



Borough of Douglas

**COUNCILLOR MISS DEBRA ANNE MARIE PITTS, JP
MAYOR**

Town Hall,

Douglas,

9th February, 2018

Dear Sir or Madam,

You are hereby summoned to attend a MEETING OF THE COUNCIL to be held on WEDNESDAY, the 14th day of FEBRUARY, 2018, 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

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 Council Meeting held on Wednesday, 10th January, 2018 and the Special Council Meeting on Wednesday, 31st January, 2018.

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

EXECUTIVE COMMITTEE

EXECUTIVE COMMITTEE – Minutes of Meeting held on Friday, 26th January, 2018.

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.

In Attendance: Director of Finance (Mr G.M. Bolt), Director of Housing & Property (Mrs S. Harrison) (Clauses A8 to A14), Director of Environment & Regeneration (Mrs D. Eynon), Assistant Town Clerk (Mr P.E. Cowin), 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 Chief Executive (Miss K.J. Rice).

A2. Declarations of Interest

No declarations of interest were submitted.

A3. Minutes

The minutes of the meeting held on Wednesday 20th December 2017 and the minutes of the Special Budget meeting held on Thursday 18th January 2018 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 minutes of the Environmental Services Committee meeting held on Monday 15th January 2018:-

Clause B12 – Vandalism: although not relating to an item on the agenda, a discussion had taken place with regard to vandalism and the Council's approach to dealing with it.

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

(ii) That the recommendation of the Environmental Services Committee – that a policy on vandalism and on those who committed acts of vandalism be formulated - be endorsed; and

(ii) That the Director of Environment & Regeneration be requested to prepare and submit a report to the Executive Committee for consideration accordingly."

A6. Referrals from the Regeneration & Community Committee

The meeting of the Regeneration and Community Committee, scheduled for Tuesday 16th January 2018, had been cancelled.

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

A7. Digital Information Screens

The Committee considered a written report by the Assistant Chief Officer (Regeneration) setting out initial findings in respect of the proposed provision of a network of information screens in the Town Centre.

Following the strides taken in recent years to improve the quality of communication the Council had with ratepayers, customers, and other people who visited Douglas (including via the internet and social media), Members were advised that it was now considered feasible for a digital communication network to be established throughout the Town Centre.

Digital screens were already used in the Town Hall, at 13 Church Street, and in the Crematorium Chapel to convey public information, and there was the potential to expand the range of basic local information being displayed to be very time specific and to relate to events happening on a particular day.

The exact locations would be dependent on detailed site surveys, and as all of the suggested locations were on the highway, the Council would require a licence under Section 75 of the Highways Act 1986 from the Department of Infrastructure prior to installing the digital signboards. They were also likely to require planning consent and, if advertising was considered acceptable, Advertisement Consent would likely be required under the Control of Advertisements Regulations 2005.

If supported in principle, the next step would be for officers to commence detailed research in relation to suitable hardware and communication network, in order to develop a budget estimate and phased implementation. Initial enquiries would also be undertaken with the Department of Infrastructure and the Department of Environment, Food and Agriculture, with regard to consents.

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

- (ii) That the direction taken by officers to date be endorsed, and that authority be given for more detailed research to be undertaken with regard to hardware and software procurement, management systems, content, and feasibility of power and communication network communications;
- (iii) That it be agreed that digital information screens be placed only in Regent Street (adjacent to the Isle of Man Bank building) and in Granville Street (near to the Strand Shopping Centre);
- (iv) That the siting of a digital information screen be not progressed in Duke Street, adjacent to the Henry Bloom Noble Library; and
- (v) That a further report be submitted to the Committee for consideration at its meeting scheduled for 29th March 2018.”

A8. Consultation Document – Amendments to Access and Eligibility Criteria for Public Sector General Needs Housing

The Committee considered a written report by the Assistant Town Clerk in relation to a consultation document issued by the Department of Infrastructure.

This public consultation followed a limited consultation carried out by the Department with housing authorities in early 2017, which had sought input into a review of eligibility criteria for general needs public sector housing. It was noted that, at that time, the Housing Committee had put forward several amendments to the proposed scheme, however, it appeared, while these amendments may have been considered by the Department, they had not all been embodied within the proposed new criteria. The Housing Committee, at its meeting on 17th January 2018, considered the public consultation document and approved a recommendation to reaffirm its previous decisions.

The Members’ Working Group on Consultation Documents had also considered the public consultation document, making a number of observations, which had been incorporated into the proposed draft response as appended to the written report.

The detailed responses to the specific questions (as appended to the written report) were then considered accordingly.

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

- (ii) That the proposed draft responses, as amended to reflect the resolution by the Executive Committee, be submitted to the Department of Infrastructure accordingly.”

A9. Consultation Document – Review of Tourism Legislation

The Committee considered a written report by the Assistant Town Clerk in relation to a consultation document issued by the Department of Economic Development.

Members were advised that the aim of the consultation exercise was to review existing legislation pertaining to tourism in the Isle of Man with a view to creating an up-to-date legislative and regulatory framework, including a review of the usefulness of the current legislation (most of which dated back to the 1960’s and 1970’s), and how the several Acts applied to current circumstances, given that there had been many changes (both economically and technologically) in the intervening years.

The proposed detailed responses to the specific questions (as appended to the written report) were considered. It was noted that the Members’ Working Group on Consultation Documents had also reviewed the report and appendix, and comments made by Members of the Group had been incorporated accordingly.

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

- (ii) That the responses, as set out in the appendix to the written report, be submitted to the Department of Economic Development accordingly.”

A10. Consultation Document – Proposed Changes to Building Regulations

The Committee considered a written report by the Assistant Town Clerk in relation to a consultation document issued by the Department of Environment, Food and Agriculture.

Members were advised that a consultation exercise was under way in relation to proposed changes to Building Regulations, the primary aim of which was to improve energy efficiency in buildings in order to achieve the requirements set out in the Programme for Government 2016 – 2021; and the Climate Challenge Mitigation Strategy 2016 – 2020.

The Building Control Manager (in conjunction with the Director of Environment & Regeneration and the Assistant Chief Officer (Regeneration)) had prepared a paper, setting out detailed proposed recommended responses to the specific questions asked in the consultation document (appended to the written report).

The Members’ Working Group on Consultation Documents had also reviewed the consultation document, and produced some responses (also appended to the written report), however, it was noted that the Members’ Working Group had not had the benefit of reviewing the Building Control Manager’s proposed responses, and it was therefore agreed that the full responses, as prepared by officers, be submitted as the Council’s response.

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

- (ii) That the full, detailed, responses, as prepared by officers and set out in the appendix to the written report, be submitted to the Department of Environment, Food and Agriculture accordingly; and
- (iii) That with immediate effect, all responses submitted in response to public consultations be made available on the Council’s website.”

A11. 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.”

A12. Isle of Man Municipal Association

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

Members expressed their sadness at the recent death of Garff Commissioner, Mr Robert Moughtin, and extended their condolences to his family, friends, and colleagues.

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

A13. 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.”

A14. Time and Date of Next Meeting

Members were reminded that the next meeting was scheduled for Friday 2nd March 2018 at 2.00pm.

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

PART B –

Matters subject to Council approval

No public matters subject to Council approval were considered.

The Committee rose at 4.20pm.

VI(iii) – The proceedings of the STANDARDS COMMITTEE as follows:

STANDARDS COMMITTEE

STANDARDS COMMITTEE – Minutes of Meeting held on Monday, 22nd January, 2018.

Members Present: Councillor Ms C.E. Malarkey (Chair), Councillor Mrs R. Chatel, Mr Councillor J.E. Skinner, Councillor Mrs E.C. Quirk, Mr D. Booth (Independent Member).

In Attendance: Assistant Town Clerk (Mr P.E. Cowin), Democratic Services Officer (Mrs W.V. Wynne).

REPORT

PART A –

Matters within the scope of the 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 – 23rd October, 2017

Minutes of the meeting held Wednesday, 23rd October, 2017 were approved and signed.

A4. Matters Arising

The Chair thanked Mr Derek Booth for standing again as an Independent Member within the Standards Committee.

Resolved, "That the matters arising be noted on the minutes."

A5. Council Training

Members were referred to an email sent to the Standards Committee by the Independent Member Mr Derek Booth, the Chair read out the details which highlighted possible training requirements.

Members discussed the training requirements for all Council Members. During the discussion, the Committee briefed on Council Members etiquette during Council meetings, Council's dress code, and in particular public speaking and respecting the Mayor as Chair of the meeting together with Standing Orders. Although it was suggested that some of the issues raised (that are in line with Standing Orders) could be addressed by officers during Member inductions.

It was agreed to provide an induction pack with further information on codes of conduct, and a Member of the Standards Committee to be on hand during inductions to give guidance and to mentor. It was also suggested that information could be used to remind all Members of standards.

Training needs identified by Standards Committee:

Conduct of Debate in Council

- Including addressing comments to the Mayor; talking across the Chamber; talking between Members; projection; inappropriate remarks
- Standards of dress
- Delegations to Committees

Media and Social Media Training

- Distinction between personal views and Council policy

Role of Councillor

- Duty to electorate
- Duty to the Council

Legislation

- Overview of Freedom of Information Act, Equality Act and other legislation: how they all fit together and ramifications for Council and on Members

Members' Interests

- Comparison of statutory and Code of Conduct obligations

Members discussed what constituted a conflict of interest, when to declare an interest and to leave the meeting. The Assistant Town Clerk is updating Register of Members Interests.

The Assistant Town Clerk will collate material for the induction pack ready for the Committee to look at and approve at the next meeting.

Members were encouraged by the Chair to read the June 2017 Standards for MHKs from Juan Watterson SHK on their website.

Resolved, "That particulars of the discussion be noted on the minutes and officers collate material for training/induction pack and report back to the next Committee meeting."

A6. Standards Committee Annual Report 2017/18

The Committee reviewed the draft Standards Committee Annual Report 2017/18 which will be appended to the Council website in April 2018.

Resolved, "That particulars of the discussion be noted on the minutes and the Standards Committee Annual Report 2017/18 be signed by the Chair for publication."

A7. Items for Future Report

The Committee discussed items for the next meeting for future consideration.

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

A8. Dates of Next Meeting

The Committee approved Monday, 12th March, 2018 at 10.00am as the next Standards Committee meeting date, after attending the raising of the Commonwealth flag.

PART B –

Items requiring Executive Committee approval

There were no items requiring Executive Committee approval.

PART C –

Items requiring Council approval

There were no items requiring Council approval.

The meeting ended at 11.50am.

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

HOUSING COMMITTEE

HOUSING COMMITTEE – Minutes of Meeting held on Wednesday, 17th January, 2018.

Members Present: Councillor Mrs C.L. Wells (Chair), the Mayor, Councillor Ms C.E. Malarkey, Mr Councillor C.L.H. Cain, Mr Councillor J.E. Skinner, 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 Town Clerk (Mr P. Cowin), Assistant Democratic Services Officer (Mrs T Saxon).

REPORT

PART A –

Matters decided by the Committee

A1. Apologies for Absence

There were no apologies for absence.

A2. Declarations of Interest

There were no declarations of interest.

A3. Minutes – 20th December, 2017

The minutes of the meeting held on Wednesday, 20th December, 2017, were approved and signed.

A4. Housing Access Eligibility Criteria

The Committee considered a report submitted by the Assistant Chief Officer (Housing and Property) regarding the review of the access and eligibility criteria for general housing being carried out by the Department of Infrastructure (DoI). As a housing authority, the Council's views had previously been sought. Members noted that the Council provided a full response and submitted feedback and comments to the DoI in March 2017. The DoI is now carrying out a public consultation which closes on 18th February, 2018.

The Council's responses previously submitted to the DoI were set out within the report together with a copy of the current consultation document and the proposed new criteria for acceptance onto waiting lists for General Needs housing.

There was a brief discussion of the DoI proposal to remove the automatic allocation of five additional points for being born in the Isle of Man. Officers reminded Members that the allocation of additional points for being Manx-born may not comply with the Equality Act.

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

- (i) the Committee reaffirm the whole response sent to the Department of Infrastructure in March, 2017; and
- (ii) the Committee wish for the Department to retain the automatic allocation of five points for being born on the Isle of Man; and
- (iii) the Committee's views be issued to the Council's consultation panel and to the Executive Committee."

A5. Housing Deficiency Estimates, Grants, and Payments (General Stock)

The Committee considered a report submitted by the Director of Housing and Property advising on the Department of Infrastructure's (DoI) *Guidelines on Housing Deficiency Estimates, Grants and Payments (General Stock)*. Members noted that whilst the deficiency arrangements with the Department stem from a longstanding provision for supporting capital investment in public sector housing, the DoI only first issued formal Guidelines in 2015.

Within the Guidelines there is provision for an annual review. The most recent review was in March 2017, so it is expected that the next annual review will be in March 2018.

Attached to the report was an analysis of the Guidelines. This highlights particular elements which cause practical difficulties for the Council (e.g. conflicting deadlines for information to be submitted or received).

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

- (i) The Housing Committee reaffirm to the Department, its previous resolution that the Housing Committee does not support the principles of the *Housing Deficiency Estimates, Grants and Payments (General Stock) Guidelines March 2017*;
- (ii) The Housing Committee advises the Department on specific points of procedure within the Guidelines, which are deemed to be unworkable in respect of the Council’s aim as stated in its Corporate Plan, ‘to provide quality affordable housing to respond to the economic and community need.’

A6. 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. The Committee noted the latest position of twenty-nine void properties as at the end of December 2017.

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

A7. Housing Request Refusals

The Committee considered a report submitted by the Assistant Chief Officer (Housing and Property) to advise on the proposed housing request refusals. All refusals are made by Housing Management officers in accordance with current Council policy, Government regulations and guidance.

Appended to the report was the anonymised detail of one case for the proposed removal of points for unjustified refusal of a property.

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

- (i) Approval be given to the proposed housing refusal as detailed in Appendix 1, which complies with current Council policy and current Department of Infrastructure regulations and guidance.”

A8. Items for Future Consideration

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

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

PART B –

Matters requiring Executive Committee approval

There were no matters requiring Executive Committee approval.

PART C –

Matters requiring Council approval

C9. Willaston and Lower Pulrose Kitchen Refurbishments; Professional Services Fees

The Committee considered a report submitted by the Assistant Property Manager (Capital) seeking approval for the professional services costs up to tender stage for kitchen refurbishments in Willaston and Lower Pulrose Estates.

The Committee deferred this report at its meeting held on the 20th December 2017 due to queries relating to the professional fee calculations and the need for asbestos surveys in the Lower Pulrose properties due to their relatively recent construction.

The design team advised that the asbestos surveys element would not have been called upon if not required, and confirmed that the surveys element could, for clarity, be removed from the professional costs build up. So these have been removed and the overall cost adjusted downward accordingly. The report set out details of the annual amount payable, the total amount payable and the total interest on the professional services cost up to tender stage that have not yet been invoiced based on a total petition amount of £154,292.50 payable over fifteen years.

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

- (i) Committee approval is given for the professional services costs up to tender stage in the overall sum of £154,292.50 for kitchen refurbishments at Willaston and Lower Pulrose, as detailed in Appendix 1 of the report.
- (ii) The Chief Executive be authorised to petition the Department of Infrastructure for borrowing powers in the amount of £154,292.50 being the sum required to defray the cost of the professional services costs up to tender stage.

- (iii) The Department of Infrastructure be advised that an assessment of the Council's housing reserve fund has been undertaken to establish if sufficient monies were available to fund the proposed scheme via that source."

The meeting ended at 11.45am.

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

ENVIRONMENTAL SERVICES COMMITTEE

ENVIRONMENTAL SERVICES COMMITTEE – Minutes of Meeting held on Monday, 15th January, 2018.

Members Present: Mr Councillor R.H. McNicholl (Chair), the Mayor, 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) (Items A7 – A9 only), Dilapidation Enforcement Officer (Mr A. Gordon) (Items A7 – A11 only), Assistant Town Clerk (Mr P. Cowin), Assistant Democratic Services Officer (Mrs T. Saxon).

REPORT

PART A –

Matters delegated to the Committee

A1. Apologies

Apologies for absence were submitted by Mr Councillor F. Pabellan and Mr Councillor J. Joughin

A2. Declarations of Interest

There were no declarations of interest.

A3. Minutes – 18th December, 2017

The minutes of the meeting held on Monday, 18th December, 2017, were approved and signed.

A4. Whey Discharge into Douglas Bay

The Committee considered a report submitted by the Assistant Chief Officer (Environment) regarding the pipeline which is owned by the Manx Utilities Authority (MUA) and licensed to the Isle of Man Creamery (Creamery) for the disposal of surplus whey into Douglas Bay. The current agreement between the Creamery and the MUA for use of this pipeline for this purpose comes to an end in October, 2019. The two parties have agreed a twenty-four month extension to that agreement to allow additional time for identification of a technical solution for the disposal of the whey. Attached to the report was correspondence from the Creamery seeking the Council's agreement to a rolling five-year extension of this agreement in order to allow sufficient time for identification and implementation of alternative methods of disposing of whey.

The report noted that the MUA is committed to ending all discharges from the Island into the sea, and is in the process of prioritising works throughout the Island, particularly focusing on removing any raw sewerage outfalls. Raw sewerage is not currently being discharged, nor has it been discharged into Douglas Bay for quite a few years since the completion of the IRIS project.

The report also noted that the Department of the Environment, Food and Agriculture (DEFA) has committed to monitoring and testing of the whey discharge into Douglas Bay. MUA and DEFA are working together to determine the impact on the whey discharge on the bathing water quality in Douglas Bay and have commissioned a dispersion model analysis utilising specialist contractors. This model will examine how the currents and tidal flows disperse the whey and other potential contaminants such as those arising from river water flows into the Bay.

The Committee discussed the request for a rolling five-year extension to the pipeline agreement; the need to maintain environmental standards; the need for the Creamery to identify a sustainable method of using and/or disposing of whey, the request at hand and various other matters relating to Douglas Bay.

The report recommended that approval be given to a fixed five-year extension of the pipeline agreement to allow a sustainable solution to be developed and implemented. The further recommendation in the report was that if the sustainable solution is developed sooner, then a programme for implementation is introduced with immediate effect.

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

- (i) The recommendations set out in the report not be accepted; and

- (ii) Approval be given for an absolute fixed two-year extension of the pipeline agreement in line with the MUA agreement; and
- (iii) That Council Officers write to the Isle of Man Creamery advising accordingly.”

A5. Electric Vehicle (EV) Charging Points in Car Parks

The Committee considered a report submitted by the Assistant Chief Officer (Regeneration) on the subject of charging points for electric vehicles in Shaw’s Brow and Chester Street car parks. Currently there are no charging points in Shaw’s Brow and two points in Chester Street. The Assistant Chief Officer (Regeneration) reported that since the report was submitted to Committee he had attended a meeting with officers from the Manx Utility Authority (MUA) and the Department of Infrastructure (DoI) on the subject of charging points for electric vehicles. The number of electric vehicles on the Island is growing rapidly and there is an increasing need for charging points. The DoI are investigating the feasibility of installation of an all-Island SMART network of charging points.

There are currently two charging points in the Chester Street car park and the MUA intends to install charging points in four additional parking spaces. The car park is managed by the Council and owned by the DoI; so the Department’s approval is being sought for that installation.

The MUA is seeking Council approval for the installation of four charging points in Shaw’s Brow car park. The MUA would be responsible for the cost of installation, and any additional signage for the charging points. The spaces to be used have not yet been identified, but will be on the levels three or four.

Resolved, “That particulars of the report be noted on the minutes and approval given for the installation in Shaw’s Brown car park of four electric vehicle charging points by the Manx Utilities Authority at no cost to the Council.”

A6. Quarter Three Performance Monitoring

The Committee considered a report submitted by the Director of Environment and Regeneration on the performance against measures outlined in the Environment and Regeneration Services Plan as relevant to the Committee.

Appended to the report were the measures as outlined in each Service Plan together with an update on performance as at the end of Quarter Three 2017/2018. A red, amber or green status had been applied to each measure to indicate the progress or otherwise in meeting agreed targets.

Of particular note for this performance report are the following.

- a) Four of the actions within the Car Park Action Plan are at risk of not being achieved due to other car park works taking priority, unrealistic timeframes having been set initially and awaiting action by others not within the control of the Council.
- b) The savings made in Quarter Three in relation to street lighting electricity consumption is £18,939. Combined with Quarters One and Two, this makes a total saving of £59,168. Once the LED replacement scheme has been completed, the annual savings are anticipated to be £157,000 and progress against this target will be closely monitored.
- c) Three of the actions within Fleet Services are slightly behind target. One is as a result of lack of funding, one due to an oil leak which affected the Quarter’s percentage and the other has been addressed with drivers.
- d) There is one action within Planning which is red due to lack of progress by others outside the Council.
- e) One of the measures within Waste Services, reduction in sickness absence, remains red due to the long term sickness of one employee and the previous long term sickness of three other employees. Overall, sickness absence across the Council is reducing. Good progress has been made against the other measures.
- f) Progress on the Warden Service Plan continues to be severely hampered by long term sickness which has depleted the Team. Several of the actions will not be achieved as a direct result as there is no other resource available to undertake them. Day to day work priorities and urgent policy work is being undertaken.

Members considered and discussed the performance report. In response to query, officers advised that training priorities set by the Chief Officers’ Management Team determines the training priorities and scheduling, taking into account the essential training requirements of particular jobs.

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

A7. Planning Application 17/01308/B re Warehouses & Premises at Millmount, off Castletown Road, Douglas

The Committee considered planning application 17/01308/B seeking approval in principle for the demolition of the existing warehouse and construction of a new replacement building with twenty-four apartments together with associated parking and means of access at Millmount, off Castletown Road, Douglas. In discussion Members noted that as this is an application in principle, no construction details are shown. Members discussed the proximity to the River Dhoo and the potential flood risk for the properties.

Resolved, "That the planning application be noted on the minutes, and no comment is made on the planning application, neither supporting nor objecting."

A8. Planning Application 17/01320/B re 22-23 North Quay, Douglas

The Committee discussed planning application 17/01320/B seeking approval for a mixed-use development at 22/23 North Quay. The proposal is for the demolition of the existing building at 22/23 North Quay to be replaced by the construction of a six-storey building, which includes a basement storey. The basement and ground floor storey are to be used as a restaurant /café / bar with the upper four floors providing six apartments. The site is bounded by the pedestrianized North Quay to the front and Queen Street to the rear. Three parking spaces are provided on-site for the entire development. The overall design of the proposed development is modern, although some Manx stone is used on the front elevation.

Resolved, "That the planning application be noted on the minutes, and the Council supports the application."

A9. Planning Applications 17/01316/B, 17/01317/B, 17/01318/B, 17/01319/B re Riley's Garden Centre (Eden Park), Ballapaddag, Cooil Road, Braddan

The Committee discussed planning applications 17/01316/B, 17/01317/B, 17/01318/B and 17/01319/B seeking retrospective approval to widen the scope of products for sale from the site. The building will be unchanged internally and no building structure modification works are evident from the application. The proposed works are internal only and relative to retail space designation and use only.

Application 17/01316/B seeks approval to use 80 square metres of garden centre for sale of bulky goods including electric bicycles and petrol utility vehicles.

Application 17/01317/B seeks approval to use 125 metres of garden centre for sale of ladies', men's and children's clothing.

Application 17/01318/B seeks approval to use 30 square metres of garden centre for sale of dairy products, health and wholefood, grocery and delicatessen.

Application 17/01319/B seeks approval to use 125 square metres of garden centre for sale of home interior goods.

The total floor area will not be changed and the primary business remains as a garden centre.

The report set out the relevant sections of the Island Strategic Plan including, s9.2.4, 9.2.5, 9.2.6 and Business Policies 5 and 10 which detail the use of land designated as industrial. In particular, Members noted that *retailing should not be permitted on land zoned for industrial use except where items to be sold could not reasonably be sold from a town centre location because of their size or nature.*

Members discussed the four proposals and the extent to which they complied or did not comply with the Island Strategic Plan.

Resolved, "That the planning applications and discussion be noted on the minutes and approval be given

- (i) In respect of planning application 17/01316/B no comment, either by way of objection or support be offered;
- (ii) In respect of planning application 17/01317/B objection be raised as the proposal is in contravention of the Island Strategic Plan;
- (iii) In respect of planning application 17/01318/B objection be raised as the proposal is in contravention of the Island Strategic Plan;
- (iv) In respect of planning application 17/01319/B objection be raised as the proposal is in contravention of the Island Strategic Plan"

For: 2 – Against: 1; The Chair asked that his name be recorded as voting against the resolution.

A10. 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 provided an update on a number of properties.

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

A11. Items for Future Consideration

The Committee considered the schedule of items for future consideration. Members noted the reports list for future months.

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

PART B –

Matters requiring Executive Committee approval

B12. Vandalism

The Chair raised the subject of vandalism and the Council's approach to dealing with this problem. Officers advised that when incidents of vandalism occur they are referred to the Police. There does not appear to be a specific Council policy for dealing with vandalism.

Resolved, "That a recommendation be made to the Executive Committee to consider a report to formulate a Council policy on vandalism, and on those who commit acts of vandalism."

PART C –

Matters requiring Council approval

There were no items requiring Council approval.

The meeting ended at 1.20pm.