

PORT ST MARY COMMISSIONERS ORDINARY BOARD MEETING
23rd MARCH 2016
MINUTES – OPEN PUBLIC SESSION

Present:	Mrs B Williams, Chair, Mr C Kinley, Mr A Grace, Mr A Merchant, Mr I Skelly, Ms H Kinvig.
Apologies:	Mr Mark O’Meara

A meeting was held with Major Glenn Espie (OC Project Officer) regarding the Arms Forces Covenant He tabled examples of the Covenant. It is to ensure that veterans are treated with equality as they return to the civilian community. The Board agreed that they would progress to complete our involvement in the programme.

1. Minutes for Adoption:
 - 1.1 The minute of the public meeting of 10th February 2016 was considered and has to be circulated for electronic approval.
 - 1.2 The minute of the public meeting of 24th February 2016 was considered and were approved CK/HK

- 2 Matters Arising:
 - 2.1 Progress with Beacons for Rushen Heritage Trust. The Clerk gave a verbal report

3. Finance
 - 3.1 List of Accounts for Payment – was tabled and approved. CK/AM

 - 3.2 Search Fee Increase - A paper had been circulated and was approved AG/CK

- 4 Special Projects: None

- 5 Public Correspondence:
 - 5.1 A Letter received 28.1.2016 from Graham Cregeen MHK & information sheet re Neighbourhood Planning & related issues was discussed and noted The meeting expressed concerns about the lack of input we already have in the Planning process.

 - 5.2 1st Supplemental List 2016- was noted

5.3 Highway Closure (Public right of way no: 447, PSM) Order 2016 was discussed. This Order extinguishes as a highway Public Right of Way No. 447 which starts opposite the Bay View Hotel and runs eastwards down to the Harbour pathway for a distance of 31 metres. The Department believes that this right of way has never existed on the ground and wishes to amend the Definitive Map to reflect this. Comment Date 25.3.16.

AM reported the inaccuracies in the current notice. He referred to the Board Minutes of 1916/17 when the Board were concerned about the unsafe state of the Rights of Way. The final correspondence with a MR Burton Wood or Boddingtons Brewery was to jointly restore the paths. In the end the Commissioners took over the path for the sum of £5. He suggested that we should oppose this Order. There is a verbatim account of the path in John Qualtroughs published History as a number of paths. These paths were modified to a 3 legged zigzag path following their acquisitions. The meeting agreed to oppose the Order IS/HK- all in agreement. AH to action

5.4 Email from John Ellis was reported.

6 Consultations: None

7. Planning Matters

7.1 Planning Applications

7.1.1 PA16/00259/B – Port St Mary Commissioners for alterations, widening of roads, creation of additional parking bays and resurfacing works at The Paddocks and Barna Beg. The Board agreed to withdraw the planning application as far as it refers to the Paddocks Car Park.

7.1.2 PA16/00281/B – Central Pacific Services Ltd for the erection of two dwellings with on-site parking at Garage & Plot, Gellings Avenue, PSM. No objections

7.2 Planning Approvals

7.2.1 PA16/00037/B – Mr F K Smith for the installation of replacement shop windows and door at Chantilly Lace, Bay View Road, PSM. No non standard conditions to note.

7.2.2 PA15/01388/B – Miss F Perren for the conversion of a two storey workshop building to provide a first floor apartment and ground floor garage at the Workshop, Rear of 2 Victoria Road, PSM. Conditions to note:

1. Obscure glazing (Pilkington level 5 or equivalent) shall be installed in the south-eastern elevation first floor lounge window and shall be retained as such thereafter. Reason: To preserve the amenities of the occupants of the adjacent dwelling Nr 2 Victoria Road.
2. The development hereby approved shall not be occupied until the garage works have been completed to provide the required parking for the occupant/s of the apartment in accordance with the approved plans. Such areas shall not be used for any purpose other than the parking of vehicles associated with the development and shall remain free of obstruction for such use at all times. Reason: To ensure the sufficient provision is made for off-street parking in the interests of highway safety.

7.2.3 PA16/00115/B – Department of Home Affairs for the Conversion of station to a fire and rescue station with erection of a single storey extension to side elevation, provision of additional car parking, installation of an emergency generator to rear of building and access alterations at the Ambulance Station, Southlands, Castletown Road, Port St Mary. Conditions to note:

1. All planting, seeding or turfing comprised in the approved details of landscaping must be carried out in the first planting and seeding seasons following the completion of the development or the occupation of the dwellings, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased must be replaced in the next planting season with others of a similar size and species. Reason: the landscaping of the site is an integral part of the scheme and must be implemented as approved.

2. Prior to the occupation of the extension the car parking and manoeuvring areas shall be provided and remain free from obstruction thereafter. Reason: To ensure that adequate car parking is provided in the interest of highway safety.

3. Notwithstanding the planting shown to be introduced at the front of the site, there must be shrubs planted at the southern end of the site in accordance with a plan to be submitted prior to the commencement of works. Reason: the trees shown on the approved plans are unlikely to survive given the limited soil area available to them.

All noted

8. Any Other Business

8.1 Port St Mary RNLi advise that Lifeboat Day will be held on Sunday 24th July this year, starting 12.30 until about 4.30.

8.2 Manx Utilities 2016/17 Lighting Maintenance Contract. The meeting questioned the requirements for leaving lights on while being tested.

8.3 The meeting considered the issue of importing red squirrels.

8.4 AG raised the issue of the storage of plant and equipment on the small triangle at Mount Tabor. He proposed that a rent be levied and £1000 reinstatement costs. AH to contact the construction company

8.1 Civic Invitations

8.1.1 Invitation to the Installation of Mr Steve Seiling to the Most Venerable Order of The Hospital of St John of Jerusalem. The meeting noted that the Chair would attend.

Meeting closed 20 08