



Borough of Douglas

**COUNCILLOR MRS CAROL ELIZABETH MALARKEY, JP
MAYOR**

Town Hall,

Douglas,

7th February, 2014

Dear Sir or Madam,

You are hereby summoned to attend a MEETING OF THE COUNCIL to be held on WEDNESDAY, the 12th day of FEBRUARY, 2014, 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 Pensions Committee;
- (iii) The Standards Committee;
- (iv) The Eastern District Civic Amenity Site Joint Committee;
- (v) Any other Joint Committee;

VII - Consideration of the report of each Lead Member in the following order:

- (i) Housing and Property;
- (ii) Regeneration and Community;
- (iii) Environmental Services;

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, 8th January, 2014.

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

EXECUTIVE COMMITTEE

EXECUTIVE COMMITTEE – Minutes of Meeting held on Friday, 24th January, 2014.

Members Present: Mr Councillor D.W. Christian (Chair), the Mayor, Messrs Councillors S.R. Pitts, D.J. Ashford, E.A. Joyce, R.H. McNicholl.

In Attendance: Chief Executive, Borough Treasurer, Borough Engineer and Surveyor, Assistant Town Clerk (from 2.10pm to 2.55pm).

REPORT

PART A –

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

A1. Apologies for Absence

No apologies for absence were submitted.

A2. Declarations of Interest

Mr Councillor E.A. Joyce declared an interest in Clause A5, minutes of the Environmental Services Advisory Committee, specifically - (i) Planning Application in respect of 1 Bathurst Street; and (ii) discussion on Beach Cleaning.

A3. Minutes

The minutes of the meeting held on Friday 3rd January 2014 and the Special Budget meeting held on Thursday 16th January 2014 were approved and signed.

A4. Matters Arising From Previous Minutes

There were no matters arising from the previous minutes.

A5. Minutes and Referrals of the Environmental Services Advisory Committee

The Committee considered the minutes of the Environmental Services Advisory Committee meeting held on Monday 13th January 2014. There were no items specifically referred to the Executive Committee.

Resolved, "That particulars of the minutes of the Environmental Services Advisory Committee be noted."

A6. Minutes and Referrals of the Regeneration and Community Advisory Committee

The Committee considered the minutes of the Regeneration and Community Advisory Committee meeting held on Monday 20th January 2014. There were no items specifically referred to the Executive Committee.

Resolved, "That particulars of the minutes of the Regeneration and Community Advisory Committee be noted."

A7. Minutes and Referrals of the Housing and Property Advisory Committee

The Committee considered the minutes of the Housing and Property Advisory Committee meeting held on Wednesday 15th January 2014. There were no items specifically referred to the Executive Committee.

Resolved, "That particulars of the minutes of the Housing and Property Advisory Committee be noted."

A8. Noble's Park – Planning Application

The Committee considered a written report by the Building Control Manager in relation to a planning application for the erection of a temporary two-hundred-and-forty bed hotel and marquee on land adjacent to the Noble's Park Pavilion, on a permanent basis during future Practice and T.T. Race Weeks.

It was noted that a previous application had been submitted for the same development in January 2012. This application had sought a two-year approval (for 2012 and 2013), which had been approved accordingly.

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

(ii) That no objection be raised in respect of planning application 13/91530/B, for the erection of a temporary two-hundred-and-forty bed hotel and marquee on land adjacent to the Noble’s Park Pavilion, on a permanent basis during future Practice and T.T. Race Weeks.”

A9. Consultation Document – Review of the Isle of Man Strategic Plan 2007

The Committee considered a written report by the Assistant Town Clerk in relation to a consultation document issued by the Department of Infrastructure.

Members were advised that the Department proposed to undertake a review of the Strategic Plan under the Town and Country Planning Act 1999, to take account of the analysis of population data gathered in the 2011 Census. This would not be a full review, but would focus on those areas that had been identified as requiring review due to revised data being available. These were as follows:-

- Strategic Policy 11: which provided for sufficient development opportunities to enable 6,000 additional dwellings to be built over the period 2001 to 2016;
- Chapter 5 – Spatial Strategy: which set out that of those 6,000 additional dwellings, 2,500 would be in the east of the Island, 1,200 in the north, 1,300 in the south, and 1,000 in the west;
- Chapter 8 – Housing Policy: which reiterated the same target of 6,000 dwellings;
- Chapter 11 – Transport Infrastructure and Utilities: which set out a number of infrastructure issues to be addressed in local area plans; and
- Appendix 8: which contained a schedule of the number of dwellings in each local authority area.

The envisaged creation of additional dwellings would have an impact on the environment, through the need for infrastructure improvements, and a concern for the Council would be to avoid over-intensive development and to preserve as much green space around Douglas as possible.

It was noted that the Strategy contained provisions for reviewing and monitoring, however, Members agreed that a full review should be undertaken, especially given the timescale that had passed since the local area plans had been produced – in the case of Douglas, the Eastern local plan had been issued in 1998.

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

(ii) That the Department of Infrastructure be advised that -

- the Council’s opinion was that a full review of the Isle of Man Strategic Plan should be undertaken, and
- in respect of those areas that had been identified as requiring review due to revised data being available, green open space around and between existing larger conurbations should be protected.”

A10. Monthly Financial Review

The Committee considered a written report by the Borough Treasurer setting out details of progress made compared to key performance indicators in relation to 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.

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

A11. Consultation Document – Audit Act 2006

The Committee considered a written report by the Borough Treasurer in relation to a consultation document received from The Treasury.

Members were advised that changes proposed to the Audit Act 2006, which would largely affect the Island’s smaller local authorities, had resulted from issues raised in relation to value for money for ratepayers, in particular, the basic statutory audit cost, which amounted to £214,000 each year.

It was noted that one area of concern for Douglas was in relation to the proposal to adopt Full Income & Expenditure accruals accounting, based on the Financial Reporting Council (the Financial Reporting Standard for Smaller Entities), for local authorities with a turnover greater than £1,000,000. This was being suggested as a more appropriate standard than the current Chartered Institute of Public Finance and Accountancy basis.

The Borough Treasurer advised that discussion was needed between The Treasury, auditors and the Responsible Financial Officers of local authorities in order to establish whether the proposed standard would provide a more cost-effective and simpler approach to reflect the work of local authorities. Additionally, The Treasury and local authorities needed to be sure that this would keep the public sector in the Isle of Man in line with International Standards. It was noted that a meeting had been arranged by The Treasury for 31st January 2014, however, this was the same date for comments to be submitted in response to the consultation exercise.

Members considered the proposed detailed response (appended to the written report), and the suggestion, that it would be beneficial to circulate this to the Island's other local authorities, was supported.

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

(ii) That the Council responds to The Treasury by indicating support for the proposed changes to the Audit Act 2006; and

(iii) That a copy of the detailed response (as appended to the written report) be circulated to other local authorities on the Island."

A12. 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 requiring Council approval

B13. Members' Attendance Allowances

The Committee considered a written report by the Assistant Town Clerk in relation to a new scheme for payment of Attendance Allowances to local authority Members.

Members were advised that the revised scheme, implemented by the Department of Infrastructure, hybridised the former sessional payments with an hourly rate.

Members had, in the past, expressed concern that the scheme was based purely on attendance at meetings and did not take account of preparation time for those meetings, or other duties undertaken by Members (and which were not recorded). The Council's Constitution included, at Part 6, the Members' Allowances Scheme - including a List of Duties that the Council had approved for the purpose of paying allowances - and it was therefore proposed to amend that Part of the Constitution to effectively allow some preparation time for Council and Committee meetings.

The revised scheme for payment of Members' Allowances still carried a maximum of four hours' payment in any 'session', and redefined a daytime 'session' as between 8.00am and 1.00pm, or between 1.00pm and 6.00pm. As most of the Council's Committee meetings took place in the morning and ended before 1.00pm, it was proposed that a maximum of two hours' preparation time be permitted in respect of each such meeting, but with a claimable limit of four hours in total.

In respect of Council meetings, which normally started at 2.30pm, the daytime rate would be payable up to 6.00pm, after which, if the meeting continued, the evening rate (as prescribed in the Local Government (Members' Attendance Allowances) Order 2013) would apply. Should the meeting end before 6.00pm, as with Committee meetings, the total could be made up to four hours by the addition of preparation time.

Concern was expressed that Members would receive less remuneration under the new scheme than at present, and cited tender opening as an example. It was agreed that any function such as this should be classed as a meeting and therefore, as above, a maximum of two hours' preparation time / travel time be permitted with a claimable limit of four hours in total.

It was noted that there were occasions when it was necessary for officers to meet with Members, sometimes the invitation being by telephone, and it was agreed that any such verbal request should be followed in writing (email or electronic meeting request being sufficient) to provide an audit trail for the purpose of claiming allowances.

Discussion also took place with regard to attendance at local authority civic services, and it was agreed that this should be deleted from the List of Approved Duties.

While the revised scheme was not fully in line with the current scheme, or with the proposals that had been circulated for consultation, it had been confirmed, following a meeting with the Member of the House of Keys with responsibility for Local Government, that it had been approved by the House of Keys and would take effect from 1st April 2014. It was noted, however, that there had been a recent announcement by Government that the new scheme would be reviewed in twelve months' time, and this had been confirmed in writing by Mr R Ronan, MHK.

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

(ii) That it be agreed that any function (such as tender opening) be classed as a meeting and it would therefore be permissible for Members to claim a maximum of two hours' preparation time / travel time, with a claimable limit of four hours in total;

(iii) That, on occasions when officers met with Members, if the invitation was verbal, then this verbal request be followed up in writing (email being sufficient), in order to provide an audit trail for the purpose of Members claiming allowances;

(iv) That it be agreed that attendance at local authority civic services be deleted from the Schedule of Approved Duties;

(v) That the remuneration paid to Members be monitored on a quarterly basis;

(vi) That all Members of Council be invited to a short presentation on the proposed new scheme and this Committee's decisions, at 2.00pm on Wednesday 12th February 2014 in the Council Chamber (immediately prior to the Council Meeting);

(vii) That the Assistant Town Clerk be requested to circulate the amended Schedule of Approved Duties for any further comment, prior to it being circulated to all Members with the Council papers; and

(viii) That it be recommended to Council that the amendment of Part 6 of the Constitution be adopted by Council with effect from 1st April 2014."

The Committee rose at 3.35pm.

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

STANDARDS COMMITTEE

STANDARDS COMMITTEE – Minutes of Meeting held on Wednesday, 22nd January, 2014.

Members Present: Councillor Mrs R. Chatel, Mr Councillor J.E. Skinner, Mr D. Booth (Independent Member).

Apologies: Messrs Councillors E.A. Joyce (Chairman), G.J. Faragher.

In Attendance: Assistant Town Clerk, Democratic Services Officer.

REPORT

PART A –

Matters within the scope of the Committee's delegated authority

A1. Chair of the Meeting

In the absence of the Chairman, Mr Councillor J.E. Skinner was unanimously elected to chair the meeting.

A2. Training Workshop

The Committee engaged in a training workshop using a hypothetical scenario of a complaint against a Member which after an initial investigation warranted a hearing before the Committee. Areas included in the discussion included the information gathered during the investigation, the procedures to be followed before, during and after any hearing of a complaint and the continuing need for the procedures to be fair and transparent.

Members particularly noted that when and if it is necessary for a complaint to be heard by the Committee following a preliminary investigation, that the Committee should hold a special meeting as a refresher on the procedures to be followed. This special meeting should be no more than one week before the hearing and should confine itself to a general review of procedures. Members also noted that the Investigating officer should only be present at the hearing meeting at the same time as the Member under investigation, and particularly should not be present during any Committee deliberations.

In response to query, Members were advised that if anyone declines to attend a hearing after being invited, they cannot be compelled to attend by a summons.

There was discussion of the options available to the Standards Committee at the conclusion of a hearing. Members were reminded that following the hearing of a complaint, it would be for the Council to agree to any imposition of sanctions on a Councillor such as removal from a Committee. The Local Government Act does not grant the Council any powers to remove or suspend a Member from office. Members were reminded that very serious complaints may lead to criminal investigations and so would be referred to the Police at an early stage. In those instances any consideration by the Standards Committee would be stayed until conclusion of the Police procedures.

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

A3. Minutes 23rd October, 2013

The minutes of the meeting held Wednesday, 23rd October, 2013 were approved and signed.

A4. Summary of Complaints received in relation to Members' Conduct

The Committee considered a report summarising the complaints against Members in the quarter October 2013 to January 2014. One complaint had been made, investigated and resolved between October 2013 and January, 2014.

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

A5. Forward Plan

The Committee considered the Forward Plan of Key items for consideration by the Committee in the coming months. There was discussion of training needs, how these can be identified and met. There was suggestion of a presentation to the whole Council giving an overview of the Standards Committee. Members also suggested that there would be need for an overview and refresher for Committee members after Committee appointments in May 2014.

No specific items were added to the Forward Plan.

Resolved, "That the report and discussion be noted."

A6. Annual Report 2014

The Committee reviewed the initial draft annual report for 2013/2014 and made a number of minor changes of syntax and wording.

Resolved, "That the draft annual report be noted and the amended and updated version be considered at the next meeting."

A7. Schedule of Meetings

The Committee noted that the next scheduled meeting is at 10.00am, on Thursday, 27th March, 2014.

PART B –

Matters requiring Council approval

There were no matters requiring Council approval.

The meeting ended at 11.55am.

VII(i) – The Proceedings of the HOUSING AND PROPERTY ADVISORY COMMITTEE as follows:

HOUSING AND PROPERTY ADVISORY COMMITTEE

HOUSING AND PROPERTY ADVISORY COMMITTEE – Minutes of Meeting held on Wednesday, 15th January, 2014.

Members Present: Mr Councillor D.J. Ashford (Chairman), the Mayor, Messrs Councillors J. Joughin, J.E. Skinner, Councillor Ms K. Angela, Mr Councillor S.C. Cain.

In Attendance: Assistant Town Clerk, Assistant Chief Officer (Income), Assistant Chief Officer (Housing and Property), Democratic Services Officer.

REPORT

PART A –

Matters within the scope of the Advisory Committee's delegated authority

A1. Minutes 18th December, 2013

The minutes of the meeting held Wednesday, 18th December, 2013 were approved and signed.

A2. Matters Arising – Douglas Market Hall Basement

In response to query, Members were advised that the condition survey of the Market Hall Basement will be carried out in the near future.

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

A3. Matters for Future Consideration

The Committee considered the report on matters for future consideration. The Assistant Chief Officer (Housing and Property) advised that the first three reports listed on the schedule have been amalgamated into one monitoring report which will be brought to the Committee in February and quarterly thereafter.

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

PART B –

Matters requiring Executive Committee approval

There were no matters requiring Executive Committee approval.

PART C –

Matters requiring Council approval

C4. Various Sites, Replacement Doors, Phase 2

The Committee considered a report on Phase 2 of the capital project to replace external doors on Council housing properties. This phase will complete the project. The project has been procured through a Council-prepared framework agreement. NK Construction Ltd was previously awarded the framework contract as the company has submitted the lowest competitively tendered labour rates after acknowledging the significant workload involved with the framework. Rockdoor Limited was previously approved as suppliers of the GRP fibreglass composite door sets. After research, the Rockdoor product was found to perform extremely well and their competitively tendered supply rates determined them as the most suitable company to supply the door sets. The rates have been reviewed with the supplier and the contractor prior to inviting the Phase 2 tender. The supply and labour rates are unchanged through to completion of the project apart from an increase in labour costs associated with fire doors due to their extra weight. This weight is significant when accessing flats above ground level. The tender submitted by NK Construction Ltd for Phase 2 was opened on 16th December, 2013.

The project will take two years to complete and the total petition amount will be £1,456,717.55 payable over fifteen years. The annual amount payable will be £136,701.70. The total amount payable will be £2,050,525.50 and the total interest payable will be £593,807.95.

The Committee discussed the estates included in the Phase and noted that the door replacements will relieve pressure on the Housing Maintenance section which deals with many repairs of doors and/or door frames.

Resolved, "That particulars of the report are noted on the minutes and

- (i) The tender submitted by NK Construction Limited, for Phase 2 of the door replacement scheme is accepted; and
- (ii) Approval is given for the appointment of Pegasus Consulting Limited as planning supervisor to include asbestos surveying services for Phase 2 and for payment of their professional fees which has received Department of Social Care concurrence; and
- (iii) The Town Clerk and Chief Executive be authorised to submit a borrowing petition to the Department of Social Care in the amount of £1,456,717.55 being the sum required to defray the total capital costs of the works; and
- (iv) The Department of Social Care be advised that an assessment of the Council's Housing Reserve Fund has been undertaken to establish if sufficient monies were available to fund the proposed scheme via that source; and
- (v) The Committee recommends to the Council that Standing Order 151(b) *Security for Performance* be suspended for this Phase of work due to the limited exposure to risk associated with the door replacement framework in accordance with the Treasury Capital Projects Unit's previous guidance that they do not support bond applications for capital projects of a sequential nature."

The meeting ended at 11.15am.

VII(ii) – The proceedings of the REGENERATION AND COMMUNITY ADVISORY COMMITTEE as follows:

REGENERATION AND COMMUNITY ADVISORY COMMITTEE

REGENERATION AND COMMUNITY ADVISORY COMMITTEE – Minutes of meeting held on Monday, 20th January, 2014.

Members Present: Messrs Councillors S.R Pitts (Chairman), G.J. Faragher, Councillor Miss D.A.M. Pitts, Mr Councillor W.M. Malarkey.

Apologies: the Mayor, Councillor Mrs R. Chatel.

In Attendance: Assistant Town Clerk, Assistant Chief Officer (Finance), Assistant Borough Engineer, Head of Parks, Town Centre Manager, Assistant Democratic Services Officer.

REPORT

PART A –

Matters within the scope of the Advisory Committee's delegated authority

A1. Minutes – 17th December 2013

Minutes of meeting held on Tuesday, 17th December, 2013, were approved and signed.

A2. Matters Arising – Living Promenade

The Committee discussed the Living Promenade fitness equipment initiative, despite criticism at the January Council Members opined that the fitness equipment was creating positive responses from the public. The Assistant Chief Officer (Finance) advised that the budget for fitness equipment had been removed at the Executive Committee budget meeting. The Committee requested confirmation that the amount was removed from the budget and if the full Living Promenade budget was removed or just the fitness equipment element.

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

A3. Matters Arising – Speaker's Corner

The Committee were asked to confirm their direction on the Speaker's Corner initiative. The Assistant Chief Officer (Corporate and Development) had raised concerns over the continuation of the Speaker's Corner due to the lack of political support. At the January Council meeting there was great opposition to the project.

The Chairman suggested that Mr Bradley of Speaker's Corner be invited to present to all Members of the Council, Members would support a second presentation on the basis that there is no cost to the Council. Members also agreed to support the continuation of the trial events.

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

A4. Matters Arising – Invitation from Ballymoney Twinning Association for a netball team from Douglas to visit Ballymoney in February 2014

A Member queried if sponsorship had been secured for the travel costs associated with a Twinning visit to Ballymoney in February for a return netball game. The Chairman advised that the Douglas netball team were unavailable to travel in February 2014 and had suggested May 2014 as an alternative.

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

A5. Douglas Carnival

The Town Centre Manager provided Members with a verbal update on Douglas Carnival.

The Town Centre Manager began by advising that the Carnival procession would finish at Loch Promenade and a carnival after party would then take place at North Quay.

The Town Centre Manager advised that the Douglas Carnival entry forms were now available to download online and the web page had received a substantial number of views over the weekend period.

The Chairman raised concerns over the Department of Infrastructure's opposition to the proposed road closures.

Members discussed potential parking for the floats after the Carnival procession, it was suggested that, similar to past Carnivals, the majority of floats would leave immediately after the procession, dropping

the passengers off at the end of the route. The Town Centre Manager advised that floats would have the opportunity to leave or to remain in place to create a display of floats.

In answer to question the Town Centre Manager advised that the Promenade redevelopment phase 2 should not affect the Carnival. Members were advised that permission has been granted for phase 2 and there was a brief discussion on the changes to the Promenade as a result of this phase.

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

A6. Business Visit to Ballymoney

The Committee considered a report submitted by the Assistant Town Clerk to advise Members of the outcome of a visit to Ballymoney in 2013 by Council representatives. This item had been deferred at the December meeting of the Committee.

Mr Councillor S.R. Pitts and Mr Councillor R.H. McNicholl visited Ballymoney on 31st October and 1st November 2013 as representatives to the Council. The purpose of the visit was to attend a business meeting on Town Centre Revitalisation and Tourism. Members were provided with notes of the visit by Mr Councillor S.R. Pitts.

A Member referred to the October resolution of the Committee and queried why a Two-Chairman Procedure to attend the meeting, utilising the Twinning Budget, was authorised despite the Twinning Budget being overspent in the 2013/14 financial year. The Assistant Chief Officer (Finance) agreed to confirm the funding source for the business trip.

A Member suggested that Twinning invitations and correspondence should be received by one Member or Officer who can update Members of the Committee accordingly. The Member referred to the netball visit to Ballymoney originally scheduled for February 2014, the Member had not been advised that the trip had been postponed despite being approved to travel with the team.

It was agreed that the Assistant Democratic Services Officer would be the point of contact for the Ballymoney netball trip.

Resolved, "That particulars of the report and discussion be noted on the minutes and the report on the visit of Council representatives to Ballymoney on 31st October and 1st November 2013 be noted and that the continuation of the twinning arrangements be supported."

A7. Hutchinson Square Refurbishment Works

The Committee considered a report submitted by the Assistant Borough Engineer to advise Members of the tender returns received for the refurbishment works at Hutchinson Square, Douglas.

An advertisement was published in a local newspaper inviting expressions of interest from suitably qualified and experienced Civil Engineering Contractors for the internal works package; the first part of the Hutchinson Square Refurbishment Scheme. The Scheme was divided into two separate work packages as agreed at the December meeting of the Committee.

Seven contractors were included on the Select List and subsequently six contractors submitted a tender for the works.

The pre-tender estimate for internal works was £100,000; the work did not include railings and coping. The lowest tender, Paul Carey & Sons Limited was below the pre tender estimate.

The Assistant Borough Engineer advised that the supply and fitting of railings and coping would be tendered separately, the tenders would be considered at the February meeting of the Committee.

Resolved, "That particulars of the report and discussion be noted on the minutes and the lowest tender received from Paul Carey and Sons be accepted for the internal refurbishment works at Hutchinson Square."

A8. Items for Future Consideration

The Committee considered a report submitted by the Assistant Town Clerk 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

There were no matters requiring Executive Committee approval.

PART C –

Matters requiring Council approval

There were no matters requiring Council approval.

The meeting ended at 11.14am.

VII(iii) – The proceedings of the ENVIRONMENTAL SERVICES ADVISORY COMMITTEE as follows:

ENVIRONMENTAL SERVICES ADVISORY COMMITTEE

ENVIRONMENTAL SERVICES ADVISORY COMMITTEE – Minutes of meeting held on Monday, 13th January, 2014.

Members Present: Mr Councillor R.H. McNicholl (Chairman), the Mayor, Councillors Mesdames C.A. Corlett, S.D.A. Hackman, Mr Councillor C.L.H. Cain, Councillor Mrs E.C. Quirk.

In Attendance: Assistant Town Clerk, Assistant Borough Engineer, Senior Accountancy Officer, Building Control Manager, Democratic Services Officer.

REPORT

PART A –

Matters within the scope of the Advisory Committee's delegated authority

A1. Minutes 16th December, 2013

The minutes of the meeting held Monday, 16th December, 2013 were approved and signed.

A2. Planning Application 13/91517/B – former Athol Garage Site, Peel Road

The Committee considered planning application 13/91517/B seeking approval for the redevelopment of the site into seventy-four residential apartments on the site of the former Athol garage and adjoining land between the Wool Control Centre and 41 Peel Road, Douglas. The plans as submitted allow for one parking space per apartment which is below the current standard of 1.5 parking spaces per property. The site already has approval in principle for redevelopment for either residential or office use. Plans were circulated to the Committee and the matter discussed.

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

For: 3 – Against: 2

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

A3. Unsightly Properties and Properties in Poor Condition

The Committee reviewed the re-formatted Schedule of neglected, dilapidated, ruinous, and dangerous properties. In response to query the Building Control Manager explained the difference in the Schedule between the descriptions of property condition as 'good' or as 'satisfactory'.

Property which had been in poor condition, but that is now described as 'satisfactory' has received only the minimum of short-term improvement work. It is likely that the property will fall back into poor condition in the not too distant future. When the property condition is described as 'good', a full range of work has been carried out leading to long-term improvements. A property in good condition is unlikely to again come to the attention of the local authority in the near future.

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

A4. Big Tidy-Up 2014

The Committee considered a report on the Big Tidy-Up 2014 which is scheduled for Saturday, 22nd March, 2014, with a schools' event scheduled for Friday, 21st March, 2014. There was some discussion of the involvement of other local authorities. The report recommended that other local authorities not be invited to take part, but Members were of the view that other authorities were very interested in participating.

It was agreed that a letter should be sent to all other local authorities advising them of the date and inviting them to organise a tidy-up on the same day. It was also agreed that, in view of the steep increase in waste disposal charges, the Council will only be responsible for the collection and disposal of rubbish collected within the Borough.

Resolved, "That the report be noted on the minutes and approval is given to stage the 2014 Big Tidy-Up on Saturday, 22nd March, with a schools' event on Friday, 21st March; and approval is given to the expenditure of £750 from existing revenue budgets to cover the cost of the event; and the Committee directed that a letter is to be sent to all other local authorities inviting them to organise their own tidy-up event on the same day."

A5. Planning Application 13/91329/C – 1 Bathurst Street

The Committee considered planning application 13/91329/C seeking approval for the change of use of 1 Bathurst Street from a newsagents shop to a hot food takeaway. The Building Control Manager explained that this application was for consideration by the Committee rather than being delegated to the officers because the applicant is a Councillor. There was some discussion about proper disposal of food waste arising from the premises and it was confirmed that this issue is covered by Building Control regulations. There was also some discussion of the location of litter bins in the area.

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

A6. Any Other Business

The Chairman advised that as less than an hour had been taken up with the main business on the agenda, he invited Members of the Committee to bring forward additional items for discussion as 'any other business.'

There was discussion of the beach cleaning contract for which expressions of interest are currently being sought. It was suggested that the beach might not need to be cleaned in the winter and that daily cleaning from May to September could be sufficient. There was also comment that in the past when there had only been summer beach cleaning; there had been a build-up of seaweed which proved a fertile breeding ground for infestations of flies.

There was also discussion as to whether or not the height of the beach should be lowered to prevent sand being washed onto the Promenade during storms. It was suggested that a one-off project to remove sand and gravel to lower the beach in Central Promenade would prevent flooding and sand being blown or washed ashore in the area. It was agreed that in order to properly consider this suggestion, a report detailing the work involved, and the likely costs and benefits should be brought to Committee for consideration.

A Member asked that special commendation be given to the Council staff who worked on the Promenade during and after the recent extreme weather and flooding. Those tasked with the clearing worked long hours removing large amounts of sand and debris from the Promenade.

Question was raised on the regime for cleaning the Big Belly bins. Officers confirmed that the Council is leasing the bins and the owner is responsible for all cleaning and maintenance of the bins. Information on the usage of the bins will be provided to the Committee in the near future.

There was some discussion of street sweepers. Officers confirmed that very short term trials are on-going of different makes of sweepers. Several manufacturers have brought sweepers to the Island for review and assessment. The timetable for reporting on the results will be determined when all assessments have taken place.

There was complaint that traffic and parking signs have been attached to Douglas public lighting columns by the Department of Infrastructure. In many instances the way that the signs have been attached has damaged the paintwork on the lighting columns leading to premature rust and corrosion. Officers were directed to advise the Department that the signs must be removed within twenty-eight days or the Council will remove them and charge the costs of removal.

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

A7. Items for Future Consideration

The Committee noted the report listing a number of items as the subjects of reports for future consideration.

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

PART B –

Matters requiring Executive Committee approval

There were no matters requiring Executive Committee approval.

PART C –

Matters requiring Council approval

There were no matters requiring Council approval.