absolute Return Fund. Although the UK Property Fund underperformed the benchmark by 1%, it was the only asset allocation that gave a positive absolute return during the quarter, returning 2.9%. Mr Ashby advised that the property fund has now reached the upper tolerance limit of the rebalancing ranges; however, due to high trading prices, and the particularly poor quarter from other assets, Mr Ashby recommended that the fund holds off re-balancing to see if the situation self-corrects as other assets rise in value.

Mr Ashby moved on to a market background and discussed in particular the soaring inflation and higher borrowing costs.

Mr Ashby finished with a manager analysis during the quarter. A Member highlighted the difference in fees for the two Canaccord tracker funds, it was suggested that this be brought to the attention of the fund manager in the afternoon presentation with a request to explain and review.

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

A11. Review of Scheme’s Responsible Investment (RI) Policy

The Committee considered a report submitted by Hymans Robertson on the Scheme’s Responsible Investment Policy.

Mr Ashby reminded that the Scheme first shared this policy with the Scheme’s managers in 2017. The objective of the policy is to encourage managers to take certain factors into account when choosing underlying investments and the Committee agreed to review the managers’ mandates against the Committee’s policy on an annual basis.

The report confirmed that Hymans Robertson has undertaken a review and are satisfied that the Scheme’s underlying managers are complying where possible with the RI policies set out by the Committee. Hymans Robertson believe that over the longer term this will have a positive impact on the value of the Scheme’s assets, as managers look to invest in more sustainable and responsible options where applicable for active mandates and participate in active engagement with companies and the exercise of their voting rights across the equity holdings.

The report also reminded that as of 6th September 2022, the Scheme has now also switched both global equity holdings previously managed by Xtrackers and iShares to more ESG focussed funds managed by UBS and LGIM. The UK Equity holding with RLAM has also been moved to RLAM’s UK Broad Equity Tilt Fund, which is tilted towards more ESG friendly companies. It was noted that approximately 60% (excluding gilts from the total) of assets now have an ESG tilt in line with the RI policy, this figure could also be considered higher when taking into account the strong ESG credentials of the UK property fund, despite this not being an ESG specific fund.

Resolved, “That particulars of the report and discussion be noted on the minutes and Hymans Robertsons’ review and findings that the Scheme’s underlying managers are complying where possible with the RI policies set out by the Committee, be noted on the minutes.”

A12. Items For Future Report

The Committee considered a report submitted by the Democratic Services Officer setting out items that are to be considered at future meetings and to review any future training requirements.

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

A13. Adjournment and Resumption

The Committee adjourned for lunch at 12.45pm and resumed 1.55pm. The Mayor submitted apologies for the remainder of the meeting.

A14. Canaccord Presentation

Mr S. Wilson joined the meeting to present the Canaccord index-tracking funds for gilts, UK and global equities.

Mr Wilson began by presenting the year to date performances. All markets have seen volatility this year, but the fixed-interest has been most negatively impacted. He advised that equities have started to see some positivity, and the predicted slowdown in UK inflation as a result of the capping on utility bills should see better returns for the market.

Mr Wilson confirmed that the XTracker and iShares funds were successfully transferred to the UBS MSCI ACWI Universal Low Carbon Select Fund and the LGIM future world climate change fund respectively on 6th September. The trade was undertaken on the same day which resulted in no out of market risk. The Committee were presented with the year to date performances for both funds.

The Committee received the background information on the newly merged Royal London UK Broad Equity Tilt Fund, which has replaced the RLAM UK All Share Tracker Fund. Mr Wilson presented the performance of the fund since the merger.

In response to question, Mr Wilson agreed to review the fees on the portfolios which currently differ depending on the fund.

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

A15. Canaccord Property Presentation

Representatives from Canaccord Property fund managers joined the meeting via video-link for discussion of the item.

The Committee considered a presentation by the Canaccord property fund managers on the performance of the UK Property Fund during the second quarter of 2022.

A fund snapshot was provided, listing the fund objectives, strategy, details and the sustainable performance. It was noted that the fund is ranked 7th within the peer set and has a net asset value of £3.51bn.

Members were presented with the portfolio management breakdown and a detailed update on industrial, retail, office and alternative holdings.

The presentation moved on to the Fund's focus on sustainable development practices. Members noted that the fund had been awarded Green Star for 6 consecutive years. The fund managers talked the Committee through the asset sustainability plans and provided examples of ESG initiatives.

The Committee then received an update on the performance and positioning of the fund.

In summary, the fund managers explained that the fund had invested in strategies to deliver strong, risk adjusted returns with less exposure to vacancy, development and tenant concentration risk. She advised that the fund had a balanced allocation to sectors forecast to outperform in the medium term and the fund continues to focus on creating a positive, environmental, social and economic impact on communities.

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

PART B/C –

Matters requiring Executive Committee and Council approval

B/C16. Date and Time of Next Meeting

Members noted that the next meeting was scheduled for Wednesday, 26th October, 2022. The Director of Finance advised that Mr Ian Murray, Chair of the Public Sector Pensions Committee, was scheduled to be in attendance.

The Committee discussed the 10.30am start time of Pensions Committee Meetings. It was agreed that an earlier start time of 10.00am would better suit the external consultants' travel arrangements. It was therefore agreed that a change to Standing Order 90 be referred to the Executive Committee. If approved by Executive Committee it was noted that full Council approval to amend the Constitution is required.

Resolved, "That the Executive Committee consider a change to Standing Order 90 to read that the start time for both investment and administration meetings be brought forward to 10am."

The Committee rose at 3.20pm.

VI(v) – The proceedings of the EASTERN DISTRICT CIVIC AMENITY SITE JOINT COMMITTEE as follows:

EASTERN DISTRICT CIVIC AMENITY SITE JOINT COMMITTEE

EASTERN DISTRICT CIVIC AMENITY SITE JOINT COMMITTEE – Minutes of Meeting held on Tuesday, 20th September, 2022.

Members Present: Councillor Miss N.A. Byron (Douglas) (Chair), Mr T. Kenyon (Garff), Mr N. Mellon (Braddan), Mrs A. Davidson (Santon), Ms F. Logan (Onchan).

Apologies: Mr R. Phillips (Onchan).

In Attendance: Mrs D. Eynon (Douglas), Mr I. Jackson (Douglas), Mr E.P. Pierce (Douglas), Miss C. Cullen (Douglas, taking notes), Mr J.C. Whiteway (Braddan), Mr S.A. Crook (Contractor's Representative) (Items A2 and A3 only), Mr J. Quayle (Department of Infrastructure Representative).

REPORT

PART A –

Matters dealt with under delegated authority

A1. Minutes – 2nd August, 2022

Approved unanimously as a correct record.

A2. Operational Contractor's Report

Mr Crook joined the meeting at 2.35pm and provided further explanation of some of the matters contained in his report.

1.4 – The Department of Infrastructure's Waste Management Unit. Mr Quayle confirmed that the draft matrix of operations of all four sites had now been sent to the other sites for agreement to the content. It was noted that to date, no comments had been submitted in response to the draft.

1.6 – Recycling Bring Banks. A Member reported that during a recent visit to the site, he had been advised by site staff that he would not be able to dispose of plastic materials (in groups 1, 2 and 5). Mr Crook suggested that this may have occurred due to the Site Supervisor not being made aware of the decision to accept the collection of these plastics on site as the Members' visit was shortly after the previous meeting. Mr Crook advised that all staff on site should now be aware but undertook to reaffirm this with the Site Supervisor.

1.7 – Hook Loader and Compactor Vehicle. Mr Crook advised that driver training for the hook loader vehicle was due to take place on 27th September, 2022 with the vehicle commencing operations on site from 3rd October, 2022. Delivery of the JCB 360 degree wheeled excavator was due imminently and as staff are already trained in use of the vehicle, this would also be available for use from early October.

1.8 – Skips. Copies had been circulated of a skip condition inspection survey that had been carried out. Mr Crook advised that four skips were identified as needing replacement, prior to commencement of the new contract. Members of the Joint Committee requested that the contractor seek quotations for four new skips to include a cost for a covered skip for the cardboard recycling. Members also asked that consideration be given to creating a rolling programme for skip replacement so that provision can be made in future budgets.

1.9 – Re-use of items collected as part of the bulk waste collection service. Mr Crook advised that during the six month trial, no items of quality that would warrant re-use have been collected, as such, the trial would be extended until the end of the current contract in March 2023.

1.10 – Creamery Cartons. Members were advised that the Isle of Man Creameries position remains unchanged in that they do not wish to place a bin for cartons at the CA site, they have suggested that the civic amenity site place their own bin on the site and have a separate arrangement with their contractor, Tel's skips, whereby the Committee meets the costs of collection, processing and haulage. Members expressed their disappointment at the Creameries position, particularly as they collect from other civic amenity sites and opined that the costs for recycling the tetrapaks should not fall to the Joint Committee. Question was raised as to how the cartons collected are recycled and whether there was any carbon saving. Members requested that the contractor seek quotations for the site taking tetrapak to Tel's for onward processing.

1.11 – Attendance Monitoring. Members were reminded that the contractor had been monitoring Sunday morning attendance between 8am – 9am, it is recommended that the exercise be extended into the winter months in order that a full data set can be gathered. Members of the joint Committee asked that a monthly number of cars be provided when the data set comes back for review.

2 – Incidents: Mr Crook advised that one incident had occurred on site since his last report. The incident had been very similar to the last one in that a user had lost control of their vehicle and driven into the gantry barrier. Some damage had been reported, and was due for repair, but no personal injuries resulted.

3 and 4 – Statistics and Traffic Volumes: the data showed little change from previous reports.

It was agreed:

1. That the report and statistics be noted;
2. That it be reaffirmed to the site supervisor that the collection of plastics on the Site for recycling be extended to all Group 1, 2 and 5 plastic materials;
3. That quotations be sought for the replacement of four skips, to include a cost for a covered cardboard skip, in order that provision can be included within the 2023/24 budget;
4. That the trial of re-use items collected as part of the bulk waste collection service be extended until March 2023;
5. That the joint Committee writes formally to the Isle of Man Creameries again requesting that a bin be placed at the Eastern civic amenity site for the collection of their tetrapaks and at the same time, asks them to supply the Joint Committee with details about how the cartons are processed after collection; and
6. That the contractor seeks quotations for the site taking tetrapak and then taking this to Tel's for onward processing as part of the creamery contract.

A3. Waste Wood Gate Fees at the Energy for Waste (EFW) Plant

Copies of a report advising on the proposed increases to the EFW gate fee for dedicated loads of waste wood had been circulated.

On 5th August 2022, the Department of Infrastructure notified all EFW users that the discounted gate fee for dedicated loads of waste wood would come to an end. It was noted that the Department advised that from 1st October, 2022 the gate fee will increase from the current £35 per tonne to £50 per tonne. From 1st April 2023 and until further review, the gate fee will increase from £50 per tonne to the gate fee set for household waste, currently £86.95.

Members were advised that in response to the letter, the Western and Northern sites have both advised that they will not pay the additional increase with the Southern site confirming by email that they also intend to seek a deferment of the rise in charge during the 2022/23 financial year.

It was noted that the other sites have raised concern that the increases have been implemented mid-way through the financial year and therefore have not been budgeted for. Both sites have requested that the increase be deferred until April 2023 to allow the increase to be included within the 2023/24 budget.

Members of the Joint Committee expressed their dissatisfaction at the price increase part way through a financial year and requested that formal response be prepared and sent to the Department concurring with the sentiment of the other sites.

It was agreed: to note the report and to formally respond to the Department rejecting the price increase.

Mr Crook left the meeting at 3.40pm.

A4. Update on the new CA site

Mrs Eynon advised that works had now commenced on the new site and that Mr R. Phillips had been appointed as Clerk of Works. Mrs Eynon advised that it is intended to arrange a site visit for Members of the Joint Committee to monitor progress on site.

In relation to the signboard, Mrs Eynon advised that Dandara had confirmed they would not be covering the cost for creation of the signboard. Mrs Eynon undertook to advise Members on receipt of the costs, seeking decision as to whether to proceed. She suggested that if the cost was significant, Members may be minded to not proceed with it given that the site does not get much passing traffic.

It was agreed:

That Mrs Eynon update the Committee with costs for the signboard seeking decision on whether to proceed with it.

A5. Update from Onchan Commissioners on the ECAS Contractor Specification

Due to the absence of the Clerk for Onchan it was agreed that the matter be deferred until the next meeting of the joint Committee, at which time an update can be provided.

A6. Next Meeting

The Chair suggested that Members of the Joint Committee undertake a site visit of the existing CA site before the next meeting with a view to reviewing whether there needs to be anything included within the new contractor specification.

During discussion, Members recalled that it had previously been agreed that tenders for the operational contract be sought 3 months after occupation of the new site. Given that that would not occur until the summer of 2023 and considering the time required to undertake the tendering process it was agreed that the current contractor's contract be further extended until March 2024.

It was agreed:

1. That a site visit of the existing CA site take place at 1.00pm on Tuesday 1st November 2022 with the next meeting of the Joint Committee, to take place immediately after at 2.30pm.
2. That the existing contractor provide a price for 2023/24 and that their contract be extended until March 2024.

The meeting ended at 3.55pm.

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, 20th September, 2022.

Members Present: Mr Councillor A.J. Bentley (Chair), the Mayor, Councillor Miss N.A. Byron, Mr Councillor S.R. Pitts, Mr Councillor F. Schuengel.

In Attendance: Director of Environment and Regeneration (Mrs D. Eynon), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Assistant Chief Officer (Finance) (Mr E.P. Pierce), Assistant Democratic Services Officer (Miss C. Cullen).

REPORT

PART A –

Matters delegated to the Committee

A1. Apologies

No apologies for absence were received.

A2. Declarations of Interest

There were no declarations of interest.

A3. Minutes – 19th July, 2022

The minutes of the meeting held on Tuesday, 19th July, 2022, were approved and signed.

A4. Matters Arising from the Minutes

No issues were raised as arising from the previous meeting.

A5. Douglas Carnival 2023

The Committee considered a report submitted by the Assistant Chief Officer (Regeneration) advising on the debrief findings from the 2022 Douglas carnival.

Members were reminded that Douglas carnival was held on Saturday 23rd July, 2022. The weather on the day had been inclement which caused numerous problems, particularly in relation to electrical equipment, musical instruments and setting up the stage near the Bees Gees statue. The situation was sufficiently serious for the Event Director to consider cancelling the event with short notice. It was noted that had the event been cancelled, the majority of the budget would have been committed or expended. In addition to the substantial budget, the event consumes a great deal of officer time to organise.

Despite the success of the carnival in 2022, the organising team remains of the opinion that holding a carnival is not the best use of the Council's resources. Members concurred with the sentiment of officers and requested that alternative events be explored with a particular focus on events that would bring economic benefit to the City Centre.

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

- (i) That the main debrief items in relation to Douglas Carnival 2022 be noted;
- (ii) A carnival not be held in 2023; and
- (iii) Officers explore whether there are alternative, more time and cost effective, methods of generating the community benefits delivered by the Carnival."

A6. Douglas Town Centre Management Geographical Remit

The Committee considered a report submitted by the Assistant Chief Officer (Regeneration) in response to a previous request by the Committee for a further report about the geographical remit of Douglas Town Centre Management (DTCM).

Members were reminded that in January 2022 a revised map indicating the proposed boundary of DTCM was approved with the addition of the site of the IQ store on Prospect Hill, the Sea Terminal and the Villa Marina Arcade, a copy of the map was appended to the officer's report.

At the time of approval, the Committee requested that officers consider the potential increase in staff resources to DTCM and the impact that it would have on DTCM's geographical remit. In the interim, Douglas was awarded City Status as part of the Platinum Jubilee Celebrations as such, it is proposed that Douglas Town Centre Management changes its name to Douglas City Centre Management.

Members were advised that officers have reconsidered the boundary of DTCM activities and are of the view that the boundary already approved is a natural boundary of City Centre activities. It is occupied largely by retail, leisure and hospitality businesses at street level and is easily accessible from the main city centre car parks and public transport termini. Extensions in any direction would begin to include ground floor residential and office buildings.

Although officers recognise that there are clusters of retail, leisure and hospitality businesses at other locations around Douglas, they are largely local convenience retailers, specialist good suppliers, drive-throughs, or local hospitality businesses serving the local community rather than comparison retailers or leisure and hospitality businesses with an island-wide customer base. Extending DTCM activities to include these areas would change the nature of the focussed initiative it has always been and dilute the impact of activities throughout the Borough.

It was recommended that DTCM continues to focus its activities within the geographical area agreed in January 2022 as officers consider the area most likely to benefit from the service's concentrated activities.

The Assistant Chief Officer (Regeneration) advised that a report was due to be presented to the Executive Committee in October regarding staff resources for event management across the Council.

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

- (i) That the proposed change of name from Douglas Town Centre Management to 'Douglas City Centre Management' to coincide with Douglas assuming City status be noted;
- (ii) That the geographical remit of Douglas City Centre Management remains as agreed by the Committee in January 2022; and
- (iii) The Committee noted that a report is to be submitted to the Executive Committee in October 2022 regarding staff resources in connection with event management."

In respect of resolution (ii) 3 Members voted For the recommendation. 1 Against. Councillor Miss N.A. Byron asked that her name be recorded as voting against the resolution.

A7. 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 and discussions be noted on the minutes."

A8. Date and Time of Next Meeting

Members were advised that the next scheduled meeting was due to take place on Tuesday, 18th October, 2022 at 10.00am.

Resolved, "That the date and time of the next meeting be noted on the minutes."

PART B –

Matters requiring Executive Committee approval

B9. 2022 Christmas Lights Event

The Committee considered a report submitted by the Town Centre Manager detailing plans for the 2022 Christmas Lights Event and seeking agreement, in principle, to additional funding to cover the cost of the event.

Members were reminded that approval had been given in March 2020 to organise a series of smaller scale events in Douglas Town Centre to mark the first night of Christmas shopping, in place of the previous Christmas Lights Ceremony held outside of Douglas Town Hall. Members noted that the event in the revised format has been well received by attendees and the City Centre Businesses.

Members were advised that the Christmas Lights Ceremony, in its original format, had been allocated a budget of £14,990 costs, and £2,610 in sponsorship income providing a net budget of £12,380. The budget was utilised for the new Christmas Show, however additional grant funding was secured in both 2020 and 2021 which permitted further enhancements to the event such as the outdoor cinema and free children's rides. It was noted that £8,500 grant funding had been obtained in respect of the 2021 Greatest Christmas Show. The Department of Economic Development has indicated that there will be a fund available again this autumn, however, the criteria for eligibility are yet to be confirmed.

The Assistant Chief Officer (Regeneration) advised that if Committee are minded to run the Christmas Lights event similarly to the 2021 format and if grant funding or sponsorship cannot be secured then there will be a budget shortfall of £10,000. It is therefore proposed to request approval in principle, to general revenue reserve funding which will be utilised in the event that grant funding or sponsorship cannot be obtained.

Members requested that a breakdown of the costs for the 2021 event be circulated to the Committee.

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

- (i) That the 2022 Christmas Event plans be noted;
- (ii) The shortfall of £10,000 to run the event in the current format should grant/sponsorship income not be available be noted;
- (iii) Officers seek sponsorship or grant funding to fund the shortfall;
- (iv) That the item be referred to the Executive Committee to request back-up funding of £10,000 to cover the shortfall should funding from recommendation (iii) not materialise; and
- (v) A growth bid for the 2023/24 financial year of £10,000 be put forward to cover the cost of the event."

The meeting ended at 11.50am.

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

ENVIRONMENTAL SERVICES COMMITTEE

ENVIRONMENTAL SERVICES COMMITTEE – Minutes of Meeting held on Thursday, 22nd September, 2022.

Members Present: Mr Councillor F. Horning (Chair), the Mayor, Councillor Miss N.A. Byron, Mr Councillor J.E. Skinner, Mr Councillor P.J. Washington.

In Attendance: Director of Environment and Regeneration (Mrs D. Eynon), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Assistant Chief Officer (Environment) (Mr I. Jackson), Assistant Chief Officer (Income) (Mrs C. Pulman), Dilapidation Enforcement Officer (Mr S. Salter) (Items A7 to A9 inclusive), Democratic Services Officer (Mrs D Atkinson).

REPORT

PART A –

Matters delegated to the Committee

A1. Apologies

There were no apologies for absence submitted.

A2. Declarations of Interest

There were no Declarations of Interest.

A3. Minutes – 18th July 2022

The minutes of the meeting held on Monday, 18th July, 2022 were approved and signed.

A4. Matters Arising

There were no matters arising raised.

A5. Quarter One Service Plan Performance Monitoring – 2022/23

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

Members were reminded that in December 2021 the Council adopted the latest Corporate Plan to cover the administrative years 2022 to 2026. Aligned to the Corporate Plan are Service Plans for each service of the Council.

Appended to the report were the actions as outlined in each relevant Service Plan together with an update on performance as at the end of quarter one. A red, amber, green status had been applied to each measure.

Members noted the following;

- All measures, excluding one, were on schedule in Building Control. The one slightly behind was due to resourcing;
- All measures were either complete, on target or ahead of schedule in Electrical Services. Members were pleased to see that Electrical Services had completed the current phases of the Douglas Promenade redevelopment. During discussion, Members advised of comments from members of the public on the condition of the flags on the Promenade. The Director of Environment and Regeneration explained the replacement process of the flags. It was agreed that a report on Promenade flags be prepared for future consideration;
- Five actions within Fleet Services are behind programme due to a delay in installing a Fleet Management System, all other actions are on target;
- Two measures within Community and Enforcement are slightly behind target. One action is fully complete and all other measures are on target;
- In Waste Services, the target for new trade customers is slightly behind target, and all other actions are either met or not yet due to start.

Resolved, “That particulars of the report and discussion be noted on the minutes and the progress against performance indicators in Service Plans for quarter one of 2022/23 be noted and a report on the Douglas Promenade flags be considered at a future meeting.”

A6. **Guttery Gable**

The Committee considered a report submitted by the Assistant Chief Officer (Regeneration) to update on investigations regarding the proposed artwork in Guttery Gable.

Members were reminded that in May 2022 the Committee considered a report on the proposed painting of murals in Guttery Gable. It was resolved that costs be prepared for mural painting, CCTV coverage and a termination fund to return the lane to its original condition after three years. The report estimated costs to be in the region of £43,260.

It was agreed that the regeneration element of the proposal be referred to the Regeneration and Community Committee, as per the report recommendation, but with a caveat that the Environmental Services Committee is not expecting this level of funding to be committed by the Council, and would support approaching external funding bodies to obtain funding for the project.

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

- (i) The regeneration element of the project be referred to the Regeneration and Community Committee with a preference to be delivered in 2023/24 as a regeneration project, subject to external funding and/or capital programme approval;
- (ii) The CCTV element of the project be referred to the Executive Committee to be considered as part of the quarterly CCTV report.”

A7. **Planning Application 22/00675/B – Braddan Housing Estate Development**

The Committee considered an appraisal of planning application 22/00675/B for a residential development comprising of a maximum of 328 dwellings and a neighbourhood centre with associated highway and pedestrian/cycle access and infrastructure, drainage, landscaping and public open space together with approval in principle for a 2-form entry primary school and a 68-bed retirement care home on land east of Braddan Road. The land is zoned for residential development under the eastern area plan.

Members noted that the main part of the development site is within the parish of Braddan, however, in order to encourage active travel there will be a need for a link cycle route from the development that will join existing routes within Douglas. This part of the development will fall within the Council’s remit and may at some point be subject to agreements being reached with the Council regarding lighting and ongoing maintenance of the routes.

The application was discussed at length. The Committee, although generally supportive of any development that contributes to addressing the Island’s shortage of affordable homes, raised several concerns, which included;

- Concerns at the lack of information on the impact of traffic safety and congestion upon completion of the area;
- There appears to be insufficient off-site active travel routes in directions other than Douglas City Centre. The Council would support links with the west of the Island, Ballakermeen School, Noble’s Hospital, Tromode and Braddan;
- There appears to be insufficient on-site active travel routes particularly for the neighbourhood centre and school;
- The Committee felt there should be an infrastructure levy set aside to contribute towards the cost of improvements to infrastructure and any other necessary works outside of the development site;
- There was a concern that if the development is approved there will be a reliance on the Department of Infrastructure to undertake works to improve the existing roads and to extend existing cycle routes which could result in the cycle routes within the development becoming redundant because they do not link up to the existing routes;
- The Committee also had concerns that cycling is prohibited on the TT access road during the TT and MGP periods, and this could further congest the area during an already busy period.

Resolved, “That particulars of the report be noted on the minutes and the Council object to planning application 22/00675/B for the reasons contained in the body of the minute.”

Mr Councillor J.E. Skinner submitted his apologies and left for the remainder of the meeting.

A8. Planning Application 22/00865/B – Milmount Industrial Units

The Committee considered an appraisal of planning application 22/00865/B to demolish an existing warehouse and create 18 light industrial units with associated road infrastructure, parking and amendment to site levels and ground infill at the Milmount Complex, New Castletown Road. The area is designated for industrial use under the eastern area plan.

The Committee concurred that although the Council welcomes proposals to invest and refurbish the site, this proposal could not be supported following concerns raised by the Department of Environment, Food and Agriculture (DEFA). The Dilapidation Enforcement Officer explained that DEFA has raised concern that there appears to be no risk assessment provided to reduce the contamination and spread of Japanese Knotweed which has been identified in the area. In addition to this, the applicant has failed to comply with Environment Policy 24 which requires the completion of an Environmental Impact Assessment and suitable supporting environmental information.

The officer report also suggested that the applicant give consideration to the infrastructure to install EV charging points and this was agreed by Committee.

Resolved, “That particulars of the report and discussion be noted on the minutes and the Council object to planning application 22/00865/B due to concerns about the spread of Japanese Knotweed, and the omission of an Environmental Impact Assessment.”

A9. Planning Application 22/00416/B – New Business Park Braddan

The Committee considered an appraisal of planning application 22/00416/B for the phased development for industrial and business park uses, together with access, estate road, strategic drainage and infrastructure, structural landscaping and biodiversity enhancements to the South of Cooil Road Braddan.

Members noted that the proposed units, although classed as retail, have been designed to be smaller for storage and distribution rather than for retail sales and therefore pose no competition to the City Centre businesses. Some of the units had also been classed for office space. The report recommended that the Council should seek strict conditions on the use of the units to prevent them being converted into small office spaces which could result in more vacant office space in the City Centre.

The report had initially recommended approving in principle the planning proposal. Since the drafting of the report, the Department of Environment, Food and Agriculture had objected to the application due to the insufficient information on the discharge of water from the site. Members noted that flow testing was currently being undertaken on a nearby Site to ascertain whether the existing infrastructure can accommodate the increased amount of discharge. DEFA has also advised that flow test modelling has indicated that the development will cause pollution and lead to a reduction in the ecological value of Middle River.

Resolved, “That particulars of the report and discussion be noted on the minutes and the Council object to planning application 22/00416/B based on the environmental factors contained in the body of the minute.”

A10. Schedule of Dilapidated, Ruinous or Dangerous Properties

The Committee considered a schedule of properties in a state of dilapidation or disrepair, setting out seven properties added since the last meeting; four properties removed because work had been completed; and a total of fifty properties remaining on the list.

Resolved, “That the schedule of dilapidated properties be noted and approved and that the Director of Environment and Regeneration be authorised to progress improvements to the properties, by service of Notice and legal action where necessary.”

The Dilapidation Enforcement officer was thanked for his attendance and left the meeting.

A11. Items for Future Report

The Committee noted a report submitted by the Assistant Democratic Services Officer with an appendix setting out a number of reports that would be brought forward for consideration by the Committee in due course.

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

A12. Date and Time of Next Meeting

Members were reminded that the next scheduled meeting of the Environmental Services Committee was due to take place at 10.00am on Monday, 17th October, 2022.

The meeting ended at 12.34pm.