

PORT ST MARY COMMISSIONERS

ORDINARY BOARD MEETING

27TH MAY 2026 at 6.00pm

MINUTE – PUBLIC SESSION

Present:	Mrs J Teare (Chairman), Mr D Scott (Vice Chairman), Mr W Gelling, Mrs C Henderson & Mr L Vaughan-Williams
Apologies:	Mrs G Brunt
In Attendance:	Mr M Kemp (Clerk & Responsible Finance Officer)

1.	1.1 The Chair welcomed the Board and noted the apology from GB. No interests were declared.	
2.	2.1 Minutes of the Ordinary Meeting held on the 29 th April 2026 were circulated. CH/WG proposed that the minutes of the ordinary meeting on the 29th April 2026 be approved. All were in favour. Carried.	
	2.2 Minutes of the Annual General Meeting held on the 6 th May 2026 were circulated. CH/LVW proposed that the minutes of the annual general meeting on the 29th April 2026 be approved. All were in favour. Carried.	
3.	Matters Arising: 3.1 The Matters Arising Summary and response to public correspondence by the Clerk from the 29 th April 2026 meeting were circulated, discussed and noted.	
	3.2 The Matters Arising Summary for the annual general meeting from the 6 th May 2026 meeting were circulated, discussed and noted.	
4.	Motions: There were no motions to bring to the Board's attention.	
5.	Finance: 5.1 Invoices for settlement in May 2026 were noted and discussed. MK answered the members' questions. LVW/DS proposed that the invoices for settlement in May 2026 be paid. All were in favour. Carried.	MK

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6.	<p>Projects:</p> <p>6.1 Chapel Beach</p> <p>DS informed the Board about his conversations with architects. The chairman and clerk advised caution regarding discussions about adopting land. DS explained that the cost of steel for the roof would likely be the most expensive part of the project and that the architect is approaching experts for clearer costs. Additionally, DS explained that he was enquiring about obtaining a donation from a charitable trust which can provide funding of up to £1,000. Following discussion, WG/LVW proposed that DS be permitted to seek funding from a charitable trust. All were in favour. Carried.</p> <p>The Clerk explained that a full business plan would need to be prepared for consideration before progressing further and the Chairman advised that the Board would need to sign off on the business plan.</p> <p>The clerk also advised that covenants would need to be checked and that he would ask the deputy clerk to provide a land plan to the Board, further that an advocate would need to be sourced to provide legal oversight.</p> <p>DS agreed to bring a motion to the next Board meeting.</p> <p>6.2 Highways</p> <p><u>Footpaths</u></p> <p>There was no further update to report.</p> <p>6.3 Events</p> <p>WG agreed to liaise with the administration and events officer regarding the Lieutenant Governor's visit.</p> <p>6.4 Boat Park</p> <p>The update in the agenda item was noted by the Board. MK advised that following discussions with the Department of Infrastructure, a flooring solution had been offered subject to approval by the Board and Department line managers. The Department wish to utilise the boat park as a compound during the reconstruction of the High Street.</p> <p>WG/LVW proposed that the Department of Infrastructure be permitted to utilise the boat park as a compound subject to approval for and relaying the surface, and that tenants be advised with proper notice, further than tenants be offered an appropriate rent break.</p>	<p>DS</p> <p>DS</p> <p>MK/HK</p> <p>DS</p> <p>WG/SAM</p> <p>MK</p>
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	<p>The clerk agreed to liaise with tenants once the Department has Treasury approval for the works and provided a timeline for the commencement and completion of the High Street.</p> <p>6.5 Friendship benches</p> <p>The Board noted the update in the agenda item and that the benches were awaiting a further coat of paint. The clerk and administration and events officer will liaise with the relevant parties regarding presenting the benches.</p>	MK/SAM
7.	<p>Housing:</p> <p>7.1 Housing Officers Report</p> <p>The reports were discussed and noted.</p> <p>7.2 Tenancy Arrears Report</p> <p>The report was discussed and noted. The acting clerk notified the Board that arrears had improved since the report date by £500.</p>	
8.	<p>Public Correspondence:</p> <p>8.1 Landslip</p> <p>The Board noted the update in the agenda item.</p> <p>8.2 High Street Update</p> <p>The Board noted that there had been no further update from the Department of Infrastructure or Treasury. The clerk agreed to keep the Board updated.</p> <p>8.4 Gelling's Avenue and Victoria Street</p> <p>The Board noted the update in the agenda item.</p> <p>8.5 Parking Order Revocation</p> <p>The Board noted the update in the pack and that the scheme had been postponed.</p> <p>8.6 By-election</p> <p>The Board noted the update and associated papers in the agenda item. Following discussion, DS/CH proposed that Port St Mary Commissioners</p>	MK/HK /SAM

JMT

	<p>authorise a by-election to be held on the 16th July 2026 to replace one member. All were in agreement. Carried.</p>	
9.	<p>Planning Matters</p> <p>9.1 Planning Applications</p> <p>The Board noted the planning applications for:</p> <p>26/00259/B – Summerfields, Beach Road for erection of first floor flat roof dormer extension to rear elevation.</p> <p>26/00265/GB – 22 Shore Road, Underway for proposed erection of a three-storey side extension (in association with registered building consent application.</p> <p>26/00402/CON)</p> <p>26/00237/B – Westward, Lime Street for proposed replacement of rear extensions with new single storey extension, conversion of attic to bedroom and creation of vehicular access to provide off-road parking.</p> <p>26/00312/B – Oirr-Ny-Marrey, the Promenade for erection of single storey extension to ground floor rear elevation of existing dwellinghouse and alterations to doors and fenestration.</p> <p>9.2 Planning Approvals</p> <p>The Board noted the planning approvals for:</p> <p>25/91028/B – Creg y Leech, Lime Street for alterations including remove existing duo-pitched roof, build up walls and construct a replacement duo-pitched roof to create a second floor bedroom, Juliet balcony to the front elevation, removal of lean-to roof and replaced with a first floor balcony, first floor window altered to a doorway to the front elevation, northwest side elevation wall to be rendered, remove porch, and installation of ground floor French doors to the front elevation.</p> <p>25/91012/B – Almorah, Fistard Road for erection of single storey extension to rear of existing dwellinghouse.</p> <p>25/91156/B – 4 High Street for alteration to windows and doors, replacement of windows, replacement of render to all elevations, replacement of roof tiles, replacement of rear dormer and formation of roof terrace to rear elevation.</p>	DG
10.	<p>Policy & Resources:</p> <p>10.1 Meeting and event dates 2026</p> <p>The Board noted the dates in the agenda item.</p>	

11.	Public Consultations: The Board noted the update in the agenda item and that the clerk would continue to respond to the consultations, subject to workload.	MK
12.	Invitations: There were no invitations to report.	
13.	Any Other Business: None.	

There being no further business the Public Session of the meeting closed at 6.25pm.

J.M. Fear

