



Borough of Douglas

**MRS RAINA CHATEL, JP
MAYOR**

Town Hall,

Douglas,

8th October, 2021

Dear Sir or Madam,

You are hereby summoned to attend a MEETING OF THE COUNCIL to be held on WEDNESDAY, the 13th day of OCTOBER, 2021, at 2.30 o'clock in the afternoon, in the COUNCIL CHAMBER within the TOWN HALL, DOUGLAS for the transaction of the hereinafter mentioned business.

I am,

Yours faithfully

A handwritten signature in black ink, appearing to read "Raina Chatel".

Acting Town Clerk & Chief Executive

Order of Agenda

I - Election of a person to preside (if the Mayor is absent).

II - Any statutory business.

III - Approval as a correct record of the minutes of the last regular and any intermediate Meetings of the Council.

IV - Questions of which Notice has been given by Members of the Council, pursuant to Standing Order No. 39.

V - Consideration of the minutes of proceedings of the Council in Committee.

VI - Consideration of the minutes of proceedings of Committees of the Council in the following order:

- (i) The Executive Committee;
- (ii) The Pensions Committee;
- (iii) The Standards Committee;
- (iv) The Eastern District Civic Amenity Site Joint Committee;
- (v) Any other Joint Committee;
- (vi) The Housing and Property Committee;
- (vii) The Regeneration and Community Committee;
- (viii) The Environmental Services Committee;

VIII - Consideration of such communications or petitions and memorials as the Mayor or Chief Executive may desire to lay before Council.

IX - Notices of Motion submitted by Members of the Council in order of their receipt by the Chief Executive.

X - Any Miscellaneous Business of which Notice has been given pursuant to Standing Orders.

The above Order of Agenda is in accordance with Standing Order No. 16(1); under Standing Order No. 16(2) it may be varied by the Council to give precedence to any business of a special urgency, but such variation shall not displace business under I and II.

AGENDA

III – Chief Executive to read minutes of the Council Meeting held on Wednesday, 8th September, 2021.

VI(i) - The proceedings of the EXECUTIVE COMMITTEE as follows:

EXECUTIVE COMMITTEE

EXECUTIVE COMMITTEE – Minutes of Meeting held on Friday, 24th September, 2021.

Members Present: Councillor Mrs C.L. Wells (Chair), Mr Councillor S.R. Pitts, Mr Councillor I.J.G. Clague, Mr Councillor F. Horning, Councillor Ms J. Thommeny.

In Attendance: Acting Chief Executive / Director of Finance (Mr A.J.T. Boyd), Assistant Town Clerk (Mr P.E. Cowin), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Assistant Chief Officer (Housing & Property) (Mr V. Zivave), Head of Fleet Services (Mr I. Jackson), Executive Officer (Mrs J.M. Keig) (taking minutes).

REPORT

PART A –

Matters within the scope of the Executive Committee's delegated authority

A1. Apologies for Absence

Apologies for absence were submitted on behalf of the Worshipful the Mayor, the Chief Executive, the Director of Environment and Regeneration, and the Director of Housing and Property.

A2. Declarations of Interest

No declarations of interest were submitted.

A3. Minutes

The minutes of the meeting held on Thursday 19th August 2021 were approved and signed.

A4. Matters Arising From Previous Minutes

Clause A18 - Urgent Business Procedure – Appeal against Planning Approval for Erection of Telecommunications Pole, Woodbourne Lane, Douglas (PA 20/01538/B): Members were advised that, although the Council's written Appeal had been submitted, there had been no officer presence at the Hearing, and nor had there had been an opportunity to respond to the applicant's statement. A number of factors had contributed to the situation, including only two working days' notice of the Hearing taking place, and a copy of the applicant's statement only being received on the morning of the Hearing.

As a consequence, the Assistant Chief Officer (Regeneration) had made representation to the Cabinet Office, requesting that the Planning Inspector be notified of the Council's serious concerns over the governance of the appeal process, and seeking an opportunity for further representation to be made on behalf of the Council. Members expressed disappointment at the situation and accordingly suggested that legal advice should be obtained, to consider if there was any form of redress the Council could take in this particular case.

Members also requested a review of internal procedures be undertaken, so that it could be ensured in an officer's absence that any important or urgent issues would still be dealt with in a timely manner.

Resolved, “(i) That particulars of the discussion be noted on the minutes;

- (ii) That the Acting Chief Executive be requested to seek legal advice from the Council advocate in respect of the governance of the Appeal process, and in particular the very short notice period given for the Hearing taking place; and
- (iii) That the Chief Officers' Management Team be requested to consider the implementation of a procedure to ensure that important or urgent issues were dealt with in an officer's absence.”

A5. Referrals from the Environmental Services Committee

There were no referrals from the minutes of the Environmental Services Committee meeting held on Monday 13th September 2021.

A6. Referrals from the Regeneration and Community Committee

The Committee considered the following referral from the private minutes of the Regeneration and Community Committee meeting held on Tuesday 14th September 2021:-

Clause B1 - Pulrose Pavilion: the Committee had considered a report by the Assistant Chief Officer (Regeneration) on the status of the project for the replacement of the changing rooms at the Pulrose Recreation Ground Pavilion. Planning approval had already been granted for the project and, in March 2021, the football clubs associated with the Pulrose changing rooms had been given a final opportunity to find a solution to the replacement of the facility, with options to be submitted in writing by no later than 30th September 2021, to tie in with the Council's budget process.

As part of the update, Members were advised that there had been changes to the Football Foundation's grant potential (now up to £250,000, as opposed to the previous £100,000 level); and a contribution to the project had been proposed from Pulrose United Football Club in the sum of £5,000. In recognition that there now appeared to be some momentum in moving the project forward, the Regeneration and Community Committee had agreed that the Capital Programme budget be rolled forward for one further year, and authority for this was therefore sought accordingly.

Resolved, "(i) That particulars of the referral be noted on the minutes; and

- (ii) That approval be given for the sum of £175,000 to be maintained in the Capital Programme for one further year, that is, 2022 / 2023."

A7. **Referrals from the Housing and Property Committee**

There were no referrals from the minutes of the Housing and Property Committee meeting held on Wednesday 15th September 2021.

A8. **Monthly Financial Review**

The Committee considered a written report by the Director of Finance setting out details of progress made against Key Performance Indicators for Finance, and other related key financial monitoring information.

Resolved, "That particulars of the report be noted on the minutes, including specifically:-

- the 83.7% rates collection figure for the months of April to August 2021, compared against the target of 81% for that period."

A9. **Capital Strategy**

The Committee considered a written report by the Director of Finance setting out details of a new Capital Strategy for the Council.

Members were advised that, as of 2019, the adoption of a Capital Strategy had been a requirement for local authorities in the United Kingdom, following the publication in 2017 of the Chartered Institute of Public Finance and Accountancy's (CIPFA) revised Prudential Code for Capital Finance in Local Authorities. Although it was not a requirement for the Isle of Man, for the Council to have its own Capital Strategy would represent the adoption of recommended best practice.

The draft Capital Strategy set out the over-arching principles and processes by which the capital investment decisions (as set out in the Capital Programme) would be prioritised against the Corporate Plan. It should provide Committees and officers with greater clarity to assist with Capital Programme planning and decision-making; and help mitigate against the risks of not delivering a sustainable and affordable Capital Programme appropriate for the Council.

Members' attention was drawn to the following proposed changes, which, if agreed, would help simplify the Council's budgeting and accounting processes:-

- To remove the annual debt repayment accumulator of 5% for all new capital schemes funded from loan: The loan repayments on individual schemes were set up so that the amount of capital debt repayment was increased by way of annual accumulation by 5% each year. This practice was at odds with the loan repayment arrangements of all other local authorities on the Island, and with the Department of Infrastructure's own budgeting system (which assumed equal levels of repayment over the life of a loan). By removing the increasing accumulator to the sinking fund payments, both the petition application and the budgeting process for loan charges would be more straightforward. It was recommended that this change be backdated to April 2021.
- To increase the *de minimus* limit for the capitalisation of project expenditure on assets: The current level of £10,000 had been in place for more than two decades and, in view of inflationary increases, it was recommended that it be uplifted to £20,000, with the change taking place from April 2022. (As a result of the discussion, Members agreed that the level should be uplifted to £25,000).

Resolved, "(i) That particulars of the report be noted on the minutes;

- (ii) That the draft Capital Strategy for the Council be approved accordingly;

- (iii) That as of 2021 / 2022, the annual debt repayment accumulator of 5% be removed for all new capital schemes, leading to equal loans pool repayments over the life of all new loans; and
- (iv) That as of 2022 / 2023, the capitalisation limit for projects be increased from £10,000 to £25,000.”

A10. Waste Electrical and Electronic Equipment Regulations – Subsidisation of Charges in relation to the Eastern Civic Amenity Site

The Committee considered a written report by the Assistant Chief Officer (Finance) in relation to a Member request for a rate-borne subsidy to be levied in respect of Waste Electrical and Electronic Equipment (WEEE) charges.

Members were reminded that WEEE disposal charges applied to refrigerators, freezers, televisions, and computers, and that the Department of Infrastructure arranged for the appropriate disposal of all such WEEE goods.

The Department had recently notified the Joint Eastern Civic Amenity Site Committee of substantial increases in the cost of the disposal of such goods, varying from 77% to 130% per unit. The Joint Committee had expressed concern that these large price increases may lead to an increase in fly-tipping; and had suggested, as an alternative to the continued application of increased charges, that the charge to the user be reduced and subsidised to some extent by the local authorities, in an effort to deter fly-tipping.

Members were advised that, if the Council determined to subsidise these charges and the other participating local authorities did not, this could introduce the need for differing prices to be applied to Douglas residents. As it would be impractical to require users of the site to prove where they resided before being charged to dispose of WEEE goods, it was recommended that, if it was determined to pursue a Council subsidy, then this be conditional upon the other participating local authorities agreeing to adopt the same approach for all users of the site.

It was noted that the Director of Finance had recently written to the Honourable Minister for the Department of Infrastructure seeking a grant from Government to fund the cost of disposal of WEEE goods. The response received had advised that, while the Department was committed to undertaking a review of the legislation governing household waste management, the terms of reference of that review would need to be determined by the next Government Administration, and that no decision could therefore be taken at this point regarding the payment of subsidies or applications for grants for WEEE goods.

Resolved, “(i) That particulars of the report be noted on the minutes;

- (ii) That the user-pays principle in respect of Waste Electrical and Electronic Equipment charges continue to be applied at the Eastern Civic Amenity Site, and that subsidisation be not provided from the rate;
- (iii) That incidences of fly-tipping be monitored and, if there was an increase, then the proposal to introduce subsidies in respect of disposal charges for Waste Electrical and Electronic Equipment at the Eastern Civic Amenity Site be reviewed;
- (iv) That the Council’s representatives on the Isle of Man Municipal Association be asked to establish the views of the constituent local authorities on the introduction of subsidies for the disposal of Waste Electrical and Electronic Equipment at the Island’s three other civic amenity sites; and
- (v) That the Council’s representatives on the Isle of Man Municipal Association be asked to seek confirmation that no members of the public would be refused entry to any of the Island’s civic amenity sites on the basis that they were non-resident in the particular area.”

A11. Urgent Business Procedure – Attendance at the ‘LetsRecycle Live’ Exhibition

The Committee considered a written report by the Director of Environment and Regeneration on the use of the Council’s Urgent Business Procedure under Standing Order 125.

The Leader of the Council and the Chair of the Housing and Property Committee had approved a request for the Chair of the Environmental Services Committee and an officer to attend the ‘LetsRecycle Live’ exhibition, being held on 15th and 16th September 2021 in Coventry.

It had been noted that this was a new event, and information about it had only become known subsequent to the August 2021 meeting of the Executive Committee. Officers believed attendance would be worthwhile given the range of suppliers exhibiting; and that it would provide a future comparator to the Recycling and Waste Management Exhibition (which had been attended in the past by the Chair of the Environmental Services Committee and an officer).

Resolved, “(i) That particulars of the report be noted on the minutes; and

- (ii) That the resolution under the Urgent Business Procedure – to approve attendance by the Chair of the Environmental Services Committee and an officer at the ‘LetsRecycle Live’ exhibition - be noted and endorsed accordingly.”

A12. Urgent Business Procedure – Waiving of Fees at Bottleneck Car Park for ‘Red Arrows’ Display

The Committee considered a written report by the Director of Environment and Regeneration on the use of the Council’s Urgent Business Procedure under Standing Order 125.

The Leader of the Council and the Chair of the Environmental Services Committee had approved a recommendation for car parking charges to be waived at the Bottleneck Car Park between 12 noon and 8.00pm on Saturday 28th August 2021, in support of the ‘Red Arrows’ Display over Douglas that afternoon.

It had been noted that the Isle of Man Government-operated car parks at Lord Street, Chester Street, and The Tongue were to be similarly free on that date, in the hope of encouraging people to visit Douglas for the event and to then stay in the Town Centre either for shopping or hospitality.

Resolved, “(i) That particulars of the report be noted on the minutes; and

- (ii) That the resolution under the Urgent Business Procedure – to waive fees at the Bottleneck Car Park between 12 noon and 8.00pm on Saturday 28th August 2021 – be noted and endorsed accordingly.”

A13. Planning Application PA 21/00961/B – Creation of Vehicular Access at Lower Playing Field, Noble’s Park, St Ninian’s Road, Douglas

The Committee considered a written report by the Dilapidation Enforcement Officer in relation to a planning application for the creation of a vehicular access at the lower playing field of Noble’s Park, adjacent to St Ninian’s Road, Douglas.

The proposals for the scheme had been made by the Department for Enterprise Motorsport Team and involved Council-owned land. They had first been considered by the Council’s Regeneration and Community Committee in November 2018 and supported at that time subject to certain conditions and agreements being entered into between the applicant and the Council.

The applicant (the Department for Enterprise) had accordingly submitted a planning application (PA 20/00542/B), which was considered by the Executive Committee in June 2020. While the Committee had accepted that the proposals for the creation of a road and pathway would improve accessibility for vehicle users and pedestrians at Noble’s Park, the application had been met by objections from almost all of the residents living in St Ninian’s Court.

As there had been an outstanding resolution from the Executive Committee to review the issue of parking in the Upper Dukes Road and the St Ninian’s Road areas, the Committee had suggested that the application be withdrawn until such time as discussions had taken place to resolve any outstanding parking issues. It had been additionally suggested by the Committee that the proposed new entrance into Noble’s Park should be directly off St Ninian’s Road, rather than through St Ninian’s Court.

Following consultation with residents, the applicant had submitted amended plans (PA 21/00961/B). A review of those plans had found there were no fundamental changes to what had already been supported by the Regeneration and Community Committee – the only difference being the repositioning of the vehicle access point to the lower playing field of Noble’s Park, adjacent to St Ninian’s Road.

While this subsequent application had not received any objections from nearby residents, the Department of Environment, Food and Agriculture’s Forestry Officer had raised an objection on the basis that the supporting tree survey submitted with the application was not a current document (it dating from 2018) or an accurate assessment. Council officers believed, however, that the proposed entrance had been placed in such a position so as to ensure the scheme could be accommodated with the least number of trees being removed and, while the removal of any tree was a concern, it was believed that the compensation of five new trees for each existing tree removed was acceptable.

Members were reminded that the application was part of a scheme that already had support from the Council and permission from the Planning Authority. The combination of this new entrance, together with the new road and pathway would improve traffic management and lead to less damage being caused to the grassed areas in the Park; and it was therefore recommended that support for the application should be approved subject to a revised tree survey and assessment being submitted to the Planning Authority, addressing the Department of Environment, Food and Agriculture’s Forestry Officer’s concerns.

Resolved, “(i) That particulars of the report be noted on the minutes; and

- (ii) That a response be submitted to the Planning Authority confirming the Council’s support of application PA 21/00961/B for the creation of a vehicular access at the lower playing field of

Noble's Park, adjacent to St Ninian's Road, Douglas, subject to a revised tree survey and report being submitted with the application, in line with the Department of Environment, Food and Agriculture's Forestry Officer's recommendations."

On a vote being taken, Members voted 4 For; 1 Against. Mr Councillor F. Horning requested his vote against the resolution be noted on the minutes.

A14. Building Control Enforcement Policy

The Committee considered a written report by the Building Control Manager seeking the adoption of a Building Control Enforcement Policy.

Under Section 34 of the Building Control Act 1991, the Council was a Building Authority and, as such, had a duty to enforce the Building Regulations within the Borough. The Building Control service sought compliance with national building standards and, by adopting a formal policy and publishing a non-statutory document, a structured approach to the way Building Control enforcement was dealt with by the Council could be demonstrated.

The first step in enforcement was to help prevent contravention of the law by raising awareness and promoting good practice; and the principles of good enforcement were best carried out through a partnership approach, with enforcers and business working together to achieve regulatory compliance. The aim of the policy was therefore to provide guidance and clarity to officers and the public on achieving good enforcement, and thereby assisting businesses and others in meeting their legal obligations.

Firm action would, however, be taken against those who repeatedly offended, acted irresponsibly, or whose actions could cause serious harm.

Resolved, "(i) That particulars of the report be noted on the minutes; and

(ii) That the Council formally adopts the Building Control Enforcement Policy as proposed."

A15. Isle of Man Municipal Association

The Committee had been circulated with a number of documents received from the Isle of Man Municipal Association.

Resolved, "That particulars of the documents be noted on the minutes."

A16. Items for Future Report

The Committee considered a written report by the Acting Chief Executive identifying those issues on which further reports had been requested or which were outstanding, so that Members and officers were aware of them and could monitor progress.

Resolved, "That particulars of the report be noted on the minutes and that it be considered and monitored at each meeting of the Executive Committee."

The Committee rose at 3.55pm.

VI(ii) - The proceedings of the PENSIONS COMMITTEE as follows:

PENSIONS COMMITTEE

PENSIONS COMMITTEE – Minutes of Meeting held on Thursday, 9th September, 2021.

Members Present: Mr Councillor J.E. Skinner (Chair), the Mayor (Items A14 and A15), Mr Councillor F. Horning, Councillor Ms J. Thommeny, Mr Councillor S.R. Crellin, Mr A. Thomas (Independent Member).

In Attendance: Director of Finance (Mr A. Boyd), Assistant Chief Officer (Finance) (Mr E.P. Pierce), Assistant Democratic Services Officer (Mr M. Peach). Mr M. Freeman and Mr P. Ashby – Hymans Robertson (via video-link). Mr D. Hamill - Canaccord (Item A14). Mr A. Lawrence and Miss L. Thompson of BlackRock (via videolink) (Items A14 and A15).

REPORT

PART A –

Matters within the scope of the Committee's delegated authority

A1. Apologies

Apologies for absence (for the morning session of the meeting) were submitted by the Worshipful the Mayor.

A2. Declarations of Interest

There were no declarations of interest.

A3. Confirmation of appointment of Independent Member

Members were reminded that at the Special Council meeting held on Wednesday 4th of August 2021, the Council approved the appointment of Mr Andrew Thomas as Independent Member of the Pensions Committee for the Municipal term 2021 to 2023, in order to bring the dates in line with the other Committee Memberships, subject to his acceptance.

It was noted that Mr Andrew Thomas had subsequently accepted the extension to his term.

A4. Appointment of Vice-Chair 2021 – 2023

The Chair invited nominations for a Member to serve as Vice-Chair of the Pensions Committee for the municipal term 2021 to 2023.

Mr Councillor F. Horning was nominated by Mr Councillor S.R. Crellin, seconded by Councillor Ms J. Thommeny.

Resolved unanimously, “That Mr Councillor F. Horning be elected Vice-Chair of the Pensions Committee for the municipal term 2021 to 2023.”

A5. Minutes – 23rd June, 2021

The minutes of the meeting held Wednesday, 23rd June, 2021 were approved and signed.

A6. Matters Arising

There were no matters arising from the previous minutes.

A7. Training – Types of Assets

The Committee received training from Hymans Robertson in relation to different types of assets and asset management.

Mr Freeman advised that the training is based on the Pensions Regulator Trustee Toolkit, and is a useful training program to use for both Members new to the Committee as well as a good refresher for long standing Members.

Resolved, “That the training presentation be noted on the minutes.”

A8. Review of Compliance with the Scheme's Responsible Investment Policies

The Committee considered a report submitted by Hymans Robertson to update on the Scheme's Responsible Investing (RI) Policy.

Mr Ashby outlined how the Scheme's fund managers are complying and implementing the Committee's investment beliefs, which are stated in the agreed RI Policy. The completed review demonstrated how the fund managers are adhering to the RI policies as relevant to them.

Mr Ashby advised the review is very encouraging, with all fund managers engaged in the ways that would be expected of them.

During discussion Members questioned if the transfer of corporate bonds to Capital International had been completed after the Committee's decision in August to use Capital International for corporate bonds in place of Cannacord, the Assistant Chief Officer (Finance) confirmed the transfer has now been completed.

Resolved. "That particulars of the report be noted on the Minutes."

A9. ESG Considerations for the Scheme's Equity Holdings

The Committee considered a report submitted by Hymans Robertson to update the Committee on both UK Equities and Global Equities in relation to Environmental, Social, and Governance (ESG) investing.

The report outlined how Royal London had changed their approach to managing the UK equity fund to incorporate ESG insights with an aim to lower carbon intensity of the equity portfolio to 10-30% below the benchmark. The report advised that the fund has effectively been switched from being passively managed to actively managed, with management fees being lowered by between 23-44%. Members questioned the reason why Royal London are moving from passive to active funds, but with lower fees. Mr Freeman advised that he believed the reason is because Royal London are trying to attract more investors. The report advised that it is considered that Royal London can generate the same returns while tilting the fund to high ESG-performing companies.

Mr Freeman advised Royal London would be buying more or less of a company, dependent on ESG factors, for example oil companies will be negative on ESG and so would be given less allocation, whereas higher allocation would be to companies with lower ESG impact.

Members raised concerns that it was solely Royal London's decision on what is defined as social controversy, and that the Committee's representatives had not been consulted. Members highlighted that both Environmental and Social impacts are very subjective. The Director of Finance requested that Royal London be approached for further clarification on how they define social and governance "controversies".

Resolved, "That particulars of the report be noted on the minutes; and

- (i) Hymans Robertson provide further information on ESG-tilted global equity funds that would be available to the pension scheme including returns available compared with the global equities benchmark and the scheme's existing global equity funds, such comparison adjusted as much as possible to compare on a like for like basis where ESG-tilted funds exclude emerging markets;
- (ii) Hymans Robertson approach Royal London for further clarification on how they define social and governance "controversies," and on the exact level of fees to be incurred."

A10. Adjournment and Resumption

The meeting adjourned at 12.00pm and resumed at 12.10pm.

A11. Quarterly Review of Investment Managers' Performance

The Committee considered a report by Hymans Robertson to review the Investment Managers' performance for the second quarter of 2021.

Mr Ashby presented the historic returns for world markets demonstrating a generally positive quarter. The fund outperformed the benchmark by 0.6% achieving a strong return of 4.6%. One year returns achieved 12.4% which is 2.5% ahead of the benchmark.

Mr Ashby provided a performance breakdown for each individual portfolio.

Resolved, "That particulars of the report be noted on the minutes."

A12. Items for Future Report

The Committee considered a report submitted by the Assistant Democratic Services Officer setting out items to be considered at future meetings.

Members queried if the training items were just for the Committee or could be circulated among other Members of the Council. The Director of Finance advised that any new Members to Council would benefit from gaining access to the day's training, and the Committee had agreed previously to make this available to all Members. It was agreed that the training slides from this Committee meeting (Item A7) would be circulated to all other Members.

Additionally it was agreed that new Members would be invited to the opening training session of next Month's Pensions (Administration) Committee meeting.

The Director of Finance advised that the Assistant Democratic Services Officer would ensure that electronic invites for all future Pensions Committee Meetings were issued to Members of the Committee covering the next 12 months.

Resolved, “That particulars of the items for future report be noted on the minutes.”

A13. **Adjournment and Resumption**

The meeting adjourned for lunch at 12.33pm and resumed at 2.00pm.

When the meeting resumed Mr D. Hamill of Canaccord Genuity had joined the meeting. Mr A. Lawrence and Ms L. Thompson of BlackRock had also joined the meeting via videolink.

A14. **Manager Reporting: Canaccord Index-Tracking funds**

The Committee considered a report from Mr D. Hamill of Canaccord Genuity outlining the performance of the Property and Index-Tracking funds.

The report showed that the Index-Tracker funds consisting of equities and gilts had performed very closely in line with their benchmarks, as intended.

The report advised the end period value of the index-tracking funds totalled £57.8m.

Resolved, “That particulars of the report be noted on the minutes.”

After item A14 concluded Mr D. Hamill was thanked for his attendance and left the meeting at 2.07pm.

A15. **Blackrock – Quarterly Insights Presentation**

During this Item the Mayor joined the meeting at 2.17pm.

The Committee considered a report by BlackRock detailing the performance of the BlackRock UK Property Fund over Quarter two 2021.

Miss L. Thompson (Fund Strategist) detailed the opening summary of the report, outlining some of the successes of the fund, in particular its sustainability performance, scoring 82/100 in a 2020 Global Real Estate Sustainability Benchmark (GRESB) survey and ranking 2nd within its peer set.

Miss L. Thompson took the Committee through BlackRock’s Strategy for the Property Fund going forward, detailing how the Fund is currently overweight in the retail warehouse sector, which is currently performing well, and underweight in standard retail sectors, and how that positions the fund for positive performance over the next cycle.

Miss L. Thompson highlighted how the Student Housing portion of the Property Portfolio suffered due to Covid, with occupancy in that field normally sitting at 100% at this time of year, with current occupancy sitting at 80%, but expected to hit 90% in the next few months. Miss L. Thompson advised of ongoing work in regards to properties requiring rent collection, there has been a lot of focus by asset managers to engage with tenants.

The Portfolio Management Update listed the Fund’s ongoing development properties, in addition to property acquisitions, disposals, and BlackRock’s focus on increasing the value of certain properties by changing their use to that with more current demand (e.g. converting buildings to affordable flats, retail parks to office spaces, etc.).

Miss L. Thompson highlighted some examples of successful property disposals, including the selling of one site for £10m above the valuation, as well as adding value to large office space by upgrading it to qualify as multi-let from its original single-let.

During discussion, Members highlighted the costs of construction in regards to the new builds listed on the report, Miss L. Thompson confirmed construction of new builds is expensive but advised rents are rising in accordance with that.

In the presentation’s Conclusion, Miss L. Thompson advised of BlackRock’s intent to maximise income for the Fund and lessen exposure to high risk properties, particularly retail and vacant properties.

Miss L. Thompson finished the presentation by taking the Committee through the ESG Case Studies, highlighting that 90% of the portfolio is powered by renewable energy, in addition listing examples of how redevelopment projects in the Property Fund are meeting ESG criteria by adding electric vehicle charging points, solar panels, roof glazing, as well as reusing materials during the building process, preventing waste and a requirement for raw materials.

Resolved, “That particulars of the report be noted on the minutes.”

A16. **Date and Time of Next Meeting**

Members were reminded that the next Pensions Committee Meeting was due to take place on Wednesday, 27th October, 2021 at 10.30am.

The Committee rose at 3.00pm.

VI(iv) - The proceedings of the EASTERN DISTRICT CIVIC AMENITY SITE JOINT COMMITTEE as follows:

EASTERN DISTRICT CIVIC AMENITY SITE JOINT COMMITTEE

EASTERN DISTRICT CIVIC AMENITY SITE JOINT COMMITTEE – Minutes of Meeting held on Tuesday, 7th September, 2021.

Members Present: Councillor Miss. N.A. Byron (Douglas)(Chair), Ms F. Logan (Onchan), Mr A. Morgan (Braddan) (Item A4 onwards), Mr T. Kenyon (Garff), Mrs A. Davidson (Santon).

Apologies: Mr J.C. Whiteway (Clerk, Braddan).

In Attendance: Mr P.E. Cowin, Secretary, Mrs D. Eynon (Douglas), Mr R. Phillips (Onchan), Mr G.B. Kennedy (Santon), Mr J. Quayle (Department of Infrastructure), Contractor's Representative: Mr S.A. Crook (Item A5 only).

REPORT

PART A –

Matters within the scope of the Joint Committee's delegated authority

A1. Election of Chair

Councillor Miss. N.A. Byron was nominated by Mr Kenyon, seconded by Mrs Davidson. There were no other nominations and that of Councillor Miss Byron was carried unanimously on a vote of Members present.

Councillor Miss Byron took the Chair of the meeting.

A2. Election of Vice-Chair

Mr T. Kenyon was nominated by Mrs Davidson, seconded by Councillor Miss. Byron. There were no other nominations and that of Mr Kenyon was carried unanimously on a vote of Members present.

A3. Minutes of Meeting – Monday, 19th July, 2021

Agreed unanimously: that the minutes circulated be approved as a correct record.

A4. Matters Arising from the Minutes

The Chair queried the absence from the agenda of an item on “Matters Arising”; the Secretary explained that it was not usual practice to include it, as it was preferable and more effective for Members to raise any queries in advance of the meeting.

A5. Operational Contractor's Report

Mr Crook joined the meeting and added further explanation to his report which had been circulated.

In relation to redundant gas cylinders stored on the Site, he confirmed that there had been no change in the position. Mr Quayle was asked to find a disposal route before the move to the new Site.

A meeting of operations staff of each of the four Island Civic Amenity Sites was due to take place on Thursday, 9th September; Mr Crook would attend and report back on any matters of concern. The Chair suggested that consistency be sought across all Sites in relation to charging for certain items and that political input might be helpful.

Mr Crook advised that following the significant increase in charges for disposal of WEEE goods, there appeared to be little change in the numbers being deposited. The Chair asked for all constituent Authorities to advise if an increase in fly-tipping, particularly of goods subject to charges, becomes apparent.

In relation to “Incidents” on the Site, the Chair queried whether the statistics reflected the true position. Mr Crook confirmed that the statistics recorded only those cases where an issue was reported.

Mr Crook further advised of very recent correspondence from Middle Park Recycling informing of an increase in the charges for disposal of green waste from October. He had asked for a delay in implementation, or a phased increase, and would report further to the next meeting of the Joint Committee.

It was agreed: that the report and statistics be noted.

A6. Complaints Procedure

The Secretary had circulated a draft Complaints Procedure for activities under control of the Joint Committee. He explained that it had arisen at the instigation of the Tynwald Commissioner for Administration whose remit now included local authorities and similar public bodies including joint committees. He further advised that the draft was based largely on Douglas Borough Council's own procedure which had been accepted by the Commissioner.

It was agreed: that the Complaints Procedure, as drafted, be approved and adopted.

A7. Revised Joint Committee Agreement

Hard copies were circulated of the latest draft of the revised Joint Committee Agreement. The Secretary agreed to circulate it electronically to each of the Authorities. It was noted that there were still some areas, principally the split between the cost of the land and construction costs, that needed to be clarified. However the overall total cost of the scheme remained the same.

Mrs Eynon advised that the document had been prepared initially by Douglas' in-house lawyer but had also been reviewed by Callin Wild. It was agreed that the costs should be shared in the usual ratio between the Authorities. To simplify matters Douglas would pay the invoice and recharge accordingly.

Mrs Eynon asked for any comments or concerns from the respective Authorities on receipt of the electronic version be flagged up as soon as possible so they could be dealt with and the document finalised for execution.

It was agreed: that the draft document be considered by the respective Authorities and any comments or concerns flagged up by any of them be taken into account in finalising the document for completion.

A8. Financial Issues

Mrs Eynon advised that there would be a number of financial issues to address arising from the new Agreement and the construction of the new Site. Co-ordination of borrowing petitions, consent applications under Section 25 of the Local Government Act, etc., would all be easier if carried out by the Authorities acting in conjunction.

Chair asked for the procedure and draft timetable to be circulated.

A9. Future Meetings

Mrs Eynon advised that at future meetings there would be some important issues for discussion, including:

Budget 2022/23;

Extension of existing Operational Contract; and

New Temporary Lease of current Site.

A10. Next Meeting

It was agreed: that the next meeting of the Joint Committee take place at 2.30pm on Tuesday, 5th October, 2021.

The meeting ended at 4.10pm.

VI(vi) – The proceedings of the HOUSING AND PROPERTY COMMITTEE as follows:

HOUSING AND PROPERTY COMMITTEE

HOUSING AND PROPERTY COMMITTEE – Minutes of Meeting held on Wednesday, 15th September, 2021.

Members Present: Councillor Ms J. Thommeny (Chair), the Mayor, Mr Councillor S.R. Crellin, Mr Councillor J.E. Skinner, Mr Councillor P.J. Washington.

In Attendance: Director of Housing and Property (Mr D. Looney), Assistant Chief Officer (Housing and Property) (Mr V. Zivave), Assistant Chief Officer (Income) (Mrs C. Pulman), Assistant Town Clerk (Mr P. Cowin), Democratic Services Officer (Miss C. Cullen).

REPORT

PART A –

Matters delegated to the Committee

A1. Apologies for Absence

There were no apologies for absence submitted.

A2. Declarations of Interest

There were no Declarations of Interest.

A3. Minutes – 18th August, 2021

The minutes of the meeting held on Wednesday, 18th August, 2021, were approved and signed.

A4. Matters Arising

No issues were raised as arising from the previous minutes.

A5. Vacant Properties Update

The Committee considered the monthly report submitted by the Assistant Housing Manager (Maintenance) to update on the number of vacant social housing properties.

Appended to the officer's report was the void properties schedule, which showed that as at the end of August 2021 there were sixteen vacant properties receiving attention. Members were presented with a summary chart showing the number of properties returned in each month, together with details of the category repair type for each property.

It was noted that during August, 2021 six properties had been returned by tenants, the Assistant Chief Officer (Housing and Property) advised that four properties were ready for allocation.

Resolved, "That particulars of the discussion and the number of void properties be noted on the minutes."

A6. Housing Rent Arrears

The Committee considered a report submitted by the Assistant Chief Officer (Housing and Property) to monitor the progress made on rental income collection.

Members were advised that since the outbreak of coronavirus in March 2020, Council officers had carried out a significant amount of work conducting welfare checks and calls to all tenants who were in rent arrears due to the effects of the pandemic. For any tenants who do not have payment plans, officers were engaging with and linking them to charities and Government organisations that offer debt counselling.

It was noted that due to the frequency of rent payments there is a constant fluctuation of tenants in arrears of under £500 and as such, Housing officers were focussing on tenants in the over £500 category, noted at 3.2% of all tenants.

Appended to the officer's report was a table setting out the rent arrears statistics for July 2021 and August 2021, Members noted that as at the 5th September, 2021, the level of rent arrears was £150,410.39.

Resolved, "That particulars of the report and discussion be noted on the minutes and that the progress made on rental income collection be noted."

A7. Financial Year 2022/23 Budget Setting – New Capital Housing Projects Business Cases

The Committee considered a report submitted by the Assistant Property Manager (Capital) seeking agreement to the inclusion of two new Capital Housing project business cases, in the 2022-23 Capital Housing Programme.

The first project is for the redevelopment of 60 – 62 Snaefell Road. Members were advised that a pair of three bedroom semi-detached houses had previously been demolished on this plot due to structural issues. The proposal is for a new pair of four bedroom houses constructed to passive house standard.

Members noted that redevelopment of the plot was an opportunity to construct the houses to passive house standard and would be the first in the Council's portfolio, this would contribute to reducing the Council's carbon footprint. Members were cognisant that this would be an opportunity for the Council to understand the technical challenges involved with passive house construction and monitor the energy saving benefits.

The second project is for the installation of photovoltaic cells at Willaston Apartments. Members were advised that construction of the new Willaston Apartments are planned to commence during the first quarter of 2022, this is dependent on statutory approvals and Capital Procedure approvals. It was noted that the Department of Infrastructure did not support the inclusion of photovoltaic cells within the main scheme due to budgetary constraints and suggested that they be installed as a separate capital housing project.

Appended to the officer's report were the detailed business cases, including the estimated costs and loan charges information, together with project information sheets providing a brief overview of each scheme.

Members were advised that all Local Authority business case submissions are required by the Department of Infrastructure by no later than the 1st October, 2021 in order that the projects can be considered for inclusion in the 2022/23 financial year budget setting.

Resolved, "That particulars of the report and discussion be noted on the minutes;

- (i) That approval be given to the Capital Housing Project Business Cases for;
 - the Redevelopment of 60 – 62 Snaefell Road;
 - for the Installation of photovoltaic cells at Willaston Apartments; and
- (ii) That the two business cases, as appended to the officer's report be approved for submission to the Department of Infrastructure for inclusion in the 2022-23 budget setting."

A8. Items for Future Consideration

The Committee noted the monthly report and schedule setting out items which will be brought forward for consideration to future meetings.

Resolved, "That particulars of the report and schedule be noted on the minutes."

A9. Date and Time of Next Meeting

Members were reminded that the next scheduled meeting was due to take place at 10.00am on Wednesday, 20th October, 2021.

Resolved, "That the date and time of the next meeting be noted on the minutes."

The meeting ended at 11.14am.

VI(vii) – The proceedings of the REGENERATION AND COMMUNITY COMMITTEE as follows:

REGENERATION AND COMMUNITY COMMITTEE

REGENERATION AND COMMUNITY COMMITTEE – Minutes of Meeting held on Tuesday, 14th September, 2021.

Members Present: Mr Councillor S.R. Pitts (Chair), the Mayor, Councillor Miss N.A. Byron, Mr Councillor A.J. Bentley.

In Attendance: Director of Environment and Regeneration (Mrs D. Eynon), Assistant Town Clerk (Mr P.E. Cowin), Assistant Chief Officer (Income) (Mrs C. Pulman) (item A6), Assistant Chief Officer (Finance) (Mr E.P. Pierce), Head of Parks (Mr D. Hewes), Assistant Democratic Services Officer (Mr M. Peach).

REPORT

PART A –

Matters delegated to the Committee

A1. Apologies

Apologies for absence were submitted by Mr Councillor F. Schuengel.

A2. Declarations of Interest

There were no declarations of interest.

A3. Minutes – 17th August, 2021

The minutes of the meeting held on Tuesday, 17th August, 2021 were approved and signed.

A4. Matters Arising

Members recalled the request at the Council meeting held on 8th September, 2021, for the Noble's Park Masterplan to be circulated to all Members once received.

There was discussion on the comments passed at the September, 2021 Council meeting with regard to parking in the vicinity of Noble's Park.

A5. Post Office Kiosk

The Committee considered a report submitted by the Assistant Chief Officer (Income) to conclude the position regarding the self-service Postal Kiosk in the Henry Bloom Noble Library.

The Assistant Chief Officer (Income) briefed the Committee on the latest developments since the Post Office Kiosk was last discussed in Committee in June.

The Committee had previously resolved to approach the Post Office to ask if they would cover the operational costs of the Post Office Kiosk given the amount of revenue made.

The Assistant Chief Officer (Income) highlighted that every effort had been made to encourage the Post Office to cover the operational costs but they had not agreed to the request.

During discussion Members noted that the Covid-19 pandemic had disrupted the ability to see how much usage and footfall the Kiosk brings in over an uninterrupted 12 month period. Members opined that presenting figures from an uninterrupted 12 month period would improve the Committee's negotiating position with the Post Office in regards to covering operational costs.

Members requested that the item be added to the Items for Future Report Schedule for September 2022 in order that the Committee receive an update.

Resolved, "That particulars of the report be noted on the minutes; and

- (i) Retention of the Postal Kiosk in the Henry Bloom Noble Library be approved;
- (ii) Henry Bloom Noble Library be authorised to promote the use of the facility through social media and in-person use;
- (iii) Officers engage further with Isle of Man Post Office to investigate contactless payment options;
- (iv) A further report be made to the September 2022 Committee meeting."

The Assistant Chief Officer (Income) left the meeting at 10.13am.

A6. Motorhome Storage

The Committee considered a report submitted by the Assistant Chief Officer (Regeneration) to update on planning permission for the motorhome aire in Noble's Park.

The Director of Environment and Regeneration advised that although planning consent had been received for the motorhome aire, it was unlikely the park would receive planning permission to be used for the long term storage of motorhomes.

Members raised the fact that other local authorities have been able to use their campsites to generate revenue, the Director of Environment and Regeneration highlighted that many of the other local authorities' areas were listed as campsites, whereas Noble's Park was listed as a recreational park.

Members requested that the Head of Parks liaise with other local authorities, specifically Peel, to seek advice on how best to approach using the park as a campsite, the Head of Parks undertook to seek feedback from Peel.

Members highlighted the potential for earnings from the park if an area of it was used for the long term storage of motorhomes. Members agreed to see how things go with the motorhome aire, but that possibilities for long term motorhome storage would be worth pursuing.

The Chair advised that Members were looking to approve implementation of the motorhome aire, but were also looking to permit long term storage of motorhomes in Nobles Park, which is currently not part of the planning permission with the motorhome area.

The Director of Environment and Regeneration advised that if there is intent to put forward for a planning application to permit long term parking of motorhomes in Nobles Park, then more guidance would be required from the Committee, they would need some defining parameters before requesting planning permission - what can be stored there, how many of them, how long for, etc. A change would also be required to the current strategy for traffic management in Noble's Park previously agreed by Committee which specifically precludes long term storage of vehicles.

It was agreed that the Committee receive a further report on the long term storage of motorhomes in the park once feedback had been received from other local authorities.

Resolved unanimously "That the Council pursues implementation of the motor home aire in Noble's Park, which has now received planning consent."

A7. Pulrose Pavillion

The Committee considered a report submitted by the Assistant Chief Officer (Regeneration) to provide an update on the status of the project and to seek agreement to roll over the capital programme budget for one further year as a result of further changes to the Football Foundation grant potential and a proposed contribution to the project from Pulrose United AFC.

The Director of Environment and Regeneration advised that in 2018 when the project was last put out to tender, building costs came back in excess of £400,000, and costs are expected to have risen since then.

The Director of Environment and Regeneration further advised that Douglas Athletic FC had informed that they have no additional funding available to put towards the project, Pulrose United FC have stated they can offer £5,000 towards the project and have sought an additional £25,000 from the Lord and Lady Cockfield Trust.

In response to question, the Director of Environment and Regeneration advised that Pulrose United FC expected to receive written confirmation of the £25,000 funding pledge from the Lord and Lady Cockfield Trust in the near future.

The Director of Environment and Regeneration advised that the Football Foundation had informed the Council that it could apply for a grant of £250,000 towards the project as the grant criteria had changed and they would be willing to consider the specification of the building to reduce build costs. Once build costs were known, any potential funding shortfall would also be known and a further report would be brought to Committee. The Director of Environment and Regeneration advised that the planning permission already obtained for a four changing room facility with kitchen was valid until September 2022. The report stated that the Pulrose project has been designated as a priority project by the Isle of Man FA's Local Football Facilities Plan, however the Director of Environment and Regeneration advised that the grant from the Football Foundation was not guaranteed.

Resolved unanimously, "That the Committee seeks the approval of the Executive Committee to maintain the £175,000 budget in the capital programme for one further year."

A8. Plan Bee - Douglas Pollinator Scheme

The Committee considered a report submitted by the Head of Parks advising on the importance of pollinators and the benefits they provide in sustaining the environment.

The Head of Parks recommended removing the pollinator area at Vicarage Road due to unsuitable soil conditions and poor light due to shading, and also recommended that the Queens Promenade area be reverted to formal bedding displays following complaints regarding the appearance.

The Head of Parks added Port Erin Commissioners would like the Council to provide guidance to them regarding Pollinator Schemes.

Members raised concerns over the recommendation to revert the Queens Promenade back to formal bedding, the Director of Environment and Regeneration advised the complaints specifically were that the area looked unsightly.

The Director of Environment and Regeneration advised that certain plants need to be planted in certain areas to promote pollination in that area, despite how unsightly it may look and the Council had pursued a policy of wildflowers and naturalised grassland.

The Chair advised that although it may look unsightly it is maintained to prevent overgrowth.

During discussion Members queried if any seeding work could be done to the area near Johnny Watterson's Lane, the Head of Parks advised that a wildflower margin could be planted around the naturalised grassland as seeding the whole area would potentially be expensive. Following query, the Head of Parks advised that the cost of machinery to collect wildflower seed would range between £2,000 - £3,000.

The Head of Parks added that as Hampton Grove is naturalised grassland, it is possible to plant fruit trees (apple) pending consultation with residents in the area, following a suggestion by a Member that this area could be used as a community orchard.

The Committee were opposed to the removal of the areas of the Queens Promenade back to formal bedding following completion of the Promenade works.

Resolved; "That the Committee endorse the removal of the areas at Vicarage Road due to poor soil conditions and poor light due to shading."

A9. Items for Future Report

The Committee considered a report submitted by the Assistant Democratic Services Officer regarding reports for future consideration by the Committee.

The Director of Environment and Regeneration advised of a Motion put forward in Council, regarding an inter denominational service of remembrance and dedication to take place to include the renaming of the Kaye Garden at the bottom of Summerhill as 'the Summerland Memorial Garden' on 2nd August 2023 to commemorate the fiftieth anniversary of the Summerland fire".

The Committee were also advised that the "Glencrutchery Road digital road sign" would come forward as part of the budget process.

The Committee requested a report on the long term storage of motorhomes in Noble's park.

Resolved, "That particulars of the matters for future consideration and discussions be noted on the minutes."

A10. Date and Time of Next Meeting

The next scheduled meeting was due to take place on Tuesday, 19th October, 2021.

Resolved, "That the date and time of the next meeting be noted on the minutes."

The meeting ended at 11.06am.

VI(viii) – The proceedings of the ENVIRONMENTAL SERVICES COMMITTEE as follows:

ENVIRONMENTAL SERVICES COMMITTEE

ENVIRONMENTAL SERVICES COMMITTEE – Minutes of Meeting held on Monday, 13th September, 2021.

Members Present: Mr Councillor F. Horning (Chair), the Mayor, Councillor Miss N.A. Byron, Mr Councillor J.E. Skinner, Mr Councillor D. Watson.

In Attendance: Director of Environment and Regeneration (Mrs D. Eynon), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Head of Fleet Services (Mr I. Jackson), Accountancy Manager (Mr M. Quayle) (Items A1 to A7), Community and Enforcement Manager (Mr A. Gordon) (Items A8 to A14), Dilapidation Enforcement Officer (Mr S. Salter) (Items A8 to A14), Assistant Town Clerk (Mr P.E. Cowin), Democratic Services Officer (Miss C. Cullen).

REPORT

PART A –

Matters delegated to the Committee

A1. Apologies

There were no apologies for absence submitted.

A2. Declarations of Interest

There were no Declarations of Interest.

A3. Minutes – 16th August, 2021

The minutes of the meeting held on Monday, 16th August, 2021 were approved and signed.

A4. Matters Arising

No issues were raised as arising from the previous minutes.

A5. Hilary Park Gardens War Memorial

The Committee considered a report submitted by the Dilapidation Enforcement Officer following a request by a former Member of Council to put forward a structure, the VE and VJ Memorial at the centre of Hilary Park Memorial Gardens within the Borough of Douglas for inclusion on the Protected Buildings Register.

The report advised that when considering a property or structure for registration there are statutory criteria that must be followed, this is laid out within the Operational Policy on the Principles of Selection for the Registration of Buildings onto the Protected Buildings Register. Members were advised that it was highly unlikely that the Hilary Park Gardens War Memorial would be considered for inclusion on the register given that the structure has a level of protected status from the War Memorials Register and that there are a number of potentially more significant War Memorials around the Island.

Resolved, “That particulars of the report be noted on the minutes and that the inclusion of the Hilary Park Gardens War Memorial onto the list of Registered Buildings not be pursued.”

A6. Free Car Parking in run up to Christmas

The Committee considered a report submitted by the Assistant Chief Officer (Regeneration) to review the arrangement to offer free parking in Shaw's Brow and Bottleneck Car Parks in the run up to Christmas to support local retailers.

Members were reminded that in October 2020, it had been agreed that the period before Christmas when Shaw's Brow and the Bottleneck Car Parks are free on Thursday evenings be extended forward to 22nd October.

Members were advised a review of footfall in October and November 2020 had shown no increase on Thursday evenings. It was noted that the Town Centre Manager had engaged in dialogue with retailers this year to establish a view on whether they intended to open late on Thursday evenings prior to the Christmas Lights Switch On event on 25th November, 2021 and only four positive responses had been received. It is proposed that the free parking periods revert back to the normal arrangement.

The Chair requested that the Committee be provided with the revenue impact of the initiative. In response to question, the Director of Environment and Regeneration advised that as is usual practice, a press release will be issued by the Council to advertise the initiative.

Resolved, “That particulars of the report be noted on the minutes and the free parking periods in Shaw’s Brow Car Park and the Bottleneck Car Park remain as Saturdays, Sundays and Thursday evenings from 5.00pm from the Christmas Lights Switch On event on Thursday 25th November 2021 until Thursday 23rd December, 2021.”

A7. **Urgent Business Procedure – Attendance at LetsRecycle Live Exhibition**

The Committee considered a report submitted by the Director of Environment and Regeneration to advise on the use of the Council’s Urgent Business procedure under Standing Order 125 to seek agreement and subsequent funding from the Executive Committee for attendance by the Chair of the Environmental Services Committee and an officer at the LetsRecycle Live Exhibition in Coventry on 15th and 16th September, 2021.

It was noted that in accordance with a standing Executive Committee resolution, any officer wishing to attend an off-Island conference needs the approval of the relevant Committee, in this case being the Environmental Services Committee. Given the need to use the Urgent Business Procedure because of the timing of the event, permission was sought for both the Chair of the Environmental Services Committee and one officer to attend.

Members were advised that events such as these tend to showcase latest technologies, practices and innovations shaping the recycling, waste management and sustainability sectors. Events usually have a programme of speakers and seminars on key topics and provide a very useful platform, not available on the Island, for Members and officers to network and in some cases, obtain Continuing Professional Development credits.

Resolved, “That particulars of the report be noted on the minutes and the outcome of the Urgent Business Procedure to approve attendance by the Chair of the Environmental Services Committee and an officer at the LetsRecycle Live Exhibition in Coventry on 15th and 16th September, 2021 be noted.”

The Accountancy Manager left the meeting.

A8. **Planning Application – 21/00808/C – 1 Myrtle Street**

The Community and Enforcement Manager and the Dilapidation Enforcement officer joined the meeting for discussion of items A8 to A14.

The Committee considered an appraisal submitted by the Dilapidation Enforcement Officer of planning application 21/00808/C for the change of use from office to a residential dwelling at 1 Myrtle Street, Douglas.

The report recommended raising an objection to the application based on the lack of detail provided by the applicant in relation to bicycle parking and bin and recycling storage; the lack of detail relating to the internal layout of the kitchen leading to concerns that satisfactory amenity standards are not provided; concerns that had been raised by the Highways Department in relation to car parking and the detrimental effect the proposals would have on the neighbourhood street scene.

Resolved, “That particulars of the appraisal be noted on the minutes and that an objection be raised to planning application 21/00808/C on the grounds that it gives insufficient information in relation to cycle and bin storage and the internal layout of the kitchen.”

3 For. 1 Against.

Mr Councillor D.R. Watson asked that his name be recorded as voting against the resolution.

A9. **Planning Application – 21/00806/C – 18 Hope Street**

The Committee considered an appraisal submitted by the Dilapidation Enforcement Officer of planning application 21/00806/C for the change of use from office to a residential dwelling at 18 Hope Street, Douglas.

The report recommended raising an objection to the application based on the lack of detail provided by the applicant.

It was noted that the Highways Services Officer had stated that the application does not comply with Transport policy 4 and 7 with the main issues relating to the use of the yard area for car parking. The yard does not provide sufficient space for a standard size vehicle to be parked there and as such the application fails to comply with the two adjacent policies.

The Committee were cognisant that applications of this nature should be supported wherever possible especially where vacant properties would be brought back into use, however agreed that the Council needed to ensure that any proposed development complies with planning policy.

Resolved, "That particulars of the report be noted on the minutes and that an objection be raised to planning application 21/00806/C on the grounds of the lack of detail in the application, particularly in relation to cycle and bin storage."

3 For. 1 Against.

Mr Councillor D.R. Watson asked that his name be recorded as voting against the resolution.

A10. Planning Application – 21/00316/C – Wyndham, Church Road Marina

The Committee considered an appraisal submitted by the Dilapidation Enforcement Officer of planning application 21/00316/C for the conversions of the second, third and fourth floors of the existing dwelling into 2 apartments at Wyndham, 1 Church Road Marina, Douglas.

It was noted that the proposal is for the conversion of part of the property into two apartments. The remaining parts of the building will be used as a guesthouse offering 6 bedrooms, staff facilities, storage areas and a gym. Members were advised that the applicant had already carried out a significant amount of work on the property which has dramatically improved the visual appearance of the building.

Following concerns raised by Council officers, amended plans had been submitted by the applicant showing satisfactory bin and recycling storage area which is easily accessible for collection from the rear lane.

Members were advised that if approved, the development would ensure the ongoing viability of a property that only a short time ago could have been demolished due to its unsafe and unsightly condition. It was noted that Council officers had worked closely with the applicant to ensure that both bicycle storage and bin storage meet the standards expected and although there may be some small areas of improvement it is considered that the space available at the rear of the property has been put to good use.

Resolved, "That particulars of the report be noted on the minutes and that planning application 21/00316/C be supported."

A11. Planning Application – 21/00827/B – Villa Marina Colonnade

The Committee considered an appraisal submitted by the Dilapidation Enforcement Officer of planning application 21/00827/B for the conversion from a retail/leisure to a restaurant (class 1.3) at Villa Marina Colonnade Unit 1-3 Villa Marina Arcade, Douglas.

The proposed development is to change the use of several vacant retail/leisure units into a Class 1.3 food and drink premises. The proposals also include enclosing an area of the colonnade to allow for an orangery type dining experience incorporating a glazed front elevation facing the promenade along with a partially solid entrance at the gable elevation with glazed entrance doors to clearly identify the entrance to the proposed space. It was noted that the Council has no concerns in relation to the bin storage and bicycle parking.

The Dilapidation Enforcement officer advised that the Highway Services Officer had not raised any objections to the proposals.

Members noted that some negative feedback had been received in relation to the effect the development, if approved, would have on access to the sheltered colonnade, the Committee concurred with these concerns. Concerns were also raised that the proposed development would have an adverse effect on the character of the area.

The recommendation to support to the application was not supported by the Committee.

Resolved, "That particulars of the report be noted on the minutes and that an objection be raised to planning application 21/00827/B on the grounds that the application is contrary to Environment Policy 35 and does not comply with the General Policy 2 (b), (c) and (g) of the Isle of Man strategic plan."

3 For. 1 Against.

Councillor Miss N.A. Byron asked that her name be recorded as voting against the resolution.

A12. Planning Application – 21/00825/B – 11 Castle Street

The Committee considered an appraisal submitted by the Dilapidation Enforcement officer of planning application 21/00825/B for alterations to the arrangements of the bin store at 11 Castle Street, Douglas.

Members were reminded of a previous application for the site which had been approved with conditions, it was noted that this application was seeking to remove the following condition;

2. Prior to the occupation of the apartment/tourist unit hereby approved the provision of the bin store and cycle provision are required to be installed and completed as shown on Drawing JTM1928-P-02 and retained for those purposes thereafter

The applicant stated that the bin store can no longer be provided as per the approved drawing as works to excavate the external walls would compromise the integrity of the building. Council officers had raised concern that if no internal bin storage is provided there is a possibility of bins being stored on the pavement outside of the property, if this occurred the development would have an adverse effect on an area already impacted by inadequate bin storage.

It was noted that the proposed bicycle storage does not meet the design principles as set out within the Manual For Manx Roads. This has also been commented on by the Highways Services Officer.

Resolved, "That particulars of the report be noted on the minutes;

- (i) That an objection be raised to planning application 21/00825/B for the proposal to remove condition 2 relating to bin storage as per the original application; and
- (ii) The Council requested that a planning condition be applied on any approval to prevent the risk of bins being stored on the highway."

A13. **Planning Application – 21/00847/A – Switzerland Road**

The Committee considered an appraisal submitted by the Dilapidation Enforcement officer of planning application 21/00827/A for the approval in principle to develop six town houses on the site to the rear of the Queens Hotel, Switzerland Road, Douglas.

The proposal is for the construction of 6 dwellings with each dwelling having 4 bedrooms. Each property provides adequate bin and recycling storage as well as one parking space per dwelling. Bicycle storage has also been provided. It was noted that the Highways Services Officer had not raised any objection against the proposals although had made comment regarding the bicycle storage which does not comply with the guidance within the Manual for Manx Roads.

Members were advised that DEFA's Senior Arboriculture Officer had raised an objection on behalf of the Agriculture and Land Directorate based on the loss of existing tree cover on the site with very little room for the replanting of trees to mitigate the impact of the loss.

It was noted that the Committee expects an increased level of detail relating to any mitigation to compensate for the loss of trees if full planning approval is sought at a later date to develop the site.

Resolved, "That particulars of the report and discussion be noted on the minutes and that no objection be raised to planning application 21/00847/A."

A14. **Schedule of Dilapidated, Ruinous or Dangerous Properties**

The Committee considered a schedule of properties in a state of dilapidation or disrepair, setting out four properties added since the last meeting; four properties removed because work had been completed; and a total of sixty-one properties remaining on the list.

Members were reminded that the addition of any property to the list would first involve contact with the property owner to resolve the concern over its condition and to offer them reasonable opportunity to carry out the work willingly. Should that not happen, then Notice would be served that the work must be carried out, and failure then to comply with the Notice would involve the possibility of legal action being taken.

Resolved, "That the schedule of dilapidated properties be noted and approved and that the Director of Environment and Regeneration be authorised to progress improvements to the properties, by service of Notice and legal action where necessary."

The Community and Enforcement Manager and the Dilapidation Enforcement officer were thanked for their attendance and left the meeting.

A15. **Urgent Business Procedure – Bottleneck Car Park – Waived Fee for Red Arrows Display**

The Committee considered a report submitted by the Director of Environment and Regeneration to advise on the use of the Council's Urgent Business procedure under Standing Order 125 to seek approval to waive the car parking fees between 12 noon and 8.00pm at the Bottleneck Car Park on Saturday 28th August, 2021 to support the Manx Radio Red Arrows Display.

Members were advised that the Council had been approached by Manx Radio advising of the event and that the Government had also been asked for similar support at a number of Government owned car parks. It was hoped that the free parking would encourage people to attend the event and into the Town Centre for either shopping or hospitality. It was recommended that only the Bottleneck Car Park be free during the stipulated times as the Shaw's Brow Car Park was considered too far away from the event location.

Resolved, "That particulars of the report be noted on the minutes and the outcome of the Urgent Business Procedure to approve the waived car parking fees between 12 noon and 8.00pm at the Bottleneck Car Park on Saturday 28th August, 2021 to support the Manx Radio Red Arrow Display be noted."

A16. Items for Future Report

The Committee noted a report by the Democratic Services Officer with an appendix setting out a number of reports that would be brought forward for consideration by the Committee in due course.

It was noted that the request for a report setting out how Douglas Beach could be better used be added to the schedule.

Resolved, "That particulars of the matters for future consideration be noted on the minutes."

A17. Date and Time of Next Meeting

Members were reminded that the next scheduled meeting of the Environmental Services Committee was due to take place at 10.00am on Monday, 18th October, 2021.

The meeting ended at 12.08pm.

X – MISCELLANEOUS BUSINESS, of which Notice has been given as follows:

MISCELLANEOUS BUSINESS

1. Election of a Member to be Chair of the Standards Committee for the remainder of the two-year term until April, 2023.

(Constitutional change was approved in March 2020 to enable appointment by the Council of a Chair, but not of Members of the Committee. Members will be appointed to the Committee if and when any matter arises that warrants consideration by the Committee.)

2. Appointment of a Member to fill the vacancy for a representative on the Committee of the Douglas Town Band until April, 2023.

(Mr Councillor P.J. Washington was appointed by the Special Council Meeting on 4th August, 2021, to fill one of the vacancies, leaving the other vacancy unfilled. A Member has now offered to fill it.)