City of Douglas

MR COUNCILLOR S.R. CRELLIN, JP
MAYOR

City Hall,
Douglas,
8th August, 2025

Dear Sir or Madam,

You are hereby summoned to attend a MEETING OF THE COUNCIL of the CITY OF DOUGLAS to be held on WEDNESDAY, 13th AUGUST, 2025, at 2.30 o'clock in the afternoon, in the COUNCIL CHAMBER within the CITY HALL, DOUGLAS for the transaction of the hereinafter mentioned business.

I am,
Yours faithfully

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 Housing and Property Committee;

(iii) The Pensions Committee;

(iv) The Standards Committee;

(v) The Eastern District Civic Amenity Site Joint Committee;

(vi) Any other Joint 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, 9th July, 2025.

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

EXECUTIVE COMMITTEE

EXECUTIVE COMMITTEE – Minutes of Meeting held on Thursday, 24th July, 2025.

Members Present: Mr Councillor D.R. Watson (Chair), the Mayor, Councillor Mrs N.A. Byron-Teare, Councillor Ms F.T.E. Logan, Mr Councillor F. Horning, Mr Councillor P.J. Washington.

In Attendance: Chief Executive (Miss K.J. Rice), Director of Finance (Mr A.J.T. Boyd), Director of Environment and Regeneration (Mrs D. Eynon), Director of Housing and Property (Mr D. Looney), Assistant Chief Officer (Democratic Services) (Mrs L. Radcliffe) (Clause A7), Head of Digital and Information Services (Mr D. Yates) (Clause A11), 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**

There were no apologies for absence.

A2. **Declarations of Interest**

There were no declarations of interest.

A3. **Minutes**

The minutes of the meeting held on Thursday 26th June 2025 were approved and signed.

A4. **Matters Arising from Previous Minutes**

There were no matters arising from the previous minutes.

A5. **Planning Application (PA 25/90637/B) – Adventure Playground, Ballaughton Nurseries, Douglas**

The Committee considered a written report by the Dilapidation Enforcement Officer seeking approval of a response for submission to the Planning Committee in respect of a planning application for the Adventure Playground at Ballaughton Nurseries.

The application, submitted by Isle of Play, was for the demolition of the existing timber building (which was on Council-owned land) and its replacement with a new single-storey building. There would be a requirement to remove part of an existing hedge and relocate four small apple trees, however, there would be no loss of trees to accommodate the development as additional fruit trees would be planted to increase the size of the orchard.

The applicant was also seeking to extend the opening hours of the facility. Currently it was open 4.15pm to 6.00pm during school term time and 10.00am to 4.15pm during school holidays - the applicant would like the site facilities to be available for use Monday to Friday, 9.00am to 6.00pm.

It was noted that the proposals had already been considered by the Regeneration and Community Committee in February 2025 and by the Housing and Property Committee in March 2025. Both Committees had supported the application, which could improve an existing well-used community facility and better accommodate the service provided; and, based on the valuable community benefits of the existing facilities, it was recommended that the application be supported.

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

(ii) That a response be submitted to the Planning Authority supporting planning application PA 25/90637/B, for the demolition of the existing timber building and replacement with a new single-storey building at the Adventure Playground, Ballaughton Nurseries, Douglas, and for the extension of the hours of operation of the facility."

A6. **Referrals from the Environmental Services Committee**

The Committee considered the following referral from the minutes of the Environmental Services Committee meeting held on Monday 14th July 2025:

Clause A11 - Attendance at the Resource and Waste Management ExPo 2025: the Committee had considered a report by the Head of Waste Services seeking approval for the Chair of the Environmental Services Committee and an officer delegation to attend the Resource and Waste Management ExPo at the Birmingham NEC on 18th and 19th September 2025.

As the Chair had attended the Conference in 2024, it had been proposed that the Vice-Chair attend the 2025 event, together with the Director of Environment and Regeneration and the Assistant Waste Services Manager (Refuse and Recycling).

Funding to cover the cost of attendance at the event was sought accordingly. However, it was noted that if there were sufficient funds in the Service Budget, then the amount from the General Revenue Reserve would not be required.

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

(ii) That funding in the sum of £1,780.00 be approved from the General Revenue Reserve to cover the cost of attendance at the event by the three delegates."

A7. **Consultation Document – Environmental Protection Bill**

The Committee considered a written report by the Assistant Chief Officer (Democratic Services) in relation to a consultation document issued under Section 68 of the Local Government Act 1985.

The Department of Environment, Food and Agriculture was seeking views regarding the introduction of an Environmental Protection Bill, particularly in respect of the proposed legislative approach and environmental policies. The Bill would provide the necessary powers ('vires') for the adoption and application of proposed environmental regulations equivalent to those used in the UK; and would enable a regulatory framework to be developed for managing the environmental impacts of onshore and offshore industrial operations.

The Bill would not seek to promote offshore energy activities. It was intended to ensure that the Isle of Man had a proportional legal framework for the protection of the environment from any such activities if they took place; and to ensure that the Island could comply fully with international obligations and standards in this area. It was noted that the Isle of Man was obliged under international agreements to comply with and implement international standards such as protection of the marine environment, pollution protocols, and management of waste.

The Consultation Working Group had met to discuss a draft response prepared by officers, which was now presented for further consideration by the Committee. The consultation was due to close on 7th August 2025.

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

(ii) That the proposed response be approved for submission to the Department of Environment, Food and Agriculture accordingly."

A8. **Referrals from the Regeneration and Community Committee**

The Committee considered the following referral from the minutes of the Regeneration and Community Committee meeting held on Tuesday 15th July 2025:

Clause B3 – Play Areas Investment Review: the Committee had considered a report by the Head of Parks seeking approval for the implementation of a Douglas City Council Play Area Action Plan, which outlined a strategic programme of maintenance, refurbishment, and investment in public play areas across the City over the next five years.

Following a detailed audit of all City play areas (assessing play value, condition, age, usage patterns, and accessibility), the Play Area Action Plan (PAAP) had been developed, which aligned with the Council's Play Policy and the Parks and Open Spaces strategy. The Committee had concurred that playgrounds were vital to the community and had approved the PAAP as a guiding framework for investment, maintenance, and the development of play areas across Douglas.

The Regeneration and Community Committee had also agreed that an ongoing revenue growth item to cover the cost of routine maintenance in the Council's playgrounds be submitted for consideration as part of the Budget process.

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

(ii) That the recommendation of the Regeneration and Community Committee for a specific allocation to be established for play area renewal be approved as part of an ongoing revenue growth bid to be considered as part of the 2026 / 2027 budget; and

(iii) That the further recommendation of the Regeneration and Community Committee also be approved – that was, the application of the 'Open Space Requirements for New Residential Development' (as set out in Appendix 6 of the Isle of Man Strategic Plan 2016) to all new Council-led housing developments by supporting parallel rate-funded capital project bids for the provision of such amenity for the benefit of tenants."

A9. **Monthly Financial Review – June 2025**

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.

The monthly report was required to monitor progress against the Finance Department's Service Plan actions and to meet objectives set out in the 2022 – 2026 Corporate Plan.

Resolved, "That particulars of the report be noted on the minutes, in particular -

(a) the rates collection figure of 61.6% for the first three months of the financial year (the rates discount period), compared with the target figure of 62.7%; and

(b) the increase in take up of direct debit as the preferred method of payment for ratepayers, which was impacting the timing of ratepayer payments across the financial year."

A10. **Fleet Services – Disposal of Equipment**

The Committee considered a written report by the Head of Fleet Services and Stores detailing a number of used items of plant and equipment that had been sold in the first quarter of the 2025 / 2026 financial year in accordance with Standing Order 161, 'Disposal of Surplus Property, Materials, etc'.

The items sold on behalf of the Council had been included in two separate auctions on 3rd May and 17th May 2025.

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

(ii) That the Schedule of Vehicles and Plant sold, and the income achieved at auction in the sum of £10,640.00 excluding VAT and less auctioneer's commission in the sum of £581.92, giving net income from the two auctions of £10,058.08, also be noted."

A11. **CCTV Performance Report**

The Committee considered a written report by the Head of Digital and Information Services setting out the six-monthly update in relation to CCTV usage, enhancements, and changes for the period 1st January 2025 to 30th June 2025.

Intelligence provided by CCTV was used for the prevention of crime and as evidence in cases. As the information contained within the report could be subject to court proceedings, it had to remain private; and, similarly, due to the confidential legal nature of the court procedure, it was not possible to report on the final outcome of cases.

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

(ii) That the progress report for 1st January 2025 to 30th June 2025 be accepted, and that the Council's on-going commitment to the use of CCTV be supported; and

(iii) That the existing guidance also be noted:-

  (a) that permanent CCTV installations are restricted to the City Centre or Council assets – this was in line with a previous Committee resolution restricting permanent CCTV usage in residential areas; and

  (b) areas outside of the City Centre or Council assets defined as remote locations – in these areas where it is not cost-effective to install and operate permanent CCTV, where there was a lower volume of public, the balance of privacy expectation from the general public was higher, and the likely ongoing successful outcome from the permanent installation would reduce over time."

A12. **Items for Future Report**

The Committee considered a written report by the 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."

A13. **Time and Date of Next Meetings**

The time and date of the next meeting were confirmed as 2.00pm on Thursday 25th September 2025.

PART C –

Matters subject to Council approval

C14. **Dog Control Byelaws**

The Committee considered a written report by the Community and Enforcement Manager seeking approval to update the Douglas Dog Control Byelaws 2018 in order to ensure compliance with the principles of the Equality Act 2017 and the Government standard scale of fines upon summary conviction.

Amended wording, relating to assistance dogs and defining how assistance dogs and the keepers of assistance dogs were treated within the Douglas Dog Control Byelaws 2018 had already been drafted by the Isle of Man Government and issued to the Council.

The other amendment related to the maximum level of fine upon summary conviction on any offence, which was being increased in line with the latest Isle of Man Government updated 'Standard Scales.' The scales were set by the Department of Infrastructure and were used by Courts to determine the maximum fines that could be issued upon summary conviction.

The Council had already undertaken its public consultation, with no comments or feedback being received.

It was noted that the Douglas Dog Control Byelaws 2018 would be due for a full review in 2026. This would ensure that any further required changes or updates generally would be considered for inclusion in a new set of byelaws needed for 2028. As the review would be a lengthy process, it was not appropriate to undertake it at this time, as that could lead to delays in the implementation of the current amendments required by the Department of Infrastructure.

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

(ii) That it be recommended to Council that the amendments to the Douglas Dog Control Byelaws 2018 be approved and submitted to the Department of Infrastructure, to then be laid before Tynwald for final approval."

The Committee rose at 4.50pm.

VI(ii) - The proceedings of the HOUSING AND PROPERTY COMMITTEE as follows:

HOUSING AND PROPERTY COMMITTEE

HOUSING AND PROPERTY COMMITTEE – Minutes of Meeting held on Wednesday, 16th July, 2025.

Members Present: Mr Councillor P.J. Washington (Chair), the Mayor, Mr Councillor D.C. Cretney, Mr Councillor K.W.F. Ver Elst, Councillor Ms J. Thommeny.

In Attendance: Director of Housing and Property (Mr D. Looney), Housing and Property Operations Manager (Mr J. Chatwood), Assistant Chief Officer (Democratic Services) (Mrs L. Radcliffe), Assistant Chief Officer (Income) (Mrs C. Pulman), Assistant Democratic Services Officer (Mrs C. Maddocks).

REPORT

PART A –

Matters delegated to the Committee

A1. **Apologies**

No apologies for absence were received.

A2. **Declarations of Interest**

There were no declarations of interest on the public items.

A3. **Minutes – 18th June, 2025**

The minutes of the meeting held on Wednesday, 18th June, 2025 were approved and signed.

A4. **Matters Arising**

No matters 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 a summary chart outlining the number of properties returned in each month, details of the category repair type for each property and the number of void properties in each estate. In addition, trend data was provided illustrating the overall void patterns for 2024/25 and 2025/26, including a comparison of voids received against voids allocated.

The Housing and Property Operations Manager advised that there are currently fifty-eight vacant properties. It was noted that fifteen properties had been allocated during the preceding three weeks.

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

A6. **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.

A Member requested that a report be forthcoming to consider the reinstatement of a Housing Independent Member.

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

A7. **Date and Time of Next Meeting**

Members were advised that the next monthly meeting was scheduled to take place at 10.00am on Wednesday, 17th September 2025.

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

The meeting ended at 10.33am.

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, 15th July, 2025.

Members Present: Councillor Mrs N.A. Byron-Teare, J.P. (Chair), the Mayor, Councillor Miss S. Kewin, Mr Councillor D.C. Cretney.

In Attendance: Director of Environment and Regeneration (Mrs D. Eynon), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Assistant Chief Officer (Income) (Mrs C. Pulman), Assistant Chief Officer (Democratic Services) ((Mrs L. Radcliffe), Head of Parks (Mrs S. Parkinson), Democratic Services Officer (Mrs D. Atkinson).

REPORT

PART A –

Matters delegated to the Committee

A1. **Apologies**

Mr Councillor M. Wheeler submitted apologies for the meeting.

A2. **Declarations of Interest**

There were no declarations of interest submitted.

A3. **Minutes – Thursday, 22nd May, 2025**

The minutes of the meeting held on Thursday, 22nd May, 2025, were approved and signed.

A4. **Matters Arising**

In response to question, officers confirmed the replacement of the trees at Baldwin Road, Willaston are awaiting an independent survey, requested by the Department for Food, Environment and Agriculture (DEFA), funded by the Council, and the outcome of the report will determine next steps. It was noted that the felling of the trees and their replacement had previously been verbally agreed between Council officers and DEFA officers at a site meeting.

Resolved, "That the matters arising be noted on the minutes and officers inform Committee of any updates during the recess."

A5. **Douglas City Library Service Plan Monitoring – Quarter One 2025/26**

The Committee considered a report submitted by the City Librarian to update on the performance against measures outlined in the Library Service Plan.

Appended to the report were the actions as outlined in the Library's Service Plan, together with an update on performance as at the first quarter of 2025/26. A red, amber, green, or black status had been applied to each measure. All measures had been applied green (not yet due to start, in progress or on target to complete).

Members also received the user statistics during the quarter, Members congratulated the Library on the continued growth in statistics year on year.

The City Librarian confirmed the Summer Reading Challenge had successfully launched, and craft bags to complement the initiative were available to purchase from the Library.

Resolved, "That particulars of the report be noted on the minutes and the increase in the use of the library apps to download books, audiobooks, magazines, and newspapers be noted."

A6. **Pulrose/Spring Valley Recreational Amenity Masterplan Update**

The Committee considered a report submitted by the Assistant Chief Officer (Regeneration) to provide feedback on the public consultation exercise held in Pulrose and to make proposals for taking the masterplan forward.

The report explained that in September 2024 the Committee agreed a framework for a recreational amenity masterplan in the Pulrose and Spring Valley area and resolved that officers work the framework up in more detail following consultation with residents.

A workshop with young people from the area, and a community day in Pulrose were held to receive feedback and suggestions from residents to improve open space in the area. Feedback was sought on the existing Pulrose play equipment, the Pulrose Play Environment (a proposed new site for age-related equipment for older children), the Pulrose green, the football pitches, the active travel routes and the Pulrose Linear Park and Loop. The Committee had in front of them a plan of the area and the results of the consultation. It was noted that the feedback on the initial framework ideas was received very positively.

A Member raised a proposal received for a private tennis venture in the area, Members asked that officers research the viability and discuss the proposal with the potential investor.

During discussions on the active travel routes, Members requested that officers work with Douglas Golf Club to remind users that the footpath through the golf course is a public right of way, and to investigate signage to that effect.

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

(i) The feedback gathered from young people be used to inform the procurement brief for the Pulrose Play Environment on Pulrose Recreation Ground;
(ii) A community picnic/design event be convened to involve local residents in developing some sketch ideas specifically for Pulrose Green;
(iii) The existing play area in Pulrose be retained and maintained at present, with the intention that play facilities for younger children be created as a second phase of the Pulrose Play Environment when the current site is required for social housing use as part of the Spring Valley enabler project;
(iv) Officers engage with the National Sports Centre to explore how the Linear Park and Pulrose Loop concepts could support local outdoor fitness activities alongside general outdoor amenity;
(v) Land that is not currently required for operational or sporting use at the boundary between the golf course and the sports pitches be allowed to start to naturalise as the first stage in creating the Pulrose Linear Park; and
(vi) Officers research the feasibility of a private tennis venture and liaise with the potential developer, reporting back to Committee if the matter progresses."

A7. **Items for Future Report**

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

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

A8. **Date and Time of Next Meeting**

The next scheduled meeting was due to take place on Tuesday, 16th September, 2025

PART B –

Matters requiring Executive Committee approval

B9. **Play Areas Investment Review**

The Committee considered a report submitted by the Head of Parks to seek approval for the implementation of the Douglas City Council play area action plan which outlined a strategic programme of maintenance, refurbishment and investment in public play areas across the City over the next five years.

The Head of Parks explained that Parks Services regularly inspect Douglas City Council play equipment and promptly carry out any necessary repairs. In addition to routine inspections, an annual independent inspection is carried out by a certified external inspector. This comprehensive review evaluates the safety of play equipment, surfacing and ancillary features such as fences, litter bins and pathways. Surface cleanliness is also assessed, and the inspector may recommend the replacement of equipment approaching the end of its service life. Parks Services action any required remedial works, in particular higher-risk issues.

Since 2012, Parks Services budgets have decreased significantly through efficiency improvements and corresponding reductions in the revenue budgets. As a result, funding for proactive maintenance and renewal of play area equipment has been diminished. Many play areas now have equipment over 20 years old, with several key assets reaching or exceeding the end of their intended lifespan.

A Play Areas Action Plan (PAAP) had been developed in alignment with the Council's play policy and the parks and open spaces strategy and was appended to the report. It followed a detailed audit of all City play areas assessing play value, life span condition, age and condition of the infrastructure, usage patterns and accessibility. The PAAP included a prioritised list of recommendations for City playgrounds together with indicative costs and delivery times.

It was noted that whilst significant savings have been achieved over the last decade, a lack of reinvestment in ageing assets has now reached a critical point. Approval was therefore sought to reinstate a revenue code for play area maintenance to cover the cost of routine maintenance of the Council's play areas and to establish a specific allocation for play area renewal with the Plant Renewal Fund as part of the 2026/27 budget process. The preparation of a capital bid programme to replace a number of existing playgrounds that are now beyond their design life over a five-year period was also recommended.

Members commended the action plan and concurred that playgrounds are vital to the community. Minor amendments were agreed to the plan, and it was agreed that subject to budget approval, public consultation take place regarding each park during the design stage. The Chair requested that the Kensington Road basketball court be revisited for future proofing the popular facility.

It was noted that Local Authorities are effectively exempt from Section 13 Agreements and therefore do not have to provide the same level of open space amenity as required by private developments. It was recommended that Executive Committee adopt the policy approach that rate-funded capital projects to provide or improve open space amenity proceed in parallel to future Council housing developments, through a separate scheme led by Parks Services.

Members requested that picnic benches be installed at Governor's Hill playground, and additional signage be displayed in playgrounds to confirm the Council is responsible for the area and how to report issues.

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

(i) The Play Area Action Plan be approved as the guiding framework for investment, maintenance and development of play areas across Douglas;
(ii) The reinstatement of a specific revenue code for the play area maintenance be supported, and an ongoing revenue growth item of £97,600, to cover the cost of routine maintenance in the Council's playgrounds be submitted for consideration as part of the budget process;
(iii) A recommendation be referred to the Executive Committee for a specific allocation to be established for play area renewal, within the Plant Renewals Fund which be subject to index linked annual contributions of £7,500 per play area, totalling £142,500 as part of an ongoing revenue growth bid to be considered as part of the 2026/27 budget;
(iv) The preparation of a capital programme bid to replace existing play areas that are now beyond their design life be supported;
(v) A recommendation be referred to the Executive Committee to agree application of the 'Open Space Requirements for New Residential Development' as set out in Appendix 6 of the Isle of Man Strategic Plan 2016 to all new Council-led housing developments by supporting parallel rate-funded capital project bids for the provision of such amenity for the benefit of its tenants."

The meeting ended at 11.53am

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

ENVIRONMENTAL SERVICES COMMITTEE

ENVIRONMENTAL SERVICES COMMITTEE – Minutes of Meeting held on Monday, 14th July, 2025.

Members Present: Mr Councillor F. Horning (Chair), the Mayor, Mr Councillor A. Hall, Councillor Ms J. Thommeny.

In Attendance: Director of Environment and Regeneration (Mrs D. Eynon), Director of Finance (Mr A.J.T. Boyd), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Assistant Chief Officer (Democratic Services) (Mrs L. Radcliffe), Community and Enforcement Manager (Mr A. Gordon) (Items A5 and A6), Assistant Democratic Services Officer (Mrs C. Maddocks).

REPORT

PART A –

Matters delegated to the Committee

A1. **Apologies**

Apologies for absence were submitted by Mr Councillor M.R. Wheeler.

A2. **Declarations of Interest**

There were no declarations of interest.

A3. **Minutes – 19th May, 2025**

The minutes of the meeting held on Monday, 19th May, 2025 were approved and signed.

A4. **Matters Arising from the Minutes**

No matters were raised as arising from the previous minutes.

A5. **Planning Application 25/90516/B – Lord Street Development**

The Committee considered an appraisal of planning application 25/90516/B for land at Lord Street Car Park, Douglas.

The proposal is for an up to fourteen storey mixed use development including a multiscreen cinema; office space; commercial units; bus information centre; public toilets; bus driver welfare area; five bus stands on Lord Street with associated waiting areas; site development and landscaping works; back of house area; plant facilities and circulation space; green roof terrace; 85 residential apartments and private parking facilities.

Given the history of the site, its most recent use as an unmanaged car park and the negative effect it is having on this part of Douglas, officers consider that a development of this nature should be supported with conditions relating to all highways matters being resolved to the satisfaction of the Department of Infrastructure, Highways Division. It was also noted by officers that Members should give consideration to compliance with Housing Policy 5. It is also acknowledged that the Department for Enterprise Business Agency has submitted comments supporting the development.

These proposals, if approved, would transform this brownfield site into a mixed-use development that would bring 85 new dwellings, modern office accommodation and several new leisure and hospitality offerings. New employment opportunities will also be created along with other benefits to both the day and nighttime economy which would contribute towards improving the vibrancy of the city centre.

A Member raised concern about the aesthetics of the proposed development, they consider that the development is not in keeping with the aesthetics of North Quay.

The provision of affordable housing was discussed, Council officers had sought the view of the planning officer in relation to Housing Policy 5, who consider that the policy applies to any development of eight or more dwellings regardless of land zoning. Planning has advised that the 25% provision of affordable housing or a commuted sum in lieu of affordable housing would be applicable to this development.

Members were advised that a Section 13 Agreement between the applicant and the Council must also be entered into relating to the provision of open space.

Resolved, "That particulars of the report be noted on the minutes and that planning application 25/90516/B be supported subject to the following;

(i) That all highway related matters are resolved to the satisfaction of the Department of Infrastructure's Highway Services Division;

(ii) That Section 13 agreements be signed in relation to the provision of open space."

On a vote being taken Members voted, 2 For. 1 Against the resolutions.

Mr Councillor A. Hall asked that his name be recorded as voting against the resolution.

A6. **Schedule of Dilapidated, Ruinous or Dangerous Properties**

The Committee considered a schedule of properties in a state of dilapidation or disrepair. Members noted that five properties had been added to the schedule since the last meeting; eight properties had been removed because work had been completed; and a total of 39 properties remained on the list. This equates to 0.26% of the total number of properties in Douglas.

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, and report back to Committee if service of Notice and/or legal action is required."

A7. **Items for Future Report**

The Committee noted a report submitted by the Assistant 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.

The Director of Environment and Regeneration advised that item 9 of the schedule, EV charging in the Bottleneck Car Park would be removed as this item had been the subject of a previous committee report where it had been agreed not to install EV charging points in the Bottleneck Car Park due to proximity to the sea as advised by the Manx Utilities Authority.

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

A8. **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, 15th September, 2025.

The Director of Environment and Regeneration advised that she intended to organise a site visit to Ballacottier Service Centre at the conclusion of September's Committee meeting, a formal invitation would accordingly be sent to Members of the Committee.

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

PART B –

Matters requiring Executive Committee approval

B9. **Attendance at the Resource and Waste Management (RWM) Expo 2025**

The Committee considered a report submitted by the Head of Waste Services seeking approval for the Chair of the Environmental Services Committee and an officer delegation to attend the Resource and Waste Management Expo to be held at the Birmingham NEC on 17th and 18th September 2025.

It is proposed that the Director of Environment and Regeneration and the Assistant Waste Services Manager (Refuse and Recycling) attend the event in 2025 with the Chair.

The delegation will be looking at refuse, recycling and street cleansing vehicles, waste and recycling receptacles, material processing plant and equipment, specialist street cleaning plant and equipment as well connecting with potential suppliers, waste processors and attending seminars in the various theatres.

It was proposed that the Vice-Chair attend in place of the Chair as the current Chair of the Environmental Services Committee had attended the conference in 2024.

The Director of Environment and Regeneration advised that approval for general revenue reserve funding will be sought but will only be used if the service budget is inadequate.

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

(i) Subject to the availability of the Vice-Chair, that the Vice-Chair and officer delegation attend the Resource and Waste Management Expo in 2025 at an estimated cost of £1,780.00; and

(ii) That the item be referred to the Executive Committee seeking funding in the sum of £1,780.00 to cover the cost of attendance at the event."

The meeting ended at 11.31am.