

PORT ST MARY COMMISSIONERS
ORDINARY BOARD MEETING
24th FEBRUARY 2021
AGENDA – OPEN 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 9 th December 2020	For Board approval
3.	MATTERS ARISING	
3.1	Matters arising from previous meetings	Clerk to provide necessary updates
3.2	Ratification of decisions made virtually on 27 th January 2021	For Board confirmation
4.	MOTIONS – None	
5.	FINANCE	
5.1	Invoices for payment in February 2021	For Board approval
6.	PROJECTS	
6.1	Skate Park – No update	N/A
6.2	Gellings Avenue public conveniences	For noting

6.3	Happy Valley	For noting
6.4	Boat Park – No update	N/A
6.5	Jetty	For noting
6.6	Bay Queen Exhibition – No update	N/A
6.7	East Room	For noting
6.8	Town Branding Project	For noting
6.9	Mona's Queen event arrangements	For Board discussion
6.10	Rushen Heritage Trust Street Signs	For Board discussion
6.11	Election 2021	For noting
6.12	PSM Post Office – Verbal discussion if required	For Board discussion
7.	HOUSING - None	
7.1	Housing Officers Report	For discussion
7.2	Tenancy Arrears Report	For noting
8.	PUBLIC CORRESPONDENCE & COMMUNICATIONS	

8.1	Correspondence received regarding dog fouling	For Board response
8.2	Correspondence re the Manx Development Corporation	For Board response
8.3	Manx Harriers Easter Festival of Running	For noting
9.	PLANNING MATTERS	
9.1	Planning Applications	For Board discussion
9.2	Planning Approvals	For noting
9.3	Planning Amendments	For noting
10.	POLICY & RESOURCES	
10.1	Bathing Water Designation	For noting
10.2	RNLI request for Beach Hire	For Board approval
10.3	2021 Meeting Dates	For noting
11.	PUBLIC CONSULTATIONS - None	
12.	INVITATIONS - None	
13.	ANY OTHER BUSINESS OF AN URGENT NATURE (BY PERMISSION OF THE CHAIR)	

PORT ST MARY COMMISSIONERS
MATTERS ARISING & PUBLIC CORRESPONDENCE REPORT

Matters Arising

Street Lighting near the Pavilion car park – Neighbouring properties are being corresponded with after receiving confirmation from Manx Utilities that a shade can be fitted to the lamp.

Invoice #2087 – The invoice should have been for green waste and was reissued by the SRC.

Simply V – A rolling 12 month traders licence was issued.

Pride of Phurt Le Moirrey – No submissions were received.

Public Correspondence

There is further discussion required on the following correspondence from the November 2020 Agenda;

Letter to Planning Department re building heights – The following response has been received;

Dear Hayley,

Thank you for your letter of 15th June 2020 regarding the height of new buildings addressed to Mr Perkins. I apologise for the time it has taken to respond to this.

In your letter you make reference to development at Gelling Avenue, the Tynwald Commissioner's report and issues around the clarify of authorised ground levels for development. You indicate that you feel this issue has occurred on other sites since.

Before I respond I need to point out that I declared an interest in the specific application and enforcement case at Gelling's Avenue and therefore have taken no direct part in it or the ombudsman investigation. However the issues that arose from the matter have of course been brought to my attention.

In more direct response to your letter I would like to clarify the planning context, explain recent changes and set out how we will address this moving forwards as I believe there is room for improvement.

Planning Context

It is the responsibility of the applicant/their agent to submit accurate drawings as part of any planning application. The planning assessment process focuses on determining whether or not what is proposed is acceptable rather than checking the accuracy of plans. That being said, if the Case Officer becomes aware of inaccuracies, they will normally seek to resolve this where they feel it is material. If planning approval is given on the basis of accurate plans, this leaves the approval potentially vulnerable to 3rd party challenge through the courts, or a situation that the approval cannot actually be implemented. It is therefore in the applicant's own interest to ensure they submit accurate plans. Once planning approval is implemented, it must be built in accordance with the approved plans. It is not uncommon for there to be minor deviations (due to issues on site etc.) however if these go beyond normal tolerances and are materially different then they could constitute a breach of planning control. What is and isn't material is a case by case judgement based on the nature of the site, the approval, the size and nature of the deviation and whether there are materially different impacts arising from the development.

Recent Changes

The Tynwald case considered events which took place on the whole prior to the current Operational Enforcement Policy, which was published in 2018 and provides a clear framework for this aspect of our work

See: <https://www.gov.im/media/1355729/planning-enforcement-policy-sept-18-2-link-to-form-updated.pdf>

The requirements for a valid planning application are set out in a Development Procedure Order (DPO). The previous (2013) required applications to include floor levels of buildings relative to a fixed point outside the site. The order was updated in 2019 and the requirement in relation to floor levels was required and in addition a requirement was added that full applications for buildings must include, "(a) a site plan to a metric scale of not less than 1:500 on which are indicated accurately (vii) where changes are proposed to site levels, existing and proposed levels".

See: <https://www.gov.im/media/1367994/document-1-townandcountryplanning-developmentprocedure-order2019.pdf> (Schedule 1).

Moving Forwards

The new order is being applied in the processing of applications, and the issue of considering changes to site levels and resulting issues has been stressed to Case Officers, with conditions being applied to applications where necessary/appropriate. However, most planning applications are approved with a condition requiring that they are commenced within 4 years. Once commenced, there is not normally a time limit on when they must be completed by. This means that there are developments currently taking place which pre-date the changes to the DPO. Nevertheless, we do investigate any alleged breaches in accordance with the policy.

Although I appreciate it has taken a long time to reply to you, the matter has been taken seriously, with officers being asked to pay greater attention to the need for levels in drawings. Please raise with the enforcement team any concerns you have regarding specific cases.

I hope the above is helpful.

Kind regards,

Director of Planning and Building Control

Item 3.2

**PORT ST MARY COMMISSIONERS
RATIFICATION OF EMAIL DECISIONS**

For; MH, BW, AM, AG, NME & LVW

From: Hayley Fargher

Sent: 27 January 2021 21:13

To: All members

Subject: Decisions for approval 27/1/21

Dear All

Please confirm your votes on the following matters (to then be ratified at the next Board meeting);

Approval to pay invoices - excluding #2087; BW/NME, LVW, AM, AG & MH in favour

No action to be taken regarding the refurbishment of the jetty; LVW/BW, NME & MH in favour. AG & AM against.

Warning sign to be installed regarding slippery surface; LVW/BW, NME, AM, AG & MH in favour

Acceptance of Arqiva lease amendments; NME/BW, LVW, AM, AG & MH

For; MH, BW, AM, AG, NME & LVW

From: Hayley Fargher

Sent: 28 January 2021 14:07

To: All members

Subject: Rates Statement for approval

Dear All

Please find attached the media release for the rates increase.

Please provide your approval or any suggested amendments by email.

Invoices to be paid in February 2021- Rate Born Expenses

Inv#	Date	Inv ref:	Supplier	Details	Housing	Category	Net	VAT	Total Cost	NL Code
2123	29/01/2021	SINV00330143	Bridson-Horrox	A4 Gloss Laminating Pouches	N	Printing & Stationery	£16.80	£3.36	£20.16	5050
2124	30/01/2021	1270300121	Cool Bros Ltd	Milk Jan 21	N	Stores	£8.45	£0.00	£8.45	6020
2125	25/01/2021	34317	Corlett Bolton & Co	Provision of professional services rendered in legal	N	Legal Fees & Professional	£1,000.00	£200.00	£1,200.00	5040
2126	03/02/2021	3033593	Craemer UK Ltd	Bin wheels	N	Refuse Bins	£318.20	£63.64	£381.84	5230
2127	03/02/2021	412257	Department of Infrastructure	Tipping waste Jan 21 commercial & domestic	N	Refuse Expenses	£4,108.60	£821.72	£4,930.32	5210
2128	11/01/2021	411085	Department of Infrastructure	Mariner's Memorial & Fishermans Shelter Jan 21	N	Chapel Beach	£10.00	£2.00	£12.00	5850
2129	26/01/2021	24794	Island IT Services Ltd	Labour- Update Firmware	N	Computer Expenses	£27.50	£5.50	£33.00	5140
2130	11/01/2021	2139081	J Qualtrough & Co. Ltd.	Plasterboard & Fibreglass	N	Stores	£69.28	£13.86	£83.14	6020
2131	31/12/2020	27154	JC Fargher 1985	3rd Dec 20- Telephone call out- Fix lift lock and service	N	Town Hall expenses	£150.00	£30.00	£180.00	5150
2132	14/01/2021	961162282	Manx Gas Ltd.	Town hall gas 13.11.20 to 14.1.21	N	Town Hall Heat & Light	£1,389.55	£69.48	£1,459.03	5151
2133	03/02/2021	718	Manx Shirts Ltd	Flags	N	Plaques & Flags	£45.60	£9.12	£54.72	5720
2134	01/02/2021	14600270	Manx Telecom Ltd.	Telephone Stores- Feb 21	N	Office - Telephone	£48.47	£9.69	£58.16	5160
2135	25/01/2021	U1724294	Manx Utilities	Electricity Manxonia House- 21.10.20 to 12.01.21	N	Manxonia House costs	£16.27	£0.81	£17.08	5175
2136	25/01/2021	U1724293	Manx Utilities	Electricity Town Hall- 21.10.20 to 15.01.21	N	Manxonia House costs	£529.62	£105.92	£635.54	5175
2137	03/02/2021	40912	McCreath Taylor (NI)	Sweeper parts- Front Brush, Scarab Brush &	N	Gardening - Machinery	£445.34	£89.07	£534.41	5267
2138	01/02/2021	14080	ORB Limited	Payroll Period Jan 21	N	Office Expenses	£66.00	£13.20	£79.20	5170
2139	16/02/2021	0961	SEAN BEATTIE	Hire of Hoist and operator- 16hrs at 60	N	Christmas Tree	£960.00	£192.00	£1,152.00	5830
2140	25/01/2021	35968	Signrite Ltd	400 x 600 5 MPH Slow Sign	N	Plaques & Flags	£25.00	£5.00	£30.00	5720
2141	05/02/2021	1059	Southern Civic Amenity Site Board	Commercial Waste	N	Refuse Expenses	£155.15	£31.03	£186.18	5210
Subtotal							£9,389.83	£1,665.40	£11,055.23	

Invoices to be paid in February 2021- Rate Born Expenses

Inv#	Date	Inv ref:	Supplier	Details	Housing	Category	Total Net	VAT	Total Cost	NL Code
2142	27/02/2021	1007	Southern Civic Amenity Site Board	Green waste	N	Refuse Expenses	£42.24	£8.45	£50.69	5210
2143	03/02/2021	1045	Southern Civic Amenity Site Board	Parish Contributions- Q4 2020/21	N	Amenity Site Costs	£10,174.00	£0.00	£10,174.00	5240
2144	30/11/2020	202000000877	Station Garage	Diesel MMN621V	N	Street Cleaning & Maintenance	£34.73	£6.95	£41.68	5500
2145	31/12/2020	202100000032	Station Garage	Gas- workshop	N	Stores	£34.67	£1.73	£36.40	6020
2146	30/11/2020	202000000877	Station Garage	Diesel MMN621V	N	Vehicles - General	£50.01	£10.00	£60.01	6056
2147	31/01/2021	202000000109	Station Garage	Diesel NMN621B	N	Vehicles - General	£41.68	£8.33	£50.01	6056
2148	13/01/2021	6884	T E Cubbon Ltd	Replace field gate post to golf course boundary	N	Golf - Maintenance	£792.36	£158.47	£950.83	5630
2149	05/02/2021	56842	WDS Ltd.	Salmon Litter picker	N	Refuse - Miscellaneous	£82.80	£16.56	£99.36	5270
Subtotal							£11,252.49	£210.49	£11,462.98	

Invoices to be paid in February 2021- Rate Born Expenses

Inv#	Date	Inv ref:	Supplier	Details	Housing	Category	Total Net	VAT	Total Cost	NL Code
2150	15/02/2021	1858	HeatTech Limited	9BB- Change existing boiler for new boiler	9BB	Housing Repairs	£1,500.00	£75.00	£1,575.00	6100
2151	15/02/2021	1857	HeatTech Limited	2CB- Change existing boiler for new boiler	2CB	Housing Repairs	£1,500.00	£75.00	£1,575.00	6100
2152	11/02/2021	F89/0014058	HOWDENS	Softwood Untrenched FD30 Door Casing	0.00	Housing Repairs	£40.41	£8.08	£48.49	6100
2153	09/10/2020	1272XC	JR RILEY LTD	Flymo Plastic Blade P Metcalfe	SSHJB	SSHJB - to be recharged	£11.25	£2.25	£13.50	6113
2154	11/02/2021	33225	Manx and Glass Glazing	18BB- Oil, adjust & service back door	18BB	Housing Repairs	£56.00	£11.20	£67.20	6100
2155	17/12/2020	33155	Manx and Glass Glazing	31B MC- Supply & install one white handle to bedroom window	SSHJB	SSHJB - to be recharged	£43.50	£8.70	£52.20	6113
2156	13/01/2021	33178	Manx and Glass Glazing	18BB- Supply & install new hinge to back door	18BB	Housing Repairs	£80.50	£16.10	£96.60	6100
2157	08/02/2021	33207	Manx and Glass Glazing	5FR- Supply & install hinges to bedroom window	5FR	Housing Repairs	£83.50	£16.70	£100.20	6100
2158	08/02/2021	33208	Manx and Glass Glazing	3FR - Service bedroom window, replace handle	3FR	Housing Repairs	£51.50	£10.30	£61.80	6100
2159	31/12/2020	138340	SCS	Creggan Beg Front Entrance	CB	Housing Repairs	£206.54	£41.31	£247.85	6100
2160	30/09/2020	202000000724	Station Garage	SSHJB- SF 5.9 litres Unleaded Diesel	SSHJB	SSHJB - to be recharged	£5.45	£1.09	£6.54	6113
2161	11/02/2021	1137080213	Trade UK	Hg Mould Spray	0.00	Housing Repairs	£12.43	£2.48	£14.91	6100
2162	11/02/2021	1137080205	Trade UK	Ron Woodstain 10 year Walnut & patio scrapper	0.00	Housing Repairs	£31.66	£6.34	£38.00	6100
Subtotal							£3,622.74	£274.55	£3,897.29	
Total							£24,265.06	£2,150.44	£26,415.50	

Invoices to be paid in February 2021- Rate Born Expenses

Breakdown of expenses by category

Row Labels	Sum of Net
Amenity Site Costs	£ 10,174.00
Chapel Beach	£ 10.00
Christmas Tree	£ 960.00
Computer Expenses	£ 27.50
Gardening - Machinery	£ 445.34
Golf - Maintenance	£ 792.36
Housing Repairs	£ 3,606.04
Legal Fees & Professional	£ 1,000.00
Manxonia House costs	£ 545.89
Office - Telephone Expens	£ 48.47
Office Expenses	£ 66.00
Plaques & Flags	£ 70.60
Printing & Stationery	£ 16.80
Refuse - Miscellaneous	£ 82.80
Refuse Bins	£ 318.20
Refuse Expenses	£ 4,305.99
SSHJB - to be recharged	£ 16.70
Stores	£ 112.40
Street Cleaning & Mainten	£ 34.73
Town Hall expenses	£ 150.00
Town Hall Heat & Light	£ 1,389.55
Vehicles - General	£ 91.69
Grand Total	£ 24,265.06

Breakdown of invoices to be paid by supplier

Row Labels	Sum of Total Cost
Bridson-Horrox	£ 20.16
Cool Bros Ltd	£ 8.45
Corlett Bolton & Co	£ 1,200.00
Craemer UK Ltd	£ 381.84
Department of Infrastructure	£ 4,942.32
HeatTech Limited	£ 3,150.00
HOWDENS	£ 48.49
Island Timber& Building	£ 33.00
J Qualtrough & Co. Ltd.	£ 83.14
JC Fargher 1985	£ 180.00
JR RILEY LTD	£ 13.50
Manx and Glass Glazing	£ 378.00
Manx Gas Ltd.	£ 1,459.03
Manx Shirts Ltd	£ 54.72
Manx Telecom Ltd.	£ 58.16
Manx Utilities	£ 652.62
McCreath Taylor (NI) Ltd	£ 534.41
ORB Limited	£ 79.20
SCS	£ 247.85
SEAN BEATTI	£ 1,152.00
Signrite Ltd	£ 30.00
Southern Civic Amenity Site Board	£ 10,410.87
Station Garage	£ 194.64
Supplier	£ -
T E Cubbon Ltd	£ 950.83
Trade UK	£ 52.91
WDS Ltd.	£ 99.36
Grand Total	£ 26,415.50

PORT ST MARY COMMISSIONERS

PROJECTS UPDATE

6.1	Skate Park No update available.
6.2	Gellings Avenue public conveniences Confirmation is awaited from the estate agents of the listing, a verbal update will be available at the meeting.
6.3	Happy Valley The consideration of tender documents has been moved to the private Agenda due to commercial sensitivity.
6.4	Boat Park The project is on hold.
6.5	Jetty Repair Warning signs have been ordered.
6.6	Bay Queen Exhibition The project is on hold.
6.7	East Room Work is ongoing to refurbish the East Room.
6.8	Town Branding Project The Department were advised that the Board would like large scale maps for any additional budget.
6.9	Mona's Queen event arrangements The Board are requested to confirm that the event will go ahead as usual on Saturday 29 th May, agree a time and discuss catering arrangements.
6.10	Rushen Heritage Street Signs Rushen Heritage has asked when the Board will continue with the new street sign project. Permission is sought from the Board to print a further 10 street names, the previous cost was £300+VAT for 15 signs (some

	streets required 2 signs). If the Board would like input on the next signs to be printed, the RHT information can be circulated electronically. One sign also needs to be reprinted due to a typo.
6.11	Election 2021 Notices advertising the Local Authorities Election will be displayed from 17 th March. The last day to submit nomination papers will be 30 th March.
6.12	PSM Post Office A survey of the building was carried out in response to the Commissioners submission for the parcel collection service. The response to the complaint submitted to the Post Office follows this report.

23rd December 2020

Dr Michelle Haywood
Chairman
Port St Mary Commissioners
Town Hall
Port St Mary
Isle of Man
IM9 5DA

RECEIVED
29 DEC 2020

Dear Dr Haywood

Thank you for your letter dated 11th December 2020, in which you make a formal complaint regarding 'the gross mishandling and maladministration of the proposed reduction in postal services to Port St Mary.' Isle of Man Post Office (IOMPO) refutes these claims. In response I take each of your points raised.

1. IOMPO is aware of its obligations under all contracts it holds with third parties. Any potential breach of contract is a matter for the sub postmaster of Port St Mary and not the Commissioners. IOMPO believes it has clearly set out the reasons for not advertising for like for like services (due to declining transactions and the uncertainty of two major Government contracts.) IOMPO is already advertising for Expressions of Interest for a local provider to offer parcel collection services given the continuing increase in parcel deliveries.
2. IOMPO is required to abide by six principles agreed by Tynwald as part of the approval of its Retail Modernisation Strategy, one of which was regarding consultation – *adopt a formal consultation process, engaging constituent politicians, local Government, 3rd sector organisations and special interest groups before changing a service method or removing a service access point.* As explained at the meeting of 12th November 2020, IOMPO has been consulting with the Commissioners as one of these key stakeholder groups. IOMPO believes it is the role of Port St Mary Commissioners to obtain the views of local residents and feedback to IOMPO.
3. As already explained in the email I sent to you dated 23rd November 2020, IOMPO believes it was clear from the invitation letter that the Board are seeking views from all key stakeholder group representatives, and how the changes might affect the service users they each represent, at the meeting with invited groups referenced. IOMPO refutes all claims of an "ambush" believing the invitation was open and transparent.
4. IOMPO notes your view on the consultation period, we believe 4 weeks provides time for you to consult with the residents you represent and provide feedback on the Board's proposal. Other stakeholders have provided feedback within the timescale and we have received no other feedback that the timescale was unmanageable.
5. IOMPO has reiterated a number of times that no final decision has been made by the Board. IOMPO has provided a proposal for which it seeks feedback.

Isle of Man Post Office
Postal Headquarters
Spring Valley Industrial Estate
Douglas
ISLE OF MAN
IM2 1AA

Switchboard: +44 (0)1624 698400
Telephone: +44 (0)1624 698400
Fax: +44 (0)1624 698406
Web: www.iompost.com



Printed on paper from well managed forests and other controlled sources

iompost.com

6. The report on The Future of The Isle of Man Post Office was received by Tynwald in October 2019. Prepared by the Tynwald Economic Policy Review Committee, it made no recommendations to Tynwald for consideration.
7. IOMPO is not apportioning blame to the outgoing sub postmaster, it is simply pointing out that IOMPO is not choosing to close the post office, the decision to give notice on the contract was made by the sub postmaster and not IOMPO. Subsequently, IOMPO has considered the options available to us and has made a proposal regarding a change in service, for the reasons already provided, for stakeholders to consider and provide feedback on.
8. IOMPO believes it has considered the relevant groups protected by the Equality Act 2017, with advice having been previously been sought from the Government's Equality Adviser.

As you are aware, IOMPO discussed with the sub postmaster extending his contract until the end of the financial year, but this was declined. Subsequently, the sub postmaster has offered to extend his contract on a rolling two-month basis. The Board are awaiting clarity from the Council of Ministers on the implications of the motion passed by Tynwald last week, and I will be able to provide a further update after then.

IOMPO is disappointed to receive your letter and firmly believes that the due process for consulting on the proposed changes to Port St Mary Post Office has been followed accordingly in a robust and transparent way.

Yours sincerely



Chairman Ms Julie Edge MHK
On behalf of the Isle of Man Post Office Board

Isle of Man Post Office
Postal Headquarters
Spring Valley Industrial Estate
Douglas
ISLE OF MAN
IM2 1AA

Switchboard: +44 (0)1624 698400
Telephone: +44 (0)1624 698400
Fax: +44 (0)1624 698406
Web: www.iompost.com

Item 7.1

**Housing Officer's Report to Port St Mary Commissioners
24th February 2021**

Decisions Sought	<ol style="list-style-type: none"> 1. To note summary of housing works & repairs 2. To note temporary licences & fixed five year tenancy renewals 3. To note shared housing waiting list update 4. To note transfer list updates 5. To note callouts in January
January 2021 Summary of Housing Works & Repairs	<ul style="list-style-type: none"> • 4 responsive repairs were carried out by DLO in January <p>12 responsive repairs were carried out by contractors in January</p> <ul style="list-style-type: none"> • 10 boiler related issues • 2 plumbing repairs
Fixed Five Year Tenancies & Temporary Licences	<ul style="list-style-type: none"> • One tenant's home was inspected following the end of their trial six month temporary licence. No issues were found and the tenant had kept their rent accounts in order. The temporary licence was converted to a fixed five year tenancy. • One expiring fixed five year tenancy was renewed on the same terms following inspection of the property.
Southern Shared Housing Waiting List	<ul style="list-style-type: none"> • One applicant was assessed and placed on the waiting list by this office in January.
Transfer List	<ol style="list-style-type: none"> 1. There are two families on the transfer waiting list for a three bed property, one family wishing to transfer to a two bed property in a different area and one tenant requiring a bungalow.
Out of Hours Callouts in January 2021	None
Summary of Housing Data	Attached

Port St Mary Commissioners
Summary of Housing Data 2020/21

Introduction:

The following data is taken from the quarterly submissions provided to central government as a statutory requirement.

	Q1 April - June	Q2 July - Sept	Q3 Oct - Dec	Q4 Jan - Mar
No. Of applicants for housing in PSM on Waiting list at quarter end	10	12	14	
No. Of new applicants for housing in PSM in the quarter	2	3	2	
No. Of lettings from waiting list	2	0	0	
No. Of transfers	0	0	0	
Rent collected per quarter (rent element only not rates)	£141,589.63	£149,025.51	£141,501.57	
Property Voids				
No. Of voids completed per quarter	2	0	0	
Total cost of completed voids	£7,209.91	0	0	
Cost per completed void	£3,604.95	0	0	
Void rent loss at quarter end	£1,405.19	0	0	
Void rent loss 'standard' works	£1,405.19	0	0	
Void rent loss 'major' works	0	0	0	
Void re-letting timescales				
Average weeks void 'standard' (target 5 weeks)	9.5	0	0	
Average weeks void 'major' (target 12 weeks)	0	0	0	
Responsive Repairs				
No. Of responsive repairs raised per quarter	21	17	33	
No. Of responsive repairs raised by type:				
Emergency (within 24 hours)	4	1	8	
Urgent (within 7 days)	13	15	18	
Routine (within 28 days)	4	1	7	
No. Of responsive repairs completed on time:				
Emergency	4	1	8	
Urgent	13	15	18	
Routine	4	1	5	

PORT ST MARY COMMISSIONERS

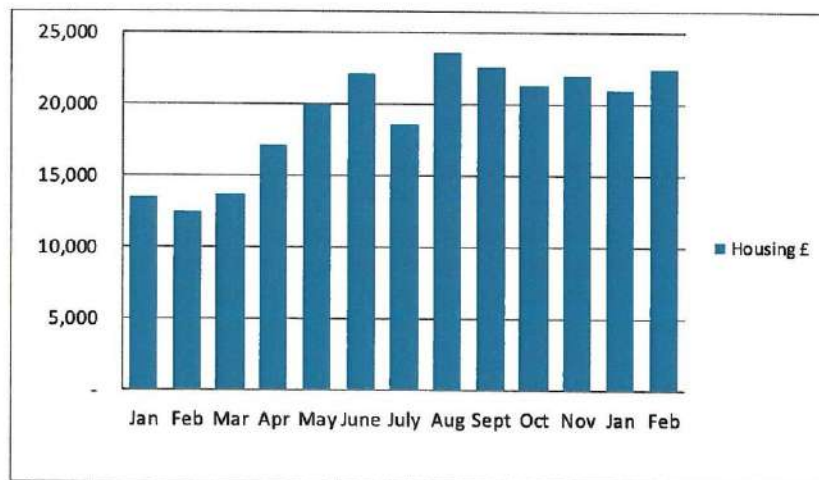
Tenancy Arrears Report for November Meeting

Week 46 2020 commencing 24th February 2021

Management Summary

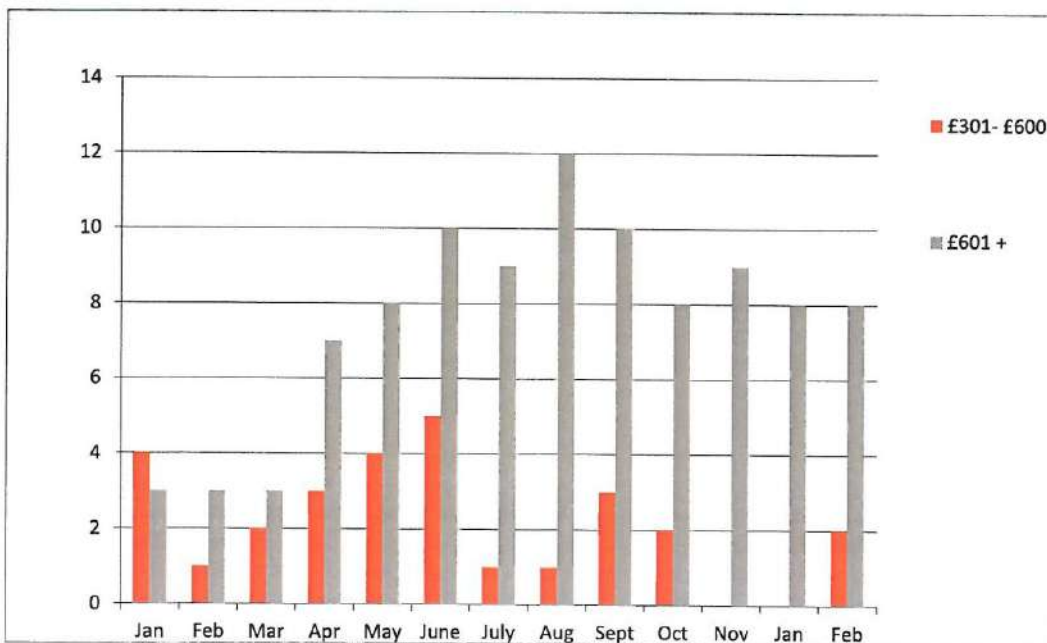
Unpaid rents currently stand at £ 22,478.12 an increase of £ 1,476.34 since the previous report, largely driven by two new tenants on the report— see detailed analysis on the following page.

The first graph shows the rent arrears by sector over the last 12 months. As in previous months, all arrears are housing related.



Number of Debtors and Actions Taken

The second graph shows the number of debtors categorised by how much they owe.



Tenancy Arrears Report for November Meeting
Week 46 2020 commencing 24th February 2021

(Continued)

Below is a detailed analysis of the arrears and the separate action being taken for each tenant.

Uncontrolled debt

There are currently 2 tenants with uncontrolled debt.

Tenant 1 – Arrears £3,242.83 (no change since previous report)

Request for judgment of an instalment order granted by court, payments of £ 100.00 per month to be received from 14th September 2020. Finance officer has communicated payments are to be received by individual no later than the 23rd of each month, or further proceedings will ensue. Tenant has assured that February instalment will be received by the 23rd of February.

Tenant 2 – Arrears £ 11,546.83 (increased by £ 481.60 since previous report)

Small claims court has granted attachment of earnings on 10 August 2020, to commence and be received by Coroner of Rushen from tenant's employer on monthly basis as of 26 August 2020. Attachment of earnings only in respect of arrears, tenant still obligated to pay monthly rent, for which are still awaiting payment.

Further discussion through email took place at the end of September with elected advocates to ensure attachment of earnings in respect of arrears has been communicated with the tenant's employer. Payment of the aforementioned attachment of earnings order has continued to be received but still no payment received in respect of monthly rent.

Controlled Debt

The following tenants have controlled debt but due to the amounts, are being brought to the Boards attention:

Tenant 3 – Arrears £ 2,242.70 (decreased by £ 56.80 since previous report)

Tenant is now employed, and housing office has agreed a payment plan of £130 per with tenant to reduce arrears, tenant has been keeping up payments in February 2021.

Tenant 4 – Arrears £ 1,204.40 (decreased by £ 309.60 since previous report)

Tenant has agreed with Housing officer a payment plan to clear arrears, hence reduction this month.

Tenant 5 – Arrears £ 951.97 (increased by £ 308.68 since previous report)

Tenant is currently not working, and the housing officer is liaising with the tenant to agree a payment plan.

Tenant 6 – Arrears £ 842.52 (increased by £ 16.84 since previous report)

Housing office wrote to tenant in November and will agree payment plan with tenant. Last payment received was £400 in early February.

Tenant 7 – Arrears £ 727.37 (decreased by £ 40.00 since previous report)

Has recommenced rent payments by direct debit and has continued to pay an additional £ 10.00 per week by direct debit, remitting more when circumstances allow tenant to do so.

Tenant 8 – Arrears £ 625.26 (new addition to report)

New addition to the report, the Housing officer to contact tenant and formulate a payment plan, tenant usually pays monthly however last payment received from tenant was at the end of December 2020.

Tenant 9 – Arrears £ 560.72 (decreased by £ 83.16 since previous report)

Tenant has agreed a payment plan to pay £ 500 per month (rent and additional sum) until arrears cleared and has continued to make payments in line with the plan.

Tenant 10 – Arrears £ 533.52 (new addition to report)

New addition to the report, the Housing officer to contact tenant and formulate a payment plan, tenant usually pays by cash, but last payment received from tenant was in January 2021.

PORT ST MARY COMMISSIONERS

PUBLIC CORRESPONDENCE

Sent: Thursday, January 28, 2021 3:05:03 PM

Subject: The problem of dog fouling

Dear All,

I apologise for the length of this e-mail but would ask you to give it your attention. This is a very serious issue Island wide which has never been seriously addressed by either central government or local authorities. It really is time central government took the lead now and sorted it out once and for all.

Whilst I was going to write to you all at some point on this issue I have brought things forward following a distressing Facebook post yesterday whereby a young child picked up dog faeces on steps leading to Gansey beach thinking it was chocolate and became hysterical when she was told by her parent. Several other comments were made by other parents. And social media has three or four posts about dog fouling every week.

Take a look at the two attached photographs of press cuttings, all from 1992. The situation has not improved one iota, despite the many claims that it's only a minority of dog owners letting the majority down. Every MHK, now and in every administration over the last thirty years, should hang their heads in shame at doing absolutely nothing to address this issue.

Incidentally, I'm a dog owner myself.

Below is a timeline of e-mail correspondence I've had on this subject :-

I e-mailed Alf Cannan and Tim Baker on 24th Sep 19 with an idea that I had to tackle the issue of dog fouling. The idea is contained in the attached paper. It's not meant to be the finished article - just the skeleton of a scheme.

This is part of the text of the e-mail sent to Alf and Tim:-

Please find attached a paper I've drawn up which contains my idea and proposals for a scheme to tackle the long standing problem of dog owners failing to clean up after their pet.

If you feel it has merit please don't hesitate to forward it on to whosoever can progress it.

Tim Baker replied on 1st Oct 19 to say he had forwarded it to the "biodiversity team" and he copied me in on the e-mail. A strange choice I thought but left it to see what would transpire. On 24th Jan 20 I e-mailed Mr Baker to advise that I hadn't anything. This is part of the text of that e-mail:-

I thought I'd let you know that I haven't even received an acknowledgement from whoever Tim passed my e-mail to.

This subject has been ignored by government at all levels for decades, but I feel the demand for action is becoming louder.

As my proposal appears to have been binned by the recipient I would now ask that Alf and yourself take more of an interest in seeing that something is actually done.

Mr Baker forwarded my e-mail to the "biodiversity team" on 20th Feb 20, copied to myself.

On the 20th Feb 20 I received a reply from an officer in DEFA, as follows:—

Mr Baker MHK has passed, to Biosphere IoM, your proposal regarding the development of a video on how to pick up dog poo and a scheme to tackle dog fouling via volunteers. I assume that you are seeking to engage government to do this, rather than comment on taking this forward yourself. This does sound interesting in terms of tackling litter and disease risks, and encouraging good behaviour.

I think that there is potential to do something along these lines on the IoM, but note that the legal responsibilities lie with the local authorities, so they would need to be engaged on the matter. There are also byelaws which DEFA operates on our land, and these are enforced, for instance we undertake awareness-raising paint operations where the issue is building up. The Department therefore has an interest, too. So the initial question is, are the relevant authorities interested in engaging on this and cooperating together?

Regarding a video, I have googled and found lots of these, so if this is an issue then people could be signposted, if we are able to identify the target group and direct it to them. There might, for instance be relevant Facebook groups, though it is likely that these would be 'the converted'.

With regard to a scheme, I shall take the matter to our political meeting. If promoted as a Biosphere Project then we would have to fit it in amongst our priorities. An alternative would be to direct the matter to the local authorities and wardens. There are a number of things in progress that we would have to complete before taking on such a project but we remain open to the idea. I note the contrast between the Falkirk Green Dogwalkers and your proposal, with regard to enforcement.

Our next political meeting is in early March. We'll see what transpires from that.

This is my reply of 12th Mar 20 to that e-mail:—

Many thanks for getting back to me and apologies for the delay in replying.
You're right, I am absolutely seeking central government to do this, something it's failed to do for decades.

Unfortunately you've hit the nail on the head regarding the major stumbling block, which I allude to in point 4 of my submission under "causes". Unless central government takes the lead here I can't envisage progress being made. Despite having "legal responsibilities" the local authorities have failed to solve the issue and it's the scatter gun approach which has failed so miserably.. **It needs political will and drive.** Your alternative suggestion to possibly "direct the matter to the local authorities and wardens" appears to me to be a case of "going round in circles" by passing it to the very people who have so far failed to do anything of note. I can't see the point of "awareness raising paint operations" - something that's been

practised for decades without producing any tangible result. Indeed I would question why something that has clearly failed is continued. Perhaps a case of "at least we're seen to be doing something".

I would question whether the legal responsibilities of the local authorities or DEFA bye-laws actually need to be taken into account. To quote from my submission - *"If it transpires there are simply too many different bye-laws, and areas where no legislation outlaws the practice, then the volunteers could be asked to simply operate without reporting any offenders. This would weaken the scheme in trying to tackle the problem through simply making it socially unacceptable but nevertheless I feel it would still be worthwhile progressing with it."*

Certainly the local authorities would need to be advised of the proposed scheme but I'd also question whether they need to be consulted. Perhaps they could be advised that it's intended to launch a scheme on a certain date. You will have more idea of the political sensitivities here than I do. Clearly you may then get some form of response from one or two but as a guess I'd say they'd be only too glad for government to help them with a problem they've been unable to tackle themselves. And any objection could be met with the riposte that the action is necessary because of the ongoing public dissatisfaction at the lack of progress in tackling this issue.

This all has a ring of "Yes, Prime Minister" about it, finding ways in which to not do things. I wish I had the time to start a "Beach Buddies style" campaign which would no doubt suit government in passing the buck and getting others to do the work. I note what you say about prioritisation but it's clear from social media posts that this is regarded as a significant issue around the Island. I can't comment on how you come to judge the priority of such a scheme but the vibes you are giving off are from heartening. I'm not sure there's too much of a contrast between what I'm proposing and that of the Falkirk Green scheme. I've said that the idea is to use a recognisable symbol to communicate without confrontation and I'd envisage that most volunteers wouldn't want to actively report but simply take part in the clean up. To quote from my original submission *"As it is voluntary the volunteers should be given flexibility as to the extent of their involvement. For example, some may wish to simply clean up their area. Others on the other hand may wish to have it made known to offenders that they will report them if they catch them. This can be achieved without a single word being exchanged."* So it could even be tried as purely a bag and leave campaign and remove the reporting element altogether, apart from wardens. As I said in my conclusion I have only put forward the skeleton of a scheme, the fine detail would be down to yourselves. On the question of a video, certainly people could be directed to an existing video but in my opinion a locally produced one might have more effect.

I hope that the political meeting does see some merit in my proposal as the skeleton for a scheme and that some encouraging vibes are produced in due course.

And the reply from DEFA on 13th Mar 20:-

Thank you for your further thoughts. I understand that in actual fact the actions mentioned, by DEFA wardens, have resulted in improvements at a number of our sites.

We'll consider your comments more fully when I am back in the office.

That's it! I've heard nothing further since. The latter comment perhaps reflects part of the problem - directing it away from it being an all Island problem to specific sites, in this case DEFA monitored sites.

So, what do I expect to happen now?

A cynic might answer "Nothing" and there's quite a lot of history to support that.

Here is what I want to see:-

MHKs

For goodness sake, grasp the nettle. Make it an issue for central Government to solve. Pass legislation to make it an offence not to clean up after your dog anywhere on the Island, apart from on private property

where you have the owner's permission. Make it unlawful to be in a public place with a dog without the means to clean up after it. Enable DNA samples to be taken from a dog suspected to have defecated in order to link the dog to the faeces.

There are other issues regarding control of dogs which may need addressing too. It should be an offence to allow a dog to approach someone if that person doesn't want to be approached by the dog.

Local Authorities

Work together to force Government to tackle this issue centrally. It's an Island wide issue and needs to be addressed as such. And simply refuse to take "no" for an answer.

To both MHKs and Local Authorities

This can't be solved without all of you showing determination and resolve, something completely lacking up to now.

On behalf of the people of the Isle of Man - **GET ON WITH IT.**

Name redacted

Information from the appended document;-

A new way to help in the fight against dog fouling?

Background

Up to 2015 I had never owned or dog or been particularly comfortable around them . In 2015 I acquired a three year old black labrador. Accordingly I feel I can speak both for those who are uncomfortable around dogs and those who have had dogs throughout their lives.

The problem

The issue of dog faeces being left on our streets and throughout our countryside has been a source of disquiet and anger for decades. My perception is that MHKs have persistently avoided tackling the issue through the fear of losing votes from irresponsible dog owners without taking into account the possibility of gaining votes from responsible and none dog owners. There doesn't appear to have been any real progress in improving the situation. That's not to say that more people aren't cleaning up after their pet but there are more of us now and consequently many more dogs.

This Island wide problem is almost impossible to police. There are many signs advising people of the potential fines but these signs are worthless when the transgressor is confident of not being caught or reported.

The causes

In my opinion there are four main causes:-

1) Some people don't know how to remove it. It's perhaps surprising but I think this is a more common issue for people than might be supposed. Whilst being in the company of some long term dog owners who I suspect have only recently begun picking up their dog's faeces I noted that one or two simply didn't know how to go about it and clearly struggled.

2) Some people simply can't be bothered to remove it. In the countryside there appear to be two main drivers for this behaviour. One is "I don't pick up if it's away from a path" and the other "I've walked my dogs down here for decades and not picked up so I'm not starting now".

3) Squeamish. Some people don't like the texture or warmth.

4) No firm and clear central government led legislation which has led to bye-laws which vary from place to place, causing confusion. Marine Drive is a classic example where signs erected by Braddan Commissioners state "Please do not allow your dog to foul on the pavement", which to me implies it's alright to allow them to foul everywhere else!

Proposed solutions

I have two proposals:-

1) Produce a video showing people exactly how to use dog pooh bags. It need only be a couple of minutes long at most and could be placed on the most appropriate Govt website, accompanied by a short publicity campaign.

2) Produce a scheme whereby volunteers Island wide can clear up dog faeces and at the same time deter the offenders.

To my knowledge there are several people who already do this. I am one of them. In my local village I pick up the faeces from other dogs when I walk my dog. There are a number of reasons why I started doing so. One of the most important to me is that I don't want anyone to associate my dog and me with such a mess and so clearing it up hopefully removes that possibility. Additionally it's easy, so the question is "why not remove it?". And thirdly it does give a sense of public service and community spirit.

I also do this when I'm walking my dog on the Ayres. The problem is much worse down there. I can often pick up faeces from three or four separate dogs in one bag. I often knot the bag and leave it in situ for a week or two. It has on occasion led to me leaving a trail of bags along the paths. My idea behind doing so was firstly to try to communicate to the offenders that someone is cleaning up after them and secondly to "plant the seed" that a fellow dog walker may well report them if they are seen allowing their dog to defecate without cleaning it up. Clearly there are disadvantages to doing this. Whilst the faeces are bagged, the bags are still present and I could be accused of littering. And secondly does the message actually get through to the intended targets? Probably not.

In order to implement a successful Island wide scheme with as little expense and administration as possible I have come up with the following scheme :-

To be successful I feel the scheme has to have several key elements:-

- 1) The volunteer collectors must have a sense that their achievements are having a real effect.
- 2) The offenders are made to feel that there is a very real chance that they will actually be reported and prosecuted if caught, and that the chance of being caught is much higher.

How would it work in practice?

There is an initial press release about the proposed scheme. Volunteers willing to take part are sought through it. Whilst they could make deliberate patrols if they so wished, the intention is that they simply operate during the exercise of their own dog. It would be preferable if the response was sufficient to cover as much of the Island as possible but in the early stages it is perhaps not important. If the scheme is a success in the areas it is operating in then hopefully this will encourage others to join in.

As it is voluntary the volunteers should be given flexibility as to the extent of their involvement. For example, some may wish to simply clean up their area. Others on the other hand may wish to have it made known to offenders that they will report them if they catch them. This can be achieved without a single word being exchanged. I explain how below.

The scheme should be given a very simple symbol, which would be promoted in all press releases. Even a straightforward coloured shape would do e.g. a yellow circle or a white triangle etc. Posters bearing the scheme's details and showing the symbol could be placed in pet shops, veterinary practices etc.

Each volunteer would be given a supply of dog poo bags and stickers bearing the symbol. If felt necessary packets of disposable gloves could also be issued. When the full poo bag is knotted a sticker is attached, or the sticker could be attached beforehand, and the bag is left in situ. If felt necessary the date could be written on the sticker, maybe also the number of dog poos within. Straight away anyone using the same route becomes aware that a volunteer is operating in that area. Offenders would know that someone is cleaning up after them and that there is an increased risk of them being reported.

Those volunteers who wish to have it made known that they will actively report offenders are given the option of wearing a removable badge or sticker bearing the symbol. This appears to me to be a really effective way of being able to communicate the threat of reporting and prosecution to offenders without any direct communication from the volunteers. It could have a real deterrent effect in that the offenders would know that they have little cause for complaint if they are under the threat of being reported by someone who is tidying up after them. Hopefully they would also receive thanks and praise from fellow responsible dog walkers and area users.

If it transpires there are simply too many different bye-laws, and areas where no legislation outlaws the practice, then the volunteers could be asked to simply operate without reporting any offenders. This would weaken the scheme in trying to tackle the problem through simply making it socially unacceptable but nevertheless I feel it would still be worthwhile progressing with it..

When the bags have been left in situ for a certain length of time the volunteers then remove them when it is convenient for them to do so. Writing the date on the stickers would help to facilitate this and also communicate to those using the area that the bags are there on a temporary basis and are deliberately left.

Pros

Minimal cost and administration
Community involvement
Cleaner streets and countryside
Hopefully leads to a significant reduction in the problem in many areas
Change of mindset, especially to long term offenders
Clearly visible action being taken by MHK's and Govt offender
Reduced risk of disease to both dogs and humans
Problem being addressed by the dog owners themselves
Deterrent effect on offenders
Enhancement of our biosphere status
Similar schemes are already in operation. See :-

Cons

Potential volunteer health and safety aspects
Perception of littering, especially in early stages
Use of plastic bags may attract criticism
Not actually illegal to allow defecation in many areas
Could be perceived as anti-dog/dog owners
Potential for conflict between volunteer and offender

<https://www.falkirk.gov.uk/services/bins-rubbish-recycling/rubbish-litter/dog-fouling/green-dog-walkers.aspx>

Conclusion

This proposal is intended as the “skeleton” of a scheme upon which others can add the “flesh”. I’m sure there are aspects that I have omitted and improvements that can be made. But it does seem to me to give an opportunity to try something different to combat a long standing problem which to date has simply been ignored.

Newspaper clippings attached to the email will be available to view at the meeting if required.

Item 8.2

PORT ST MARY COMMISSIONERS

PUBLIC CORRESPONDENCE

Sent: Sunday, February 7, 2021 1:16:04 PM

To: Port St Mary Commissioners <commissioners@portstmary.gov.im>

Subject: The Manx Development Corporation

Good morning,

I'm contacting the Clerks to the Local Commissioners to inform them of the work the Department for Enterprise is currently undertaking in establishing a new 'arms-length' company, the Manx Development Corporation as directed by the [Tynwald Select Committee on Unoccupied Urban Sites](#).

The Development Corporation will be the delivery arm for the strategically directed development of government owned, unoccupied or previously developed sites and intended to translate Government regeneration strategies and masterplans into programmes and projects. These projects are to be delivered through the engagement of stakeholders in the private sector, industry representative bodies, local authorities and Government Departments.

It is anticipated that the Development Corporation will act as an enabler and a broker for increasing the overall level of property development activity in our towns and for influencing the quality and environmental integrity of urban and spatial development and the public realm.

The Development Corporation is required to be established by the 31st March 2021, so we are on a very tight timescale. There is a Tynwald briefing on Tuesday 9th to update the Tynwald members on the progress made to date and in the forthcoming weeks you will see an advert seeking interest in filling roles in the Development Corporation.

Following the setup of the Development Corporation, it would be useful to meet with you to further discuss how the Development Corporation might have an impact on your local authority area and the works of urban regeneration you might be considering.

In the meantime, if you have any questions in relation to the Development Corporation, please do contact me.

Regards,

Policy Development Manager – Built Environment

PORT ST MARY COMMISSIONERS

PUBLIC CORRESPONDENCE



RECEIVED
- 8 FEB 2021



28 January 2021

The Clerk
Port St Mary Commissioners
Town Hall
Port St Mary
Isle of Man
IM9 5DA

Dear Ms Fargher

Easter Festival of Running – Good Friday Road Race 2 April 2021

I write on behalf of the Organisers of the Isle of Man Easter Festival of Running to give your Commissioners information regarding our plans for the 2021 event.

Sadly last year we were forced to cancel the event as a result of the Covid-19 outbreak. This year's event will be planned in order to comply with whatever restrictions are in place at the time.

Since 2006 the Good Friday Road Race has been held over the "Great South Run" course starting in Port Erin taking in part of Rushen and Port St Mary. The feedback from the athletes is extremely positive and as a result we have decided to follow the same format as in previous years.

A risk assessment has been completed for the course and we are liaising closely with the local Police.

The Festival organisers would welcome any input from your Commissioners and would be happy to discuss our plans in more detail with them. I can be contacted by telephone on 462612 or by e-mail at david.ronan@manx.net.

Yours faithfully



Item 9.1 - 9.3

PORT ST MARY COMMISSIONERS

PLANNING

Item 9.1 Planning Applications

21/00147/B - 2 St Marys Glebe, Port St Mary. Increase the height of a section of existing fencing

21/00115/B - 14 St Marys Glebe, Port St Mary. Erection of rear extension to replace existing conservatory

21/00053/B - Seabank, Marine Terrace, Port St Mary. Alterations and erection of extension.

Item 9.2 Planning Approvals

20/1450/B - 43 High Street, Port St Mary. Alterations, installation of two replacement windows, replacement of shop window and door with a single window and replacement door and replacement of cement roof tiles with slate approved.

20/01553/B - Cornerstone, Lime Street, Port St Mary. Installation of replacement windows and door approved.

Item 9.3 Planning Amendments

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 PA118/00637/GB and in association with approved 18/00638/CON

Please see below information from Hartford Homes;

The proposals remain very similar to the design previously approved, including the same sensitive treatment of the replacement towers, overall site layout, the overall mass of the buildings, the style and the height of the buildings and their relationship with their neighbours. The proposed site access for residents and services also remains the same.

In summary, the amendments are to address, and include, the following;

- To suit technical detailing pre build;
- Post approval agreements with neighbours;
- Reduction in number of apartments from 28 apartments to potentially 21 apartments within the front building;
- The incorporation of a spa/gym/wellness centre with associated café/restaurant, in-place of a standalone restaurant (previously approved);
- There will also be a small boutique hotel/holiday let facility associate with the wellness centre, with dual residential use (within the reduced numbers already mentioned);
- Better car parking layout to suit electric car charging;
- Reducing window sizes to the rear elevation of the front building and identifying those which will have obscure glazing;
- A reduction in the number of apartments in the rear building, from 17no., down to 11no;
- Discharge of planning conditions.

Technical construction detailing and building regulations information is well advanced, in preparation of the construction works commencing. A demolition order has been granted for the existing building and we hope that demolition and development to be programmed once the outcome of this application is known.

Appeal Update

The planning appeal was submitted for the development of 22 Shore Road, Underway. A date for the appeal is awaited.

PORT ST MARY COMMISSIONERS

BATHING WATER DESIGNATION

Signage to be installed on the sea wall at either end of Chapel Beach (plus supporting information);



PORT ST MARY CHAPEL BEACH

Water quality is monitored from start of May to mid September by the Department of Environment, Food and Agriculture.

Chapel beach is situated in the south-east of the island and is a sheltered beach. There are two discharges directly into Chapel beach which is not known to impact on bathing water quality. Sewage is transported to Meary Veg sewage treatment works by Manx Utilities via the IRIS network. Bathing water quality may reduce during or after periods of heavy rainfall due to the run off from agricultural land at the top of the catchment and run off from urban areas.



The current bathing water classification for Port St Mary is;



*Please practice good hygiene
after entering the marine
environment*



Full details for this bathing water, it's catchment, information on all potential pollution sources and how they are managed can be viewed on the DEFA website; www.gov.im or use the QR code. If you do not have access to the internet please visit Port St Mary commissioner's who will be able to help.

2021 Bathing Water Profile for Port St Mary – Chapel

Beach

Current water quality classification is **Excellent**, based on weekly samples taken from 2017 to 2020.



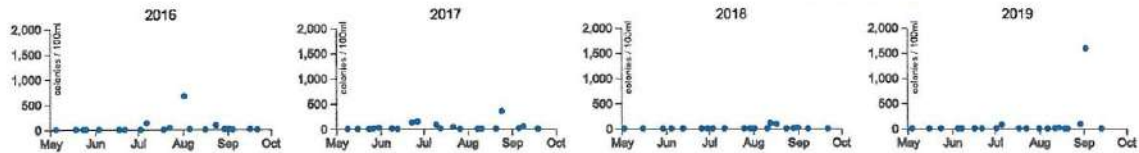
About	<p>Port St Mary Beach or Chapel Beach, as it is also known, is situated in the south-east of the Island and has a pretty, sandy, sheltered beach. Port St. Mary has a small, but busy harbour with fishing and sailing boats regularly coming and going.</p> <p>Chapel Beach is a good location for family activities, water sports and dog walking (subject to summer restrictions). During the bathing season there is a swimming raft installed for the public to enjoy.</p> <p>The main street in Port St Mary is easily accessible from the beach and includes facilities such as cafes, restaurants, public toilets, shops and recycling facilities. There is also access to a first aid kit and defibrillator at the local Town Hall.</p> <p>For more information visit; https://www.visitisleofman.com/experience/port-st-mary-chapel-beach-p1292531</p>	
Water Quality	Samples taken	Weekly throughout the bathing season
	2019 classification	★★★★ excellent
	2020 classification	★★★★ excellent
	2021 classification	
Site Details	Local authority	Port St Mary Commissioners
	Water sampling point	
Link to this page	QR Code	

Water Quality Sample Results

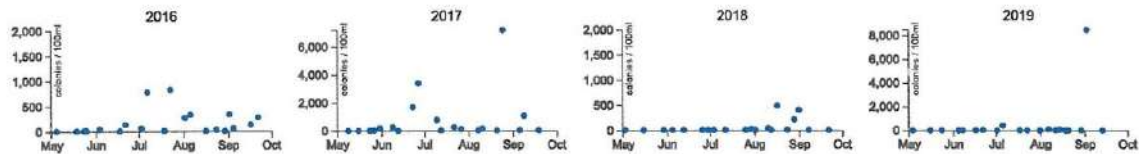


See the help page for additional information on interpreting these charts.

Intestinal Enterococci (IE)



Escherichia coli (EC)

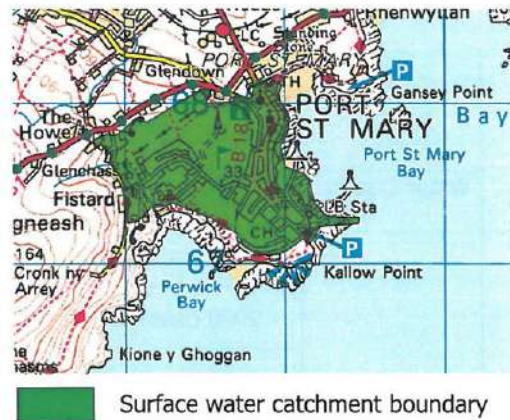


Catchment Description

The catchment surrounding Port St Mary is approximately 0.89 km². There are no river or stream discharges directly into Chapel beach. The surrounding catchment is mainly urban so highway or surface water drains will discharge into the bay.

Pollution Risk Forecasts

This bathing water is subject to short term pollution. Short term pollution is caused when heavy rainfall or high tides wash faecal material into the sea from livestock, sewage and urban drainage via rivers and streams. At this site the risk of encountering reduced water quality increases after rainfall and typically returns to normal after 1-3 days.



Investigations Statement

The Environmental Protection Unit is not currently investigating any pollution incidents within this catchment. To report any water pollution; please call 01624 685885 or email environmentalprotection@gov.im

Pollution Management

It is the Environmental Protection Unit's role to drive improvement of water quality at bathing waters that are at risk of failing higher standards. It is natural for water to run off the land to the sea. Water quality at a bathing water is dependent upon the type and area

of land (the catchment) draining to the water and the activities undertaken in that catchment.

Stream and Rivers

Streams and rivers are typically affected by human sewage, animal slurry and runoff from roads.

There are two streams which discharge into the bathing water at Chapel Beach including a water source from Happy Valley's 'Lady's Well' and a constant spring which continually discharges across the sand into the sea. The discharges are not known to impact on the bathing water quality.

The annual report on the routine water quality monitoring data is produced by the Environmental Protection unit and can be viewed at; <https://www.gov.im/about-the-government/departments/environment-food-and-agriculture/environment-directorate/environmental-protection-unit/river-water-quality/>.

Any reports of pollution will be investigated by officers and water samples collected if necessary.

Working with Manx Utilities

The urban area of Port St Mary is served by surface water, foul water and combined sewer networks. These networks are maintained by Manx Utilities with the foul waste being transported to Meary Veg sewage treatment works via the IRIS network.

There are combined sewer overflows from pumping stations at Gansey point and Port St Mary harbour which are not likely to impact on the bathing water quality at Chapel beach.

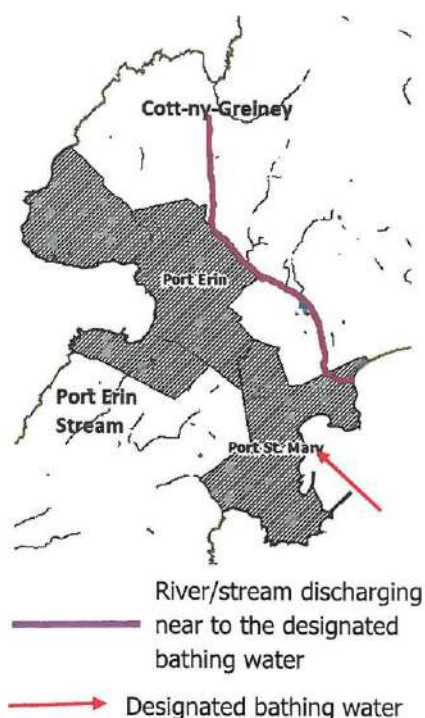
Working with Local Authorities

Surface water can flow into the sea from outfalls and highway drains. This can affect water quality, particularly after periods of rainfall.

Heavy rain falling on pavements and roads often flows into surface water drains or highway drains, ending up in local rivers and ultimately the sea. The quality of bathing water may be adversely affected as a result of such events.

Working with the farming community

During and after periods of heavy rainfall, runoff from agricultural areas is greatly increased, and the quality of the bathing water may be adversely affected. The Environment Protection Unit are working with farmers to encourage better farming practices and improve water quality in the surrounding areas.



▲ Combined Sewer Overflows

PORT ST MARY COMMISSIONERS

REQUEST FOR BEACH HIRE (RNLI)

PORT ST MARY COMMISSIONERS



Town Hall, The Promenade, Port St Mary 832101
commissioners@portstmary.gov.im

Application Form for Private Event on Outside Recreation Space owned by PSMC

This form is to obtain approval from Port St Mary Commissioners to use for private events only held on recreation space owned by Port St Mary Commissioners. If you wish your event to be open to the public you must speak to the Clerk in the first instance.

PROPOSED EVENT	Isle of Man All-Island Beach Tug of War
MAIN CONTACT Name, address email and contact number	[REDACTED]
SECOND CONTACT Name, address email and contact number	[REDACTED]
Location of proposed event	Chapel Beach
Description of activities	The event will involve 16 teams from across the island participating in a knock-out tug of war competition on the beach. The event will be hosted with a public address system, and some refreshments and stalls will be present, either on the beach or on the lower promenade.
Number of participants	We envisage teams will bring supporters with them to be joined by members of the public. As this is an inaugural event, numbers are not clear, but probably 200-1,000
Date of event	Sunday 23rd May 2021
Start & Finish times	To be finalised. Probably 1:00pm through to 5:00pm
Site set up details	If possible the beach should be clear of debris and seaweed. We will mark out each knock-out match and will provide a PA system and portable generator. We will discuss with the commissioners where best to locate refreshments. Toilet and rubbish facilities will be required

If the answer to the following questions is YES please give further details in the box alongside:

Live music?	NO	YES	Possibly - as background between matches
Recorded music?	NO	YES	Possibly - as background between matches
Dancing?	NO	YES	Unlikely
Alcohol?	NO	YES	A beer tent may be considered but is not essential
Food?	NO	YES	Refreshments will be available
Barbeque / fire?	NO	YES	A barbeque may be considered

The Clerk will advise if you need to obtain any insurance or additional licences.

The Commissioners may also impose special conditions.

PLEASE ensure you read the Ts&Cs and sign page 2 before submitting this application

Page 1 of 2

Item 10.3

PORT ST MARY COMMISSIONERS

MEETING DATES FOR 2021

2021 Meeting Dates	
10 th March 2021	Notice to be issued by 5 th March if meeting required
24 th March 2021	
14 th April 2021	Last meeting of the current Board
22nd April 2021	Election
28 th April 2021	Date to be kept available if required
12 th May 2021	AGM