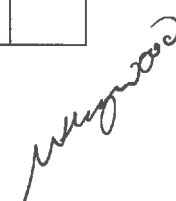


**PORT ST MARY COMMISSIONERS
ORDINARY BOARD MEETING
26TH MAY 2021 at 7.30pm**

MINUTE – PUBLIC SESSION

Present:	Dr M Haywood (Chair), Mrs B Williams (Vice Chairman), Mr N McGregor Edwards, Mr A Merchant, Mr A Grace & Mr L Vaughan Williams,
Apologies:	None
In Attendance:	Ms H Fargher (Clerk) & Mrs D Greenwood (taking minutes)

1.	1.1 The Chair welcomed the Board, declared the meeting open and sought Declarations of Interest. None were made.	
2.	2.1 Minutes of the Ordinary Meeting held on 28 th April 2021 was circulated. BW/NME proposed the Minutes of the Ordinary meeting held on 28th April 2021 be approved and signed as a correct record. All in favour. Carried.	MD
3.	Matters Arising; 3.1 Matters Arising Summary and response to public correspondence by the Clerk from previous meeting was circulated and noted. The following was discussed further: 3.1.1 Kallow Point Grass – Options to manage the grass bank in order to reinstate wildflowers were considered. BW/AG proposed the grass bank is cut back hard for two consecutive years to allow wildflower seeds to set and the work is to be done by a contractor. All in favour. Carried.	TB
4.	Motions: None	
5.	Finance: 5.1 Invoices for payment May 2021 – were circulated. Following a query HF confirmed the costs were on void properties. BW/AG proposed the invoice list for May 2021 is approved for payment. All were in favour. Carried. 5.2 Email from MU regarding costs to repair failed street light PM196 Seafield Avenue was circulated. BW/AG proposed to approve the expenditure of £1698 + VAT for the work. All in favour. Carried. AM raised the slow repair of a street light in Queens Road and MH queried street light timings. HF offered to investigate.	SR HF
6.	Projects: A Projects Update Report was circulated. 6.1 Skate Park – No update 6.2 Public Convenience – Sale of Gellings Avenue toilets item moved into the Private Session of the meeting.	



	<p>6.3 Happy Valley – Update noted. HF advised the DoI were monitoring a waterlogged area but there were no concerns regarding slippage. MH raised concern regarding multiple trips on the ramp by tractors clearing seaweed from Chapel Beach.</p> <p>6.4 Boat Park – The logistics of how to manage resurfacing works to the park was discussed. BW/NME proposed to apply for a road closure order so boats can be moved off the boat park and onto the adjoining road. All in favour. Carried.</p> <p>6.5 Jetty Repair – No update.</p> <p>6.6 Bay Queen Exhibition – HF reported on the intention to hold a 'Past & Present' exhibition in June 2024. Item to be removed from the agenda until nearer the time.</p> <p>6.7 East Room – Progress on the works was noted.</p> <p>6.8 Town Branding Project – Update noted.</p> <p>6.9 Mona's Queen Event Arrangements – Update noted.</p> <p>6.10 Rushen Heritage Trust Street Signs – Update noted.</p> <p>6.11 PSM Post Office – Update noted.</p> <p>6.12 Events Funding for 2021 – HF reported the original event organisers had pulled out of running events. She was due to meet with an alternative organisation.</p> <p>6.13 Highways – MH reported on reading the written answers from Tynwald questions from last three years where no mention of PSM roads was made, which was contrary to what the Board had been told. BW/AG proposed a Freedom of Information request is submitted for sight of minutes where PSM roads were discussed. All in favour. Carried.</p> <p>6.14 Dog Fouling – Examples of signage were considered and some amendments were discussed. AG/BW proposed to use all the posters in rotation. All in favour. Carried.</p> <p>6.15 Town Hall Access – Update noted.</p>	<p>HF</p> <p>MD</p> <p>HF</p> <p>HF</p> <p>HF</p>
7.	<p>7.1 Housing Report – Was circulated and noted. DG was requested to provide a copy of the section in Housing Policy regarding percentage rent increases imposed on tenants who are slightly over the criteria limit.</p> <p>7.2 Tenant Arrears Report – Was circulated. DG provided an update of payments received from tenants after the report was produced.</p> <p>7.3 Housing Deadlines – Letter from Senior Project Manager, DoI outlining deadlines for submission of business cases etc was circulated. A discussion regarding government's climate change policy in respect of replacement boilers was held.</p>	DG
8.	<p>Public Correspondence:</p> <p>8.1 Cronk Road Closure Notice – Was circulated and noted.</p> <p>8.2 Intention to Register Buildings – Draft submissions to register the Lifeboat House and Mona's Queen Anchor Memorial were</p>	

	<p>circulated. BW/LVW proposed to proceed with both applications. All in favour. Carried.</p> <p>8.3 Letter 30.4.21 from Superintendent regarding local policing plans was circulated. HF was requested to arrange a Board meeting with the Superintendent.</p> <p>8.4 Residential Design Guide – Email 5.5.21 from Head of Technical Services & Customer Support, Planning & Building Control and a draft updated residential design guide was considered. LVW stated he agreed with its contents but the guidance should be made mandatory. More detail in relation to permitted development was needed.</p>	<p>HF</p> <p>HF</p>
9.	<p>Planning Matters</p> <p>9.1 Planning Applications:</p> <p>9.1.1 21/00459/B 2 Primrose Terrace, Port St Mary. Alterations, erection of a rear extension and erection of a detached garage with living accommodation above. Concerns were raised regarding how much overlooking of neighbouring gardens there would be from the proposed living accommodation above the garage. The size and vista of the windows could cause privacy and loss of light issues.</p> <p>9.1.2 21/00501/B Manxonia House, Bay View Road, Port St Mary. Conversion of existing office, residential and retail space to retail (class 1.1) and tea rooms (class 1.3). There were no objections.</p> <p>9.1.3 21/00595/B The Courtyard, Queens Road, Port St Mary. Installation of a first floor balcony. There were no objections.</p> <p>9.1.4 21/00545/B Fairways, Clifton Road, Port St Mary. Alterations and erection of proposed single storey extension to rear of dwelling. There were no objections.</p> <p>9.1.5 21/00547/B Land in Front of Bay View Hotel, Between Shore Road, Underway and Bay View Road. The Board objected on the grounds that the proposed development is not in keeping with the neighbouring cottages which adversely affect the streetscape. The building is the wrong design in a conservation zone. It would sit poorly in the landscape, with the winged roof being out of keeping with the pitched roofs of surrounding properties. So are the overly large windows. The development would be vulnerable to flooding thus contravening Environmental Policy 13.</p> <p>9.2 Planning Approvals</p> <p>9.2.1 21/00085/GB Former Bayqueen Hotel, The Promenade, Port St Mary. Demolition of registered building and substation and construction of building to provide 23 apartments and café / spa / wellness / gym with associated car parking, landscaping and substation (amendments to previously approved PA18/00637/GB</p>	<p>DG</p> <p>DG</p> <p>HF</p>

	<p>and in association with approved PA18/00638/CON) and additional use of ground floor apartments as tourist accommodation.</p> <p>HF advised the following applications had also been approved:</p> <p>PA21/00215/B Cornerstone, 5 Lime Street, Port St Mary. Installation of windows and doors to rear elevation.</p> <p>21/00432/B Davenport, Queens Road, Port St Mary. Replacement of front porch and creation of garden wall and widening of vehicular access.</p> <p>All were noted.</p> <p>9.3 Planning Appeals</p> <p>9.3.1 PA20/00990/CON 22 Shore Road Underway, Port St Mary Registered building consent for erection of a dwelling with integral garage to be attached to (In association with 20/00989/B) Registered Building Nos. 203 & PA20/00989/B Site of Former Dwelling adjacent to 22 Shore Road Underway, Port St Mary. Erection of a dwelling with integral garage (In association with 20/00990/CON) – MH & HF attended the hearing and gave a report on the objections they raised.</p> <p>9.4 Sheds on PSM & District Allotments – HF reported this have been escalated to the Principle Planner. LVW suggested using Proprietary Estoppel.</p>	HF
10.	<p>Policy & Resources:</p> <p>10.1 Cycle to Work Scheme – HF reported two members of staff have expressed an interest in purchasing a bike through the scheme. AG/LVW proposed to adopt the scheme. AM, NME & MH in favour, BW against. Carried.</p> <p>10.2 Meeting Dates 2020/21 – The meeting dates were noted.</p>	HF
11.	<p>Public Consultations:</p> <p>11.1 Liquor Licensing and Public Entertainments Bill 2021 – Members agreed to respond individually.</p>	
12.	<p>Invitations:</p> <p>12.2 Tynwald Ceremony Invitation was circulated and noted.</p>	
13.	<p>Any Other Business:</p> <p>13.1 Elections – HF advised the nomination period was between 16th -29th June.</p> <p>13.2 Village in Bloom Competition – MH & AG offered to judge the competition. It was intended to hold the competition around the same time as the Secret Gardens event in July. The office to provide promotional posters.</p>	

There being no further business the Public Session of the meeting closed at 8.50pm.

