

**PORT ST MARY COMMISSIONERS ORDINARY BOARD MEETING
25th NOVEMBER 2015**

MINUTE – OPEN PUBLIC SESSION

Present Mrs B McCabe, Mr C Kinley, Mr M O'Meara, Mr R Ashcroft, Mr I Skelly, Mr A Merchant, Ms N Kinvig
Apologies Mr A Grace, Mr R Cooil, M O'Meara- for lateness
Declarations R Ashcroft- for 5.1

1. Minutes for Adoption:

1.6 The minute of the public meeting of 11th November 2015 were considered and approved. AM/HK

2 Matters Arising:

2.1 Clarification on the public toilets suggested for transfer from DoI. AH to chase.

3. Finance

3.1 List of Accounts for Payment- was tabled and approved HK/MOM

3.2 Accounts for the year to 31st March 2015 were approved CK/AM

4 Special Projects:

5 Public Correspondence: Email received from Mr A Phair- In a statement from the Chair BM stated that she had not instructed that no minutes be issued. It was suggested that we encourage people to visit our site rather than have them re-posted. The meeting heard of the need for fairness in reporting on the ongoing in meetings. It was generally agreed that while he wanted transparency he believed that there are issues must remain in private. The Chair reminded the Clerk of the need to minimise what is considered in private.

MOM/IS proposed a skeletal agenda of the private be published. MOM/IS for. Not carried. RA/CK proposed

status quo but the public agenda is maximised. **AH to reply after consulting the Board on the reply.**

5.1 The Board discussed the letter from K & J Ashcroft re Benches opposite Primrose Terrace. It, together with the circulated reply were noted.

6 Consultations:

6.1 As part of the Waste Working Group DoI are seeking responses to the following questions:

Bring Bank (BB) Collection Scheme. LAs are asked to advise the DOI if they:

- i. support the continuation of the DOI funded all island BB scheme and are generally satisfied with the BB cover in their area; or
- ii. would consider paying towards the DOI operation of the BB scheme and an expanded all Island kerbside collection scheme (KS). This would allow DOI to focus on waste education policy and strategy, targets and monitoring etc; or
- iii. would consider funding and operating BB and KS in their respective areas

AH to reply requesting more information on costs

7 Public Planning Matters

7.1 Planning Applications:

7.1.1 The meeting considered PA15/01243/C Mr K R Sykes for the additional use of dwelling as tourist accommodation at Langton Cottage, 19 Lime Street, Port St Mary. It had no objection.

7.1.2 The meeting considered PA15/01267/B Mr R Clucas Installation of replacement windows to front elevation 11 High Street, Port St Mary. No objection was raised.

7.2 Planning Approvals:

7.2.1 PA15/01133/B - Mr & Mrs D Price for the replacement of two existing rear first floor windows with glazed doors and Juliet balcony at Hillcliff, Bay View Road, PSM. No non standard conditions to note.

7.3 Planning Refusals:

7.3.1 PA15/01077/B - Mr & Mrs A Gerrard for the erection of a replacement dwelling at Geay Varrey, Clifton Road, PSM. REASONS:

1. The proposed building will be strikingly different to the others in the streetscene due to the vertical nature of the finishes, the relatively flat roof and the overall mass of the building. As such, the design is considered to be so different in terms of its mass, shape and finish that it will be an unsympathetic feature in the streetscene and create an adverse visual impact within it and thus fails to accord with General Policy 2b & 2c.

2. The proposal will introduce first floor windows where there is none at present. This new range of overlooking and a perception of being overlooked for those in 3 and 5, Kallow Point Road particularly is exacerbated by the fact that their properties are already lower than the application site and the greater part of the space between the properties is provided on their side. Furthermore, when the rooms served by the rear windows are illuminated, this would exacerbate the presence of the higher level windows in respect of the outlook and privacy experienced in these properties. As such the proposal fails to accord with General Policy 2g of the Strategic Plan.

3. The space above the garage will be served by a relatively large window in the rear looking towards number 3 Kallow Point Road and an external staircase, the top of which would overlook the side and private rear garden of Gull Cottage. The proposal is therefore considered to conflict with General Policy 2g.

4. The proposal would result in the outlook from the rear and rear gardens of 3 and 5 Kallow Point Road being

dominated by a two storey building of greater mass than the existing and with a flat rear elevation extending up almost all of the height of the building. Regardless of the impact of the windows which are in this elevation, it is considered that the building, by virtue of its mass would have a dominating impact on the outlook from 3 and 5 Kallow Point Road and would thus conflict with General Policy 2g of the Strategic Plan.

The meeting noted this and was gratified that our concerns had been addressed.

- 8 Policy Matters: Office Hours over Christmas: proposed early closing at 13 00 on Xmas Eve and 31st December.
AH to co-ordinate the office and DLO staff.

9 Any Other Business

9.1 Civic Invitations - Port Erin Commissioners annual Carol Service in St Catherine's Church, Church Road, Port Erin on Thursday 17 December 2015 at 7pm. Mince pies and punch in the Church Hall after the event.

9.1.1 Royal Artillery Association's anniversary of St Barbara at St Thomas's Church on 6 December at 11am followed by light refreshments in the church.

9.1.2 Malew Parish Commissioners annual Carol Concert at the Abbey Church, Ballasalla on Thursday 17th December at 7 pm. Refreshments in Ballasalla Village Hall after the event.

IS raised the issue of the Risk Assessment for the Fireworks Display. The Clerk reported the process and the concluded Risk Assessment.

A member raised a comment praising the laying of the new paving and noting that a negative comment regarding a strip outside Chantilly Lane.

The Board discussed the replacement of the Board room chairs. AH to try and improve the price and email the outcome.

Meeting closed 20 31.

BM^c Cobe

Chairman

9.12.15