PORT ST MARY COMMISSIONERS
ORDINARY BOARD MEETING
24th SEPTEMBER 2025 at 6.00pm

MINUTE – PUBLIC SESSION

Present:	Mrs J Teare (Chairman), Mr D Scott (Vice Chairman), Mrs B Williams MBE, Mr W Gelling, Mrs C Henderson, Mrs G Brunt & Mr L Vaughan-Williams
Apologies:	N/A
In Attendance:	Mrs H Kinvig (Clerk)

1.	1.1 The Chair welcomed the Board, noted there were no apologies and declared the meeting open. No interests were declared.	
2.	2.1 Minutes of the Ordinary Meeting held on the 27th August 2025 were circulated. **GB/CH proposed the Minutes of the Ordinary Meeting held on 27th August 2025 be approved and signed as a correct record. LVW abstained through absence, WG, BW, DS & JT were in favour. Carried.**	SAFM
3.	Matters Arising: 3.1 The Matters Arising Summary and response to public correspondence by the Clerk from the previous meeting were circulated, discussed and noted. HK provided a verbal update on her meeting with the potential owners of Spero.	
4.	Motions: There were no motions.	
5.	Finance: 5.1 Invoices for settlement in September were noted and discussed. HK answered the members' questions. **BW/GB approved the invoices for settlement in September to be paid. All were in favour. Carried.**	HK

	Projects:	
6.	6.1 Chapel Beach - LVW requested that the Board progress with previous plans for Chapel Beach and a discussion followed. It was confirmed that DS & WG were looking at options with architects. HK confirmed that she is researching modular solutions. LVW stated that he was concerned about not providing for future generations and JT reminded him of the Board's financial position and stated that the Board were working to provide a financially stable authority for future generations.	HK DS WG
	6.2 Highways High Street Restructure – HK to circulate the layout options electronically. The Board confirmed that their preferred options would provide the most parking spaces. LVW requested information on any traffic calming measures being considered.	HK HK
	Footpaths – HK to chase the Department of Infrastructure regarding the footpath from the top promenade to Chapel Beach.	HK
	20mph – HK to request speed limit reminder signs for Beach Road as the speed of vehicles is still being reported as fast by residents.	HK
	Residents Parking Permits – The update was noted, HK to request information on the Minister's response.	HK
	6.3 Events The policy note was accepted by the Board, HK to add it to the Mission Statement.	HK
	6.4 Waste audit The update was noted. It was also noted that the Clerk would report back with an update.	HK
	6.5 Boat Park The item was noted.	
7.	Housing: 7.1 Housing Officers Report – The report was discussed and noted. 7.2 Housing Conference 2025 – The report was discussed and noted 7.3 Tenancy Arrears Report – The report was discussed and	

	noted. HK provided a verbal update regarding tenant number sixteen.	
8.	Public Correspondence: 8.1 Southern Civic Amenity Site letter regarding administration functions at the site – HK to respond to the Local Government Unit and advise that PSMC do not wish to take on the administration functions.	HK
9.	Planning Matters 9.1 Planning Applications 9.1.1 25/90825/B 20 Lime Street for the erection of a double story extension to the northeast elevation of the existing dwelling, removal of redundant chimney, alterations to doors and fenestration, extension to existing terrace, replacement of garage door and re-rendering of existing northeast elevation gable. **There were no objections.** 9.1.2 25/90791/C Bay Queen Hotel for the change of use of part of commercial space to two residential units and residents' gym. Port St Mary Commissioners **wish to object** to this application on the following grounds: The proposed reduction in commercial space represents the loss of an important community facility. Commercial premises within Port St Mary are limited and provide essential services, employment opportunities, and social interaction that underpin the vitality and sustainability of the port. Allowing the loss or reduction of such space risks undermining the settlement hierarchy role of Port St Mary as a Service Village within the Isle of Man Strategic Plan and is therefore contrary to the objective of supporting balanced communities with accessible services. For these reasons, the Board formally objects to the application. 9.1.3 25/90801/B Bay Queen Hotel for the erection of three detached dwelling houses with integral garages. **There were no objections.**	DG HK

	9.2 Planning Approvals 9.2.1 25/90614/B The Old Surgery, Lewthwaites Way for the conversion of two apartments to one dwelling with alterations to the ground floor external windows. **There were no objections.**	
10.	Policy & Resources: 10.1 Rates Arrears - MK to chase Douglas City Council regarding a previous approach about collecting rates and arrears. The process provided by Treasury was discussed and noted. The Board requested the Rates schedule be added to the Agenda on a quarterly cycle. 10.2 Meeting and event dates 2025 - Noted.	MK MK
11.	Public Consultations: 11.1 Strategic Plan review consultation - HK to respond with the Board's views and upload the response to the consultation hub. 11.2 Amendments to the Rating and Valuation Act 1953 - HK to respond with the Board's views and upload the response to the consultation hub.	HK SAFM HK SAFM
12.	Invitations: 12.1 Marown Parish Commissioners Civic Service invitation - CH, LVW and one other will be attending.	SAFM
13.	Any Other Business: 13.1 HK tabled a request from the Golf Club to have a bench located at the 7th tee; there were no objections.	HK

There being no further business the Public Session of the meeting closed at 8.00pm.