



Borough of Douglas

**MR COUNCILLOR JOHN EDWARD SKINNER, JP
MAYOR**

Town Hall,

Douglas,

3rd February, 2017

Dear Sir or Madam,

You are hereby summoned to attend a MEETING OF THE COUNCIL to be held on WEDNESDAY, the 8th day of FEBRUARY, 2017, 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

For 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 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 monthly Council Meeting held on Wednesday, 11th January, 2017 and the Special Council Meeting held on Wednesday, 25th January, 2017.

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

EXECUTIVE COMMITTEE

EXECUTIVE COMMITTEE – Minutes of Meeting held on Friday, 27th January, 2017.

Members Present: Mr Councillor D.W. Christian (Chair), the Mayor, Mr Councillor S.R. Pitts, Mr Councillor I.J.G. Clague, Councillor Mrs C.L. Wells, Mr Councillor R.H. McNicholl.

Officers in Attendance: Chief Executive (Miss K.J. Rice), Director of Finance (Mr G.M. Bolt), Director of Environment & Regeneration (Mrs D. Eynon), Director of Housing & Property (Mrs S. Harrison) (Clauses A11, A12), Assistant Town Clerk (Mr P.E. Cowin) (Clauses A8 & A9), 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

No apologies for absence were submitted.

A2. Declarations of Interest

No declarations of interest were submitted.

A3. Minutes

The minutes of the Meeting held on Wednesday 21st December 2016 and the minutes of the Special Budget Meeting held on Thursday 12th January 2017 were approved and signed.

A4. Matters Arising From Previous Minutes

There were no matters arising from the previous minutes.

A5. Referrals from the Environmental Services Committee

The Committee considered the following referral from the Environmental Services Committee meeting held on Monday 16th January 2017:

Feasibility of Installation of New Queen's Promenade Toilet: the Environmental Services Committee had considered the feasibility of constructing a semi-automatic unit adjacent to the former existing underground toilets on Queen's Promenade. Members had agreed that the proposal should be approved and a planning application submitted accordingly. It had been noted that previous proposals for a new toilet building above ground had not been progressed due to concerns expressed by some residents, however, the recommendation was that the toilet facility should have a green (sedum) roof and decorative wrapping in a theme appropriate to the location, in order to mitigate the structure's appearance and to reduce the visual impact of the toilet from overlooking properties.

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

(ii) That funding in the sum of £4,000 be approved from General Revenue Reserves to progress the site investigation for the installation of a public toilet on Queen's Promenade, Douglas."

A6. Referrals from the Regeneration & Community Committee

It was noted that the Regeneration & Community Committee meeting scheduled for Tuesday 17th January 2017 had been cancelled.

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

A7. Douglas "Shopwatch" Initiative

The Committee considered a written report by the Assistant Chief Officer (Regeneration) seeking approval of future arrangements by which to continue to provide support to the Shopwatch initiative, which had previously been supported by the Douglas Development Partnership.

Douglas Shopwatch had been established in 2005, and was a partnership between Douglas retail services and businesses and the Isle of Man Constabulary, with the function to minimise retail crime in Douglas.

Prior to its dissolution, the Douglas Development Partnership had assisted the Shopwatch members and the police in the operation of the scheme and had provided administrative support. Since January 2016, the Partnership's previous town centre management functions had been provided by the Council under the banner of Douglas Town Centre Management (DTCM), and the DTCM had, accordingly, continued to provide the services to Shopwatch.

Shopwatch had previously levied a subscription for membership, which was set by the Shopwatch Committee and was therefore not part of the Council's Fees and Charges. Following discussion between the Director of Finance, the Assistant Chief Officer (Regeneration), and the Council's advocate, it was proposed that the Shopwatch bank account should be closed and the balance of the account paid to the Council in lieu of the Council providing on-going administrative support and the SMS service to Shopwatch members, for a minimum of three years as part of the Town Centre Management function.

All Shopwatch members were entitled to attend Shopwatch Committee meetings, and to vote on the management of the initiative and on all matters relating to bans. Although the police and DTCM representatives attended Shopwatch Committee meetings, they were not involved in decisions on the management of the scheme or on matters relating to bans, and these were therefore outside of the Council's decision-making structure. However, it was a fundamental requirement that such decisions should remain with the retail members, and, if it was agreed that the Council should continue to provide an administrative support service and SMS text service to Shopwatch, it could then oversee the governance of the scheme, but with decisions on bans remaining with the retail members.

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

- (ii) That the value of the Shopwatch initiative - in providing a safe and attractive environment in which to visit, operate a business in, and invest in - be endorsed;
- (iii) That funds be accepted from Shopwatch in lieu of providing on-going support to the initiative for a minimum of three years (to include the on-going provision of the SMS text messaging service and administrative support) to be funded through the Town Centre Management service (SP160);
- (iv) That officers be requested to work with the Shopwatch Committee and relevant agencies, including the police, to review and revise the current Shopwatch Handbook to reflect the on-going governance of the scheme, with this forming a policy framework for approval by both the Shopwatch Committee and the Executive Committee; and
- (v) That Town Centre Management officers involved in the provision of administrative support to Shopwatch be requested to keep a record of time allocated to the initiative for three months, and for this to then be reviewed at the end of that period."

A8. Government Consultation – Consulting with Local Authorities

The Committee considered a written report by the Assistant Town Clerk in relation to advice received from the Cabinet Office that it was reviewing the Government's Code of Practice on Consultations (which had been introduced in 2008).

It was noted that the Council was consulted, as a local authority, when primary legislation was being considered. Although the Council had a mechanism in place for dealing with consultation documents, the following points were noted:-

- Since the original concept of consulting on primary legislation, consultation had widened to a much greater range of issues. It was therefore suggested that consultation with local authorities should be more focussed on issues relevant to them, and, while it was recognised that local authorities could reflect residents' views on wider issues, consultation documents were made public, so any local authority or resident wishing to submit views could still do so.
- The Code of Practice currently required six weeks' consultation. This timescale was difficult to meet at certain times, and it was suggested that, in cases where local authorities were consulted, eight weeks should be applied.
- A significant proportion of consultations asked for completion of a questionnaire by respondents, and it was proposed to ask for this practice to be restricted.

Members discussed the recommendation that consideration should be given to the need for local authority involvement before any consultation was initiated, in order to save consulting where there was no need. It was agreed, however, that, as the Island's leading local authority, the Council should receive all consultations to ensure that no secondary issues, which may be contained within the consultation documents, were inadvertently missed. Concern was also expressed that consultation on housing matters may be taking place out-with the usual Government consultation process.

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

- (ii) That the following comments be submitted to the Cabinet Office in respect of the Government’s Code of Practice on Consultations:-
 - (a) That the Council welcomed the Isle of Man Government’s process in relation to primary legislation and regulations that had an effect on the Council or the Douglas area, and wished to continue to receive notification of all consultations (including those relating to housing matters), as it was particularly keen to be involved when the subject had a material bearing on the local authority or its area;
 - (b) That the time limit for response should be extended to eight weeks, as the Council occasionally had difficulty in responding within the six-week timescale which was usually applied because of its two recesses (in April and August), and it would also allow for proper scrutiny and composition of reports for consideration by the Council’s Executive Committee;
 - (c) That questionnaire responses should be discouraged in favour of proper written responses; and
- (iii) That the Assistant Town Clerk be requested to forward a copy of the Council’s Committee Meetings Schedule to the Cabinet Office, for information.”

A9. Twinning Agreement with Ballymoney Borough Council

The Committee considered a written report by the Assistant Town Clerk in relation to the Twinning Agreement the Council had with Ballymoney Borough Council.

Members were reminded that, on 24th November 2006, the Council had committed to a Twinning Agreement with Ballymoney Borough Council and that, subsequently, there had been a number of exchanges promoted by the two Councils, including sports matches, exchange of information between libraries, and links between schools.

There had also been sporadic visits by Douglas Councillors to Ballymoney, and by Ballymoney Councillors and representatives of the Ballymoney Twinning Association to Douglas. These visits had been on the basis of the host authority funding accommodation expenses, while the visiting authority paid its own travel costs. It was noted however, that while Ballymoney had an established Twinning Association which raised funds and liaised directly with the twinned authorities, in Douglas, the Council remained directly involved.

Members were advised that in April 2015 Ballymoney Borough Council had been merged with a number of other local authorities to form a new authority, the Causeway Coast and Glens Borough Council. This had cast some doubt on the Twinning Agreement and, consequently, a review of the twinning arrangements had taken place when some Ballymoney representatives had been on the Island on 15th April 2016. The conclusion of the discussions had been that the Twinning Agreement should continue, and, indeed, be enhanced.

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

- (ii) That the Council re-affirms its commitment to the Twinning Agreement with Ballymoney;
- (iii) That the Town Centre Manager be asked to make an approach to the Isle of Man Chamber of Commerce with a view to developing business links between the two areas; and
- (iv) That ways in which local schools and sporting organisations could be encouraged to engage with the initiative also be investigated.”

A10. Monthly Financial Review

The Committee considered a written report by the Director of Finance setting out details of progress made, compared to key performance indicators, in relation to strategic governance objectives; the percentage of rates collected; the increase in the number of non-cash / non-cheque payments; and the percentage of sundry debtors collected within three months.

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

A11. 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.”

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."

PART B –

Matters subject to Council approval

No public matters subject to Council approval were considered.

The Committee rose at 3.50pm.

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 Monday, 19th December, 2016.

Members Present: For Douglas Borough Council – Mr Councillor R.H. McNicholl (Chair), Mrs D. Eynon (Director of Environment & Regeneration). For Onchan District Commissioners – Mr D. Crellin (Member), Mr M. Morrison (Chief Executive/Clerk). For Braddan Parish Commissioners – Mrs C. Corkill (Member), Mr J.C. Whiteway (Clerk). For Garff Commissioners – Mr T. Kenyon (Member). For Santon Parish Commissioners – Mr N.P. Kelly (Member).

In Attendance: Secretary – Mr P.E. Cowin, Accountancy Manager – Mr R.N. Davies (from 4.10pm until 4.20pm), Department of Infrastructure Representative – Mr J. Quayle, Contractor's Representative – Mr S.A. Crook.

REPORT

PART A –

Matters within the scope of the Joint Committee's Delegated Authority

A1. Minutes – 14th November, 2016

The minutes of the meeting held on Monday, 14th November, 2016 were approved and signed.

A2. Matters Arising from the Minutes

Clause A5, Height Barrier: Mr Crook confirmed that the height barrier being opened on Monday afternoons was now in operation.

Clause A6, On-Site Signage: Mr Crook undertook to review signage in relation to engines being switched off while unloading.

Clause A7, Directional Signage: Mr Crook was to consult the landowner before changing the signage at the entry to the Middle River Estate Road.

Clause A8, Charities using Site: Chair read e-mail from Mr Councillor F. Horning supporting a change in policy to allow smaller charities to deposit waste at the Civic Amenity Site free of charge. Mr Quayle stated that each Site had a different policy and the Department of Infrastructure would like to see standardisation. Conclusion that all charities continue to be charged.

Clause A9, Skips for Cardboard: Noted that the Contractor was intending to fund the provision of covered skips.

Clause A11, Revised draft Agreement: Secretary to review and circulate amended agreement to all Authorities. Mr Kenyon advised that Garff would be happy to have two representatives on the Committee, one each for Laxey and Lonan, and the Secretary undertook to review that Clause.

A3. Operational Statistics to end of November, 2016

Copies had been circulated of the spreadsheet showing the monthly throughput of the various waste streams from April to November, 2016.

Members asked if it was possible to produce a year-on-year comparison and Mr Crook undertook to circulate one.

It was agreed: that the statistics be noted.

A4. Operational Issues – Skips

Mr Crook advised that there were no outstanding operational issues. However he advised the Committee that the eight skips provided in the Site infrastructure were proving insufficient to meet operational requirements and were being supplemented by the Contractor's own equipment.

A5. Refrigerator and Freezer Disposal Costs

Read letter from the Department of Infrastructure advised that due to falling market prices an increase in charges had been agreed by the Department with its contractor for disposal of the items. As a result, with effect from 1st December, 2016, the Civic Amenity Sites would now be charged £15, £25 and £50 respectively for small, large and very large units respectively.

In response to Members' questions, Mr Quayle confirmed that the original contract had been for three years at a fixed rate; it had expired in April 2016 and had now been extended until 31st December 2017 pending a re-tendering exercise which was now to take place during 2017.

Members were disappointed with the increase which would have to be passed on to users, and especially at the lack of notice; the increases had only been notified at the end of November.

It was agreed: that the increases be reluctantly accepted.

A6. Disposal Charges – Landfill waste

The Committee noted a letter from the Department of Infrastructure advising that due to an administrative error, invoices issued to the Committee for disposal of waste through landfill since April, 2016, had been insufficient in amount, having used the wrong cost per tonne. Revised invoices would be issued to cover the shortfall.

Mr Quayle confirmed that only certain types of waste were taken to landfill including plasterboard and insulating material, and that the amounts were small. The higher figure had actually been used in preparing the Committee's budget so there would be no impact.

It was agreed: that the letter be noted.

Mr Crook left the meeting at 4.05pm; the Accountancy Manager joined the meeting at 4.10pm.

A7. Budget 2017/18

The Committee considered its draft budget for 2017/18, which set out the contract costs, administrative costs and disposal costs for the Site and set out the apportionment between the authorities in the agreed ratio.

The final apportionment to each Authority was:

Douglas	£342,143
Onchan	£97,626
Braddan	£66,040
Laxey	£14,152
Lonan	£15,246
Santon	£9,254

There was some discussion of how the figures were calculated and which elements were variable.

There was specific note that the Contractor was responsible for maintaining the infrastructure of the Site and there should therefore be no provision for additional or replacement equipment.

It was agreed unanimously, on the motion of Mr Kelly, seconded by Mr Crellin, that the draft budget for 2017/18, as submitted, be approved.

The meeting ended at 4.20pm.

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

HOUSING COMMITTEE

HOUSING COMMITTEE – Minutes of Meeting held on Wednesday, 18th January, 2017.

Members Present: Councillor Mrs C.L. Wells (Chair), the Mayor, Mr Councillor J. Joughin, Councillor Ms C.E. Malarkey, Mr Councillor C.L.H. Cain, Councillor Mrs E.C. Quirk, Mrs J. Quaggan (Independent Member).

In Attendance: Director of Housing and Property (Mrs S. Harrison), Assistant Chief Officer (Housing and Property) (Mr G. Atkin), Assistant Chief Officer (Income) (Mrs C. Pulman), Assistant Property Manager (Capital) (Mr R. Green), Assistant Town Clerk (Mr P. Cowin) and Assistant Democratic Services Officer (Miss C. Cullen).

REPORT

PART A –

Matters decided by the Committee

A1. Apologies for Absence

No apologies for absence were submitted.

A2. Declarations of Interest

There were no declarations of interest.

A3. Minutes – 21st December, 2016

The minutes of the meeting held on Wednesday, 21st December, 2016, were approved and signed.

A4. Voids Property List

The Committee considered the monthly report submitted by the Assistant Housing Manager (Maintenance). Members noted the latest position on the number of vacant social housing properties.

Resolved, “That the list of vacant properties be noted on the minutes.”

A5. Willaston External Refurbishment – Annual Review

The Committee considered a report submitted by the Assistant Property Manager (Capital) on the annual review of the Willaston External Refurbishment capital housing scheme.

Members were presented with the first in a series of annual reviews for the scheme covering phase two, phase three and phase four of the framework redevelopment strategy; details of what is and is not included in the scheme; a summary of the progress that has been made to date and the scheme’s current financial status.

The Director of Housing and Property advised that a resident’s forum will be held at Willaston Church Hall on Wednesday, 15th February, 2017, when housing officers would be available to answer tenant queries. It was noted that details of the forum would be included in the next tenant newsletter.

Resolved, “That particulars of the report and discussion be noted on the minutes and the contents of the Willaston Annual Review as contained in appendix one be noted.”

A6. Items for Future Consideration

The Committee noted the report setting out items which will be considered at future meetings.

The Chair requested that the void property standards policy be reviewed by the Committee.

There was discussion about social housing property inspections. In response to query from the Chair, the Director of Housing and Property suggested that a briefing note be circulated to the Committee advising on the process for housing inspections.

It was agreed that a reminder about the importance of home contents insurance be included in the next tenant newsletter.

Resolved, “That the report and discussion be noted on the minutes.”

PART B –

Matters requiring Executive Committee approval

There were no items requiring Executive Committee approval.

PART C –

Matters requiring Council approval

C7. Spring Valley External Refurbishment – Phase 1

The Committee considered a report submitted by the Assistant Property Manager (Capital) to progress the Spring Valley External Refurbishment capital housing scheme.

Members had in front of them the capital cost petition build up together with a site plan of the properties to be included in the first phase of works.

The Committee noted that a recent condition survey and report was conducted which confirmed that the properties are generally in good condition, however, if the decaying lintels and cills are not replaced soon, the properties will begin to suffer with structural defects that will be expensive to remedy. It is therefore considered essential that a programme of work to replace the lintels and cills is progressed as quickly as possible.

The report explained that it is proposed to carry out an initial phase of work consisting of twelve properties, incorporating six different house types. It was noted that phase one will provide important investigatory information to determine if there is an improved procurement route the project should consider for the remainder of the work across the estate.

The Assistant Property Manager (Capital) advised that it is anticipated for phase one to commence on site during June 2017, subject to receiving all statutory approvals, and will have an estimated six month construction period. It is expected that phase two will be on site immediately after phase one has reached completion with a current estimated start date of January 2018.

In response to query from the Chair, the Director of Housing and Property advised that conceptual design work is required by the Department of Infrastructure as part of the petition process.

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

- (i) The project will progress with an initial investigatory phase of work consisting of twelve properties referred to as phase one which will provide important information to potentially improve procurement of the remainder of the scheme be noted; and
- (ii) Approval be given to the appointment of Ellis Brown Architects to carry out conceptual design work for this capital housing scheme; and
- (iii) The Chief Executive be authorised to Petition the Department of Infrastructure for borrowing powers up to £66,765.00 being the maximum sum required to defray the cost of the statutory Building Regulation and professional fees; and
- (iv) The Department of Infrastructure be advised that an assessment of the Council’s Housing Reserve Fund has been undertaken to establish if sufficient monies are available to fund the proposed scheme via that source.”

The meeting ended at 11.40am.

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

ENVIRONMENTAL SERVICES COMMITTEE

ENVIRONMENTAL SERVICES COMMITTEE – Minutes of Meeting held on Monday, 16th January, 2017.

Members Present: Mr Councillor R.H. McNicholl (Chair), the Mayor, Councillor Ms C.R. Turner, Mr Councillor F. Pabellan, Mr Councillor F. Horning, Councillor Ms K. Angela.

In Attendance: Director of Environment and Regeneration (Mrs D. Eynon), Assistant Chief Officer (Regeneration) (Mr C. Pycroft), Assistant Chief Officer (Environment) (Mr A. Donnelly), Accountancy Manager (Mr R. Davies), Building Control Manager (Mr N. Kaighin), Dilapidation Enforcement Officer (Mr A. Gordon), Assistant Town Clerk (Mr P. Cowin), Assistant Democratic Services Officer (Miss C. Cullen).

REPORT

PART A –

Matters delegated to the Committee

A1. Apologies

No apologies were submitted.

A2. Declarations of Interest

No declarations of interest were submitted.

A3. Minutes – 19th December, 2016

The minutes of the meeting held on Monday, 19th December, 2016, were approved and signed.

A4. Minutes – 23rd December, 2016

The minutes of the meeting held on Friday, 23rd December, 2016, were approved and signed.

A5. Matters Arising – Clause A3 – 23rd December, 2016

As the Chair had been absent from the January 2017 Council meeting, the Vice-Chair briefed on the comments raised concerning the proposals for beach management in the future. She reported that a Motion had been carried to refer the matter back to the Committee for further consideration.

The Committee noted that the main concerns expressed during the debate related to the resolution to undertake beach cleaning during the summer months only; that there would be no re-profiling works as part of the proposed contract and that it could be costly to the Council for a contractor to respond to ad-hoc reports of heavy strandings on the beach during the winter. The Chair opined that concerns expressed may have arisen due to the misconception of how much seaweed is deposited on the beach.

The Director of Environment and Regeneration advised that the report previously considered by the Committee together with JBA Consultants report would be appended to a briefing note and circulated to all Council Members.

Resolved, “That the discussion be noted on the minutes and that the matter be further considered at the February Committee meeting.”

A6. Proposed Amendment to the Douglas Dog Control Byelaws

The Committee considered a report submitted by the Assistant Chief Officer (Regeneration) on the proposal to reduce the area of Douglas beach from which dogs are prohibited from 1st May to 30th September (inclusive) each year.

It was noted that the matter was presented to the Committee for consideration following a request from the Chair for officers to explore the potential amendment to the Douglas Dog Control Byelaws 2015.

The report advised that at present the prohibited area of the beach stretches from the Pollock Rocks in the South to a line drawn at right angles to the sea wall, through the steps leading to the foreshore, opposite the Queen’s Hotel, Queen’s Promenade. Dogs are permitted access at all times (but must not be at large) between these steps and the northerly end of the beach.

Officers considered it important that the prohibited area is demarcated by a suitable landmark at which one can enter or leave the foreshore so as to create a clear, practical and recognisable point at which the restriction starts and finishes.

Members discussed the proposal and agreed that the consultation be based on the area north of the steps opposite Switzerland Road.

It was agreed that a consultation on the current restriction on the beach be undertaken concurrently with the consultation process that is due to commence in relation to amending the Douglas Dog Control Byelaws to create a dog-free barbecue area on Douglas Head.

Resolved, "That particulars of the report and discussion be noted on the minutes and approval be given to officers to commence a consultation to amend schedule 1 Part B of the Douglas Dog Control Byelaws 2015 to reduce the area of Douglas beach and foreshore from which dogs are prohibited from 1st May and 30th September (inclusive) every year to between the Pollock Rocks, near Victoria Pier, and a line drawn at right angles to the sea wall at the steps opposite Switzerland Road."

A7. Schedule of Neglected, Dilapidated, Ruinous and Dangerous Properties

The Committee considered the schedule of neglected, dilapidated, ruinous and dangerous properties being dealt with on behalf of the Council.

The Dilapidation Enforcement Officer drew the Committees attention to a number of specific properties detailed in the schedule and provided an update on the progress that had been made with each case.

Resolved, "That the Schedule and discussion be noted on the minutes."

A8. Adjournment and Resumption

The Committee adjourned from 11.20am to 11.27am.

A9. Planning Application – 16/01365/B

The Committee considered a report submitted by the Building Control Manager on the planning application for the erection of a temporary horse tram facility including tram shed, stables, staff welfare facilities, parking and new vehicular access at part of the Summerland Site, King Edward Road, Douglas.

The proposal is to erect a large industrial building measuring approximately 11.2 metres wide by 92.6 metres long, at the Western end of the site, running East to West. The Western half of the building will accommodate 13 horse drawn trams, with the Eastern half accommodating 20 stalls for horses. Staff welfare and washroom facilities are to be provided in temporary site cabins located behind the Western end of the main building.

The Committee noted that the planning statement submitted with the application suggests that the temporary facility will be in place for a period of no more than five years, after which time, it will be dismantled and used elsewhere.

The report recommended that the Council support the application.

Members discussed the proposal and agreed that the application would assist the Department of Infrastructure in future proofing the long term provision of the horse tram service which benefits both tourism and the local economy.

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

- (i) The Council supports the application on the grounds that tourism is important to both the economy of Douglas and the Island. Provision of suitable stabling and tram storage is seen as an essential element of providing a horse tram service, which benefits both tourists and locals; and
- (ii) Support for the application is based upon the building being in place for a period of not more than five years, and therefore should not prejudice the future use or development of the land."

The Building Control Manager and Dilapidation Enforcement Officer were thanked for their attendance and left the meeting at 11.30am.

A10. Items for Future Consideration

The Committee considered a report setting out items which will be considered at future meetings. Members noted the reports listed for consideration at the February meeting of the Committee.

Member discussed the recycling trial initiative for flats within the Borough. The Director of Environment and Regeneration advised that a Briefing Note would be circulated to the Committee with information relating to which areas the recycling bags would be distributed to. It was noted that the trial was envisaged to commence in April / early May 2017.

Resolved, "That the report and discussion be noted on the minutes."

PART B –

Matters requiring Executive Committee approval

B11. Feasibility of Installation of New Queen’s Promenade Toilet

The Committee considered a report submitted by Assistant Chief Officer (Environment) on the feasibility of installing public toilets on Queen’s Promenade, Douglas.

Members recalled that it had been resolved at the October Committee meeting for officers to explore the possibility of the provision of public toilets at both the pumping station and sunken toilets sites located on Queens Promenade. Subsequent to a review of the proposed sites taking place the report recommended a unit be constructed adjacent to the old existing underground Queens’ Promenade toilets. The proposal is for a semi-automatic toilet, similar in standard to the Boating Pool Loch Promenade toilets.

The Assistant Chief Officer (Environment) advised that this site is seen as the optimum location to install the toilet with the advantage that there are existing drainage systems that can be connected to, near to the site, without traversing the Promenade to the public sewer.

The Committee noted that previous planning applications have been made for a new toilet building above ground in the area, but concerns expressed by some residents had meant that the project was not progressed; having considered these concerns it is therefore recommended that the building has a green (sedum) roof to mitigate the structure’s appearance and reduce the visual impact of the toilet from overlooking properties.

The report advised that the estimated cost for the provision is based on a new unisex/disabled toilet and it is proposed that the toilet will have a 20p charge for users.

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

- (i) The proposal to install a public toilet on Queen’s Promenade, Douglas be approved in principle; and
- (ii) Approval be given to the submission for planning permission for a semi-automatic toilet in the location shown on the drawing as appended to the report; and
- (iii) Approval be given to funding for the site investigation (to include services and utility investigation and formalisation of agreement with Manx Utilities and all pre-enabling works on the approved site and decorative wrapping of the toilet facility in a theme appropriate to the location) to be referred to the Executive Committee for General Revenue Reserve funding in the sum of £4,000; and
- (iv) Approval for the consideration of a budget of £94,000 for the 2018/2019 financial year for the installation of the toilet facility be considered in the 2018/19 budget round; and
- (v) Approval for the consideration of an increase to the budget SW210 for the 2018/19 financial year for cleaning and maintenance associated with the new toilet facility be considered in the 2018/19 budget round.”

PART C –

Matters requiring Council approval

There were no items requiring Council approval.

The meeting ended at 11.55am.