

PORT ST MARY COMMISSIONERS

ORDINARY BOARD MEETING

12th DECEMBER 2018

AGENDA – OPEN PUBLIC SESSION

Item Number	Item	Action Required
1.	OPENING OF THE MEETING	
1.1	Welcome, Apologies & Declarations	As required by Board members
2.	MINUTES	
2.1	Minutes of the Ordinary Meeting held on the 28th November 2018	For Board approval
3.	MATTERS ARISING	
3.1	Matters arising from previous meetings	Clerk to provide necessary updates
3.2	Outline summary results of the Modernising Isle of Man Post Office public consultation	For noting
4.	MOTIONS - None	
5.	FINANCE	
5.1	Invoices for payment December 2018	For Board approval
5.2	Request to close unused bank accounts	For Board approval
6.	PROJECTS	
6.1	Mariners Shelter	For noting

6.2	Manxonia House	For noting
6.3	Remembrance Garden	For noting
6.4	Skate Park	For noting
6.5	Public Conveniences	For noting
6.6	Traffic Consultations	For noting
6.7	Happy Valley	For noting
6.8	Boat Park	N/A
6.10	Reduction in Board numbers	For noting
6.11	Summer Concert	For Board approval
7.	PUBLIC CORRESPONDENCE	
7.1	PSM Golf Pavilion request for signage	For Board discussion
7.2	Email from Castletown Commissioner	For Board discussion
7.3	Confirmation of waste charges for 2019/20	For noting
7.4	Email from ratepayer re Share with Care initiative	For noting

7.5	3 rd Supplemental list from Treasury	For noting
7.6	Correspondence from Royal British Legion	For noting
8.	PUBLIC CONSULTATIONS - None	
9.	PLANNING MATTERS	
9.1	Planning Applications	For board discussion
9.2 – 9.4	Planning Approvals, Refusals & Amendments	For noting
9.5	Planning Appeals	For board discussion
10.	POLICY & RESOURCES	
10.1	2018 /19 Meeting Dates	For noting
11.	INVITATIONS - None	
12.	ANY OTHER BUSINESS OF AN URGENT NATURE (BY PERMISSION OF THE CHAIR)	

Item 3.1

PORT ST MARY COMMISISONERS

MATTERS ARISING & PUBLIC CORRESPONDENCE REPORT

Matters Arising from the minutes of 28th November 2018

Youth Councils

A meeting was held with the Chair, LVW, HF and a representative from both CRHS & KWC. Both schools are keen to progress with youth councils and will be holding elections to select their representatives; the aim is for the representatives to be selected in time for the public forum in February 2019.

Hedge Cutting

The Clerk is awaiting dates for early January to do a walk round the village; an e-mail will be circulated in due course.

Draft Complaint against Members Procedure

Further information is awaited from [REDACTED]

Public Correspondence from the minutes of 28th November 2018**Outdoor Seating**

Further guidance is awaited from Highways.

PSM Business Association

An order for stickers has been placed.

No other correspondence required a response.

Item 3.2

From: [REDACTED]
Sent: 30 November 2018 17:19
Subject: Modernising Isle of Man Post Office – Public consultation results

Sent on behalf of [REDACTED] Chief Executive, Isle of Man Post Office

Dear Clerk

'Modernising Isle of Man Post Office' – Public Consultation

I write to provide you with the outline summary results of our 'Modernising Isle of Man Post Office' public consultation, which ran from 22nd August and closed on 16th October.

We are very grateful to all the local authorities who took the time to complete this and provide us with their views on how Isle of Man Post Office (IOMPO) can best adapt letter and parcel deliveries and post offices in the community in a responsible way.

I have pleasure in enclosing our 'We Asked, You Said, We Did' summary of the consultation and if you should wish to look at the results in their entirety, please visit the Isle of Man Government Consultation Hub <http://bit.ly/IOMPO> where they are featured.

Consulting with all our key stakeholders was very important to us, to provide a better understanding of customers' needs, and how the services might be improved, offering value for money, while assuring IOMPO remains self-funding and sustainable in the future.

We are now seeking support from Tynwald to undertake further work on the format of the Retail Network Service Delivery, ready to report back to Tynwald with recommendations next year. We look forward to working with you in this regard.

**'Modernising Isle of Man Post Office' public consultation
We Asked, You Said, We Did
We Asked**

Isle of Man Post Office (IOMPO) sought the views of Isle of Man residents, businesses, organisations and IOMPO clients on how to best adapt letter and parcel deliveries and post offices in the community in a responsible way. This was in the context that the online digital revolution is changing the way people communicate and how and where they choose to buy their goods and pay for services. These changes are impacting the postal industry globally as fewer letters are being sent, and fewer people are using post offices than ever before, while parcel deliveries and returns increase as more people shop online. The change in core demand for these services locally, coupled with changing demand for IOMPO's commercial services and increasing costs, meant IOMPO reported a loss for the first time in its history this year.

You Said

A total of 2,737 people responded, the large majority of which were individuals, of which 67% were aged over 50 years. 2,091 people completed the consultation online and 646 by post.

- 279 gave permission to publish their response in full
- 1,773 gave permission to publish anonymously
- 685 did not give their consent to publish

The consultation asked respondents for their views on a number of key elements with regards to Letter and Parcel Delivery Services and Post Office Network Services.

Letter and Parcel Delivery Services Summary

66% of respondents supported the change of no standard letter mail* delivery on a Saturday, reducing from 6 to 5 days in line with decreasing mail volumes. Furthermore, 60% were content to continue receiving parcels Monday to Saturday, while a large majority of respondents said they had no preference on the time of day they receive their parcels.

The results also show that customers value daily collections of mail from their local post box (67%) and a next-day delivery service to the UK (63%).

** Standard letter mail consists of cards, letters, large letters, magazines and small packets that fit through residential letter boxes – excludes Special Delivery Guaranteed® letter mail.*

Post Office Network Services

In summary:

- A considerable proportion of respondents are regular post office users - 39% visited a post office at least once a week and 34% at least once a month on average last year
- 68% of respondents said that they would not be likely to increase their use of post office services if additional hours were available
- Douglas Post Office in Strand Street (43%) and the Customer Services Centre (36%) at Postal Headquarters in Spring Valley, Douglas were the most used post office locations out of the respondents
- 52% said that using a post office close to their home/organisation is the most important factor in determining which one they choose

We Did

While there is clear support for a 5-day week mail service, the response to the question about IOMPO's financial responsibility was inconclusive. Therefore, we will be assessing this further with focus groups and the free-flow responses to see if there are any further ways identified in which IOMPO can be more financially responsible in the delivery of our services.

Further analysis work on the results for the Post Office Network Services will also be undertaken with focus groups held with interested parties such as key stakeholders, including customers, staff, unions, sub postmasters, local commissioners and other parts of Government on the key issues and the future service options available. We are grateful to the 33% of respondents who expressed their interest in participating in a focus group to discuss specific topics in more detail.

The consultation results as well as the additional scrutiny, will allow the final direction and choices to utilise the unique attributes, capabilities and social value of the IOMPO to be fully considered by the Board and in stages, they will be taken to Tynwald where the final decisions on any key changes will be made.

Item 5.1

PORT ST MARY COMMISSIONERS

INVOICES TO BE PAID IN DECEMBER 2018 (1ST MEETING)

Housing Expenses										
Inv #	Date	Inv Number	Supplier	Description	House	Category	NL Code	Total Net	VAT	Total Cost
602	07/12/2018	10923	Heattech	Boiler burner replace	6BB	Housing Repairs	6100	£311.00	£15.55	£326.55
603	26/11/2018	9583-9016-P168	John Gray Ltd	Inspect/report re structural movement in front wall	11 LA	Housing Repairs	6100	£360.00	£72.00	£432.00
604	14/11/2018	660/22296	MC Locksmith Services Ltd	Locksmith service and repairs	9a SMA	Housing Repairs	6100	£114.62	£22.92	£137.54
605	28/11/2018	9921	Northern Fuels Ltd	Void fuel to test boiler - recharge	21 SMA	Housing Repairs	6100	£144.90	£7.25	£152.15
Sub Totals - Housing								£930.52	£117.72	£1,048.24
Rate Born Expenses										
Inv #	Date	Inv Number	Supplier	Description		Category	NL Code	Total Net	VAT	Total Cost
606	27/11/2018	SINV00195825	Bridson & Horrox	Misc stationery		Printing & stationery	5050	£24.99	£5.00	£29.99
607	30/11/2018	SINV00197878	Bridson & Horrox	Desk, drawers and chair		Office Expenses	5170	£305.00	£61.00	£366.00
608	30/11/2018	SINV00198292	Bridson & Horrox	Misc stationery		Printing & stationery	5050	£40.04	£8.01	£48.05
609	29/11/2018	0933171579	B & Q (Trade Point)	Woodstain		Outdoor seating	5810	£55.00	£11.00	£66.00
610	26/11/2018	G18C4031	Colas	Fleeces etc		Sundry - store	6020	£186.97	£37.39	£224.36
611	24/11/2018	1180241118	Cooli Brothers	Milk deliveries w/e 3/11 to W/e 24/11		Office Expenses	5170	£7.20	£0.00	£7.20
612	24/11/2018	1270241118	Cooli Brothers	Milk deliveries w/e 3/11 to W/e 24/11		Sundry - store	6020	£9.60	£0.00	£9.60
613	20/11/2018	600101212	Douglas Borough Council	Course/flts/H & S training/lunch Hayley, Phil & Tom		Staff Training	5180	£697.59	£139.52	£837.11
614	08/12/2018	19245	Island IT	Email hosting 25/11 to 24/12/18		Computer Expenses	5140	£70.00	£14.00	£84.00
615	05/12/2018	19261	Island IT	Computer checks		Computer Expenses	5140	£110.00	£22.00	£132.00
616	30/11/2018	4114390	Isle of Man Newspapers	Auditors report re accounts		Advertising	5190	£120.64	£24.13	£144.77
617	30/11/2018	4114400	Isle of Man Newspapers	IOM Courier - Celebration of Xmas		Civic Events Exes	5082	£135.72	£27.14	£162.86
618	30/11/2018	40415	Macro Metal Services	Manufacture and supply hand rail for portable aluminium steps		Town Hall Exes	5150	£305.00	£61.00	£366.00
619	15/11/2018	960744191	Manx Gas	Town Hall gas from 15.09 to 14.11.18		Town Hall Exes	5151	£923.31	£46.17	£969.48
620	01/11/2018	11796054	Manx Telecom	Rent to 30/11 & call to 01/11 plus install new line		Office - Telephone Exes	5160	£251.20	£50.24	£301.44
621	01/12/2018	11908122	Manx Telecom	Rent to 31/12 & calls to 01/12		Office - Telephone Exes	5160	£121.88	£24.38	£146.26
621	01/12/2018	9449	Orb Ltd	Payroll Admin Period 8		Office Expenses	5170	£81.50	£16.30	£97.80
622	01/12/2018	9450	Orb Ltd	Payroll Admin Period 8 SCAS		Office Expenses	5170	£40.00	£8.00	£48.00
623	08/11/2018	1978935	J Qualtrough	Plywood		Sundry - store	6020	£47.12	£9.42	£56.54
624	12/11/2018	1979898	J Qualtrough	Insulating tape, Foam filler etc		Sundry - store	6020	£27.74	£5.55	£33.29
			J Qualtrough	Sealant etc for benches		Outdoor seating	5810	£33.69	£6.74	£40.43
625	19/11/2018	1981439	J Qualtrough	Cable ties for Xmas trees		Xmas trees	5830	£20.16	£4.03	£24.19
			J Qualtrough	Wood adhesive, panel pens etc	12 Millhope	C & M EPH Recharge	6108	£9.00	£1.80	£10.80

P:\PSM\Purchase Invoices\Invoices to be Paid\2018-19\PSM Invoices for 1st December 18 meeting\board 1st December 18 meeting

PORT ST MARY COMMISSIONERS

INVOICES TO BE PAID IN DECEMBER 2018 (1ST MEETING) Continued

Rate Born Expenses continued

Inv #	Date	Inv Number	Supplier	Description	Category	NL Code	Total Net	VAT	Total Cost
626	22/11/2018	1982216	J Qualtrough	Plasterboard, drywall screws etc	Sundry - store	6020	£11.94	£2.39	£14.33
			J Qualtrough	Bent taper handle - Xmas	Xmas trees	5830	£7.90	£1.58	£9.48
			J Qualtrough	Sash handle	C & M EPH Recharge	6108	£4.78	£0.96	£5.74
			J Qualtrough	Wood adhesive. Fibreglass resin etc	Outdoor seating	5810	£76.48	£15.29	£91.77
627	26/11/2018	1982982	J Qualtrough	WBP Plywood	Sundry - store	6020	£94.24	£18.85	£113.09
			J Qualtrough	Plasterboard, fibreglass loft roll etc	C & M EPH Recharge	6108	£73.76	£14.75	£88.51
628	30/11/2018	51730	Quine & Cubbon	Waterproof posters - Celebration Xmas	Civic Events Exes	5082	£74.90	£14.98	£89.88
629	26/11/2018	3630	Raven Electrical Services	Elec work to defibrillator at workshop	Sundry - store	6020	£216.52	£43.30	£259.82
630	21/11/2018	368963	Robinsons	Xmas trees x 4 MCHC	MCHC - Recharge	6106	£266.32	£53.26	£319.58
631	30/11/2018	31249	Signrite	Acrylic display for wildflower area	Signage	5880	£400.00	£80.00	£480.00
632	30/11/2018	106950	Southern Civic Amenity Site	Rubble etc to recharge MCHC	MCHC - Recharge	6106	£45.38	£9.08	£54.46
			Southern Civic Amenity Site	Rubble etc	Refuse Expenses	5210	£343.22	£68.64	£411.86
633	26/11/2018	27484	Star Services Ltd	White cladding - sundry store??	Sundry - store	6020	£52.50	£10.50	£63.00
634	30/11/2018	2018000000944	Station Garage	Diesel - van & tipper	Vehicles - general	6056	£152.29	£30.46	£182.75
			Station Garage	Gas - stores	Sundry - store	6020	£34.67	£1.73	£36.40
635	20/11/2018	340884	Wi-Manx	Hosting 01 Dec to 31 Dec	Computer Expenses	5140	£160.09	£32.01	£192.10
			Wi-Manx	New extension 22 Oct to 31 Dec	Computer Expenses	5140	£18.58	£3.72	£22.30
			Wi-Manx	Calls 1 Oct to 31 Oct	Computer Expenses	5140	£103.66	£20.73	£124.39

Sub Totals - Rate Born Invs **£5,760.58** **£1,005.05** **£6,765.63**

622 21/11/2018 11897941 Manx Telecom MCHC lift new line credit PSMC

Telephone Exps 5160 -£135.06 -£27.01 -£162.07

Sub Totals - Rate Born **£5,625.52** **£978.04** **£6,603.56**

Summary Breakdown of Expenditure (excluding VAT)	
Stores, Outdoor seating, Refuse, Signage	£1,589.69
Office, Stationery, Advertising, Computer Exps	£1,319.72
Vehicles - General	£152.29
Staff Training	£697.59
Town Hall Expenses	£1,228.31
C & M EPH Recharge	£87.54
MCHC Recharge	£311.70
Civic events, Christmas trees etc	£238.68
Housing	£930.52
Total	£6,556.04

TOTAL **£6,556.04** **£1,095.76** **£7,651.80**

Paid in November 2018	Salaries Gross	Employers' NI Contribution	Contributions	Members' Attendance Allowance
Office	£12,456.57	£1,062.69	£2,671.07	
Less: Housing	-£2,092.32	-£143.48	-£524.38	
DLO	£12,092.86	£828.88	£2,606.80	
Members Allowance for November meetings paid 3rd December £510				
Total	£22,457.11	£1,748.09	£4,753.49	£0.00

PORT ST MARY COMMISSIONERS

PROJECTS UPDATE

6.1	Mariners Shelter The Public Estates and Housing Division have advised that a Deed of Surrender needs to be drawn up, this can be done by the Department at a cost of £250, I have requested a price from an external lawyers office to also draw up the deed. Alternatively, the Board can wait until the lease expires in December 2029.
6.2	Manxonia House The property is on the market and the covenant wording is currently being drawn up. To date there has been 2 viewings.
6.3	Remembrance Garden Lighting options for the new sentinels are currently being explored.
6.4	Skate Park Suggestions have been sent by e-mail and feedback is awaited. Chased on the 4 th December.
6.5	Public Conveniences Ongoing, no further update available.
6.6	Traffic Consultations A letter to the Department has been issued, as requested. A response is awaited.
6.7	Happy Valley The ownership of the pavement is being investigated & a meeting has been scheduled to obtain a second opinion from another Structural Engineer.
6.8	Boat Park Project on hold.
6.9	Reduction in Board numbers Ongoing, no further update available.
6.10	Summer Concert Rushen Silver Band has requested a date of Sunday 14 th July for the concert at Happy Valley.

Item 7.1

PORT ST MARY COMMISSIONERS

PUBLIC CORRESPONDENCE

Hi Hayley,

We would like to submit an application to the board in consideration of placing some signage throughout the Port to increase our visibility at PSM Golf Pavilion, as well as making it easier for guests to find us.

Please find attached our proposed artwork for placement on pole-mounted, aluminium signs, with the sizes for the individual signs as follows:

"Stone Field Sign" we would propose placing at the cross roads junction at the Stone Field. Obviously this would be with the express permission of Mr Cooil to place any signage on his land and we would hope to reach an agreement with him to secure such, should the board be in agreement with our placing additional signage in the village. We have not approached Mr Cooil, preferring to seek approval from the board before doing so. **550mm x 450mm**

"Small Sign Left" we propose placing at the head end of Queen's Road, above the existing brown "tourism" sign which, while including a designation for "Golf Links" doesn't specifically highlight the Pavilion itself. **450mm x 250mm**

"Sea Sign" we would like permission to place on the grassed triangular area of land immediately at the seaward end of Queen's Road, directing guests to turn left at the junction. **600mm x 450mm**

"Small Sign Right" we would like permission to replace the existing yellow sign currently placed on the post at the junction at the end of Kallow Point Road, directing guests to the Pavilion itself. **450mm x 250mm**

We welcome your thoughts on the above and the designs themselves; we hope to have come up with signage consistent with our branding which will also not be out of place around the village and other signage already in position.

We hope to reach out to coach parties etc as we are ideally suited to catering for this size of party in comfortable, accessible premises with an array of local interest activities on our doorstep (though I don't think there will be many takers for a stroll around Kallow Point, taking in the historical Anchor Memorial and information boards there, while hoping to catch sight of a basking shark, at this time of year!) We do, however, feel that before we are in a position to reach out to the tourism board and coach companies, we would be foolish not to ensure the drivers are able to find us.

If you would like any further information, please do let us know.
We look forward to hearing from you in due course,

Kindest regards,



, Kella Catering Limited, Port St Mary Golf Pavilion

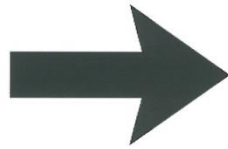
PORT ST MARY GOLF
PAVILION
CAFÉ | BAR | RESTAURANT

BREAKFAST & LUNCH
SUNDAY CARVERY
HOMEMADE CAKES



PORT ST MARY GOLF
PAVILION
CAFÉ | BAR | RESTAURANT

PORT ST MARY GOLF
PAVILION
CAFÉ | BAR | RESTAURANT



PORT ST MARY GOLF
PAVILION
CAFÉ | BAR | RESTAURANT

OPEN DAILY



1 MILE

PORT ST MARY COMMISSIONERS
PUBLIC CORRESPONDENCE

From: [REDACTED] >
Sent: 03 December 2018 13:42
Subject: Southern young people's representatives

Good afternoon, as Castletown's young persons representative for the south I would like to provide you all with a brief update. After several very positive meetings over the last few years with Rich (PSM) Barbara (PE), Justin (Rushen), Jane (Arbory) and Janice (Malew) we seem to have lost momentum with several members having not attending the last few meetings meaning several authorities have not been represented. I understand that Rich Ashcroft has now stood down from the board. Our young people are the most under represented group at local authority level and I therefore ask you liaise with your representatives to establish their current situations so we can get the ball rolling again. I did not receive any replies to my last email except Rich Ashcroft asking me to remove him from the group email. I last week met with the Castle Rushen Headmaster and arranged to meet the school council members to give the young people a direct voice to local authority. Phil Gawne has previously sat as clerk on our previous young people's reps meetings and I would ask that he attend the school council meeting to answer technical questions etc. It would be a shame for our own young people's reps to attend this meeting also so please get back to me with interest as CRHS are asking me for dates and availability. I understand there may be some feeling that there is an overlap with the meeting Mr Cregeen is arranging but that however relates to recreational facilities for all whereas we are the young people's representatives. I look forward to hearing from you, Jimmy

Sent from my iPhone

PORT ST MARY COMMISSIONERS
PUBLIC CORRESPONDENCE



Telephone: (01624) 686538

Fax: (01624) 686566

Email:

Your ref

Our ref:

Contact:

Date: 4th Dec 2018

Dear Sir/Madam

Re: Domestic and commercial waste Gate fees from 1st April 2019

I can confirm that with effect from 1st April 2019 the Department will be increasing the waste gate fee charges at the Energy from waste plant and Wrights Pit North by 5.73%.

This will result in domestic waste being charged at £91.93 per tonne and commercial waste charged at £183.04 per tonne.

Please note that dedicated loads of wood will still attract the preferential tipping charge of £35 per tonne and Tyres £100 per tonne.

For your information the 5.73% increase is the annual indexation charge levied by SUEZ on the Department from 1st April 2018

Yours faithfully

Business and Contracts Manager

Department of Infrastructure

Waste Management Unit

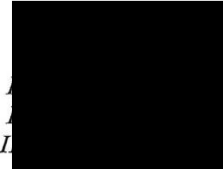
Murray House, Mount Havelock, Douglas, Isle of Man, IM1 2SF

**Valuation List for the VILLAGE OF PORT ST MARY under the Rating and Valuation Acts, 1953 to 1991
3RD SUPPLEMENTAL LIST 2018**

Page 1

Property Code	Property Reference			Address	Description	Proprietor	Occupier	Remarks	Valuations Cancelled		Proposed New Valuation		Proposed New Valuation	
	Town	Area	Prop						GV	RV	GV	RV	GV	RV
172770	59	0100	0050	Sea Brow, Clifton Road	Bungalow & garage	Mr J Curtis	o/o	Roof room	225	180	235	188	235	188
172819	59	0100	0090	Carrick Bay House, Clifton Road	Bungalow & garage	Mr J C Miller	o/o	First floor extension	280	224	301	241	301	241
173336	59	0140	0180	Highfield, Fistard Road	House & garage	Mr & Mrs Maddrell	o/o	Garage/store (unfinished)	145	116	180	144	145	116
589731	59	0360	0320	1 Queens Court, Queens Road	House & garage	Mr & Mrs Watterson	o/o	First floor extension	205	164	235	188	235	188
Total									855	684	951	761	916	733

RECEIVED
26 NOV 2018



25th November, 2018

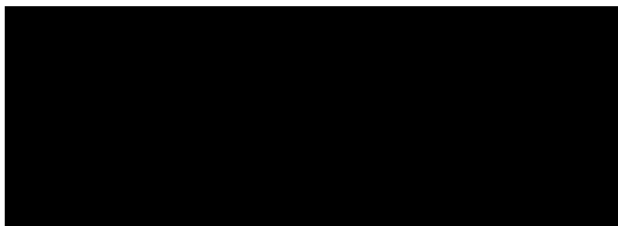
The Chair
Port St. Mary Commissioners
Town Hall
Port St. Mary
Isle of Man

Dear Madam

Re: **Share with Care**

I would like to congratulate the commissioners on the new signage for cyclists and pedestrians in the village. This is a great initiative and I hope this will encourage more people to use bicycles rather than our congested roads.

Well done.

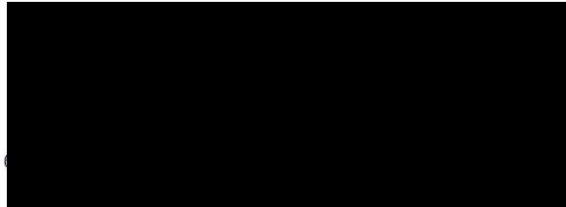


Item 7.6



Patron Her Majesty the Queen

THE ROYAL BRITISH LEGION
PORT ERIN BRANCH No. BR 1684
Isle of Man Reg. Charity No. 624



26 November 2018

Hayley Faragher
Clerk to Port St Mary Commissioners

Dear *Hayley*

I would be pleased if you could forward our thanks to the Commissioners for their continued support of the Royal British Legion.

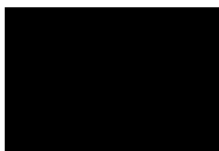
Although at present Port St Mary does not have an active branch, for the Poppy Appeal all the donations made in the area are kept separate and attributed to Port St Mary.

We were pleased to attend your wonderful exhibition and grateful for your kind donations.

You will be pleased to learn that the current total for the 2018 Poppy Appeal raised by the Commissioners, Shopkeepers and Residents of Port St Mary is £2341.02.

This represents a staggering 111% increase on last year, very well done and many thanks to all that made it happen.

Yours sincerely



Chairman

LIVE ON 

Item 9.1 – 9.5

PORT ST MARY COMMISSIONERS

PLANNING

Item 9.1

18/01221/B Seafield, Beach Road, Port St Mary. Mr and Mrs Q De Backer. Alterations and erection of two storey extensions to both front and rear elevations.

18/01226/B Thie ny Creg, Plantation Road, Port St Mary. Mr and Mrs C Moulden. Attic conversion and external alterations to dwelling (amendments to PA15/00677/B)

18/01241/B Seabrow, Clifton Road, Port St Mary. Mr J Curtis. Extension to existing dwelling and garage.

Item 9.2

18/00860/B 7 Perwick Road, Port St Mary. Enigma Estates Ltd. Alterations and extension to property, and creation of terrace approved.

Item 9.5

18/00444/B Land and garage adjacent to Maycroft, Park Road, Port St Mary. Appeal against the approval of the demolition of existing garage and outbuilding, and erection of two dwellings with on-site parking.

18/00764/A Waitara and site to north, Clifton Road, Port St Mary. Mr D Tomlinson. Appeal against the approval of the approval in principle for the demolition of existing dwelling and construction of 3 detached dwellings with garages.

Planning Application 18/00764/A – Mr D Tomlinson

Waitara & Site to North, Clifton Road, Port St Mary.

Report re Covenants on Clifton Road

On 5th December 2000, Port St Mary Commissioners sold the plot of Land at the rear of Waitara on Kallow Point Road to Mr & Mrs N Jones the then owners of Waitara. In paragraph 2 of the 'Third Schedule Within Referred To' of the DEED it states "No building or structure shall be erected placed or permitted to stand on the Scheduled Property other than one single dwelling house being a private dwelling house with or without private garage or greenhouse without the consent in writing of the Vendor". There is no right of access to the plot from Kallow Point Road other than for maintenance etc.

The current planning application complies with this as two of the three proposed dwellings are to be built on the plot of land currently occupied by Waitara and the other dwelling is shown to solely occupy the plot of land sold by PSM Commissioners.

In 2007, Mr Tomlinson submitted a similar planning application and PSM Commissioners had no objections on the condition that the proposed property on the rear plot is of a 'bungalow style' in keeping with the properties on Kallow Point Road.

The 1952 Deed relating to the sale of the plots of land now occupied by Gull Cottage, Carrick Bay House, Geay Varrey, Grey Ladies, Swn-y-Mor and Ballamar does not appear to extend to properties further along Clifton Road. In this deed it stipulates that the properties should be of a 'bungalow type' only.

In 2007, Port St Mary Commissioners executed a Deed of Variance to the owners of Gull Cottage for the sum of £20,000 to redevelop the property to a two storey building.