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| GARFF PARISH DISTRICT COMMISSIONERSMinutes of the MeetingWednesday 18th May 2016 7.00 pm |
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| **Present:** Mr N. Dobson (ND), (Chairman), Mr R. Moughtin, (RM) (Vice Chairman), Mrs M. Fargher (MF),  Mr P. Kinnish (PK), Mr L. Miller (LM), Mrs J. Pinson (JPN), **Officers:** Mr P. Burgess (PB), Acting Clerk, Mr M.Royle (MR), Acting, Deputy Clerk/RFO,  Mrs Julie Peel (JPL) Acting Housing Manager.**Apologies:** Mr. J. Quayle (JQ). |
|  |  | Action |
| **14/16** | **Planning Matters** |  |
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|  | **Planning Applications** |  |
|  | **PA no. 16/00490/B,** in respect of Erection of agricultural building, Field 620610, Gooseneck /Rhowin Rd. Submission by 27.05.16.***The clerk’s report was noted and discussed in detail. The Commission resolved to submit no objection to the proposals. The clerk was asked to request conditions regarding removal of the caravan currently on site and that no further structures be erected.*** |  |
|  | **PA no. 16/00491/B,** in respect of Erection of a building to provide toilet facilities, removal of one tree. Site Adj. to Laxey Wheel. Submission by 03.06.16. ***Concerns were raised regarding the design of the structure and its appropriateness for the location. It was noted that other designs would have cost implications for MNH.*** ***The Commission resolved to submit no objection to the proposals.*** |  |
|  | **Planning Application no. 16/00516/B,** in respect of Alterations, erection of extension, raising of raising the roof level and creation of raised decking and patio areas to dwelling. Ballaneale, Ramsey Road, Laxey, IM4 7PY. Submissions prior to 10th June 2016. ***The Commission resolved to submit no objection to the proposals.*** |  |
|  | 16/00469/A **Upper Rhenab**, Approval in Principle for the erection of a replacement dwelling and detached garage addressing means of access. *Amended plans submitted indicating proposed increase in floor area.* ***The clerk reported that there was an indication in the drawings that the applicant was planning a floor area increase in excess of 50% which would become a material planning consideration when the subsequent REM application came in. The Commission instructed the clerk to submit comment in relation to this matter.*** |  |
|  | Land Beside ‘**Barony View’ Maughold**. A resident advises that his family wish to apply for a new dwelling beside his parents’ home in Glen Mona (see attached map indicating location). The resident seeks the views of the Commissioners prior to submitting an application. ***The clerk was instructed to advise the resident that the Commission had resolved to reserve comment at this stage and would be minded to leave the decision to the planners should an application be forthcoming.*** |  |
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|  | **Approval Notices (DoI Planning Committee)** |  |
|  | PA no. 15/01219/B, **Belmont, Dreemskerry Road**, in respect ofErection of a detached dwelling and associated drivewayBelmont, Dreemskerry Road. Approved 09.05.16. ***Noted.***PA no. 16/00087/B**,** **Ballajora House**, Demolition of existing garage/store & erection of a new detached garage with roof space/hobby room above. Approved 13.05.16. ***Noted.*** |  |
|  | **Refusal Notices (DoI Planning Committee) –** *none.* |  |
|  | Nil. |  |
|  | **Appeal Notices (DoI Planning Committee) -** *Matter discussed at item 24/16/d below.* |  |
|  | Nil. |  |
|  | **Planning Enforcement (DoI Planning and Building Control)** |  |
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| **15/16** | **Approval of Minutes**The Minutes of the Annual General meeting held on 4th May 2016 were examined for accuracy, and it was unanimously resolved they represented a correct statement of events.*Proposed MF, seconded JP. Resolved*. |  |
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| **16/16** | **Matters Arising & Other Business** |  |
|  | Nil. |  |
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| **17/16** | **General correspondence**  |  |
|  | **EFW Charges** - Minister Gawne – Letter - Waste Charges at the EfW *(dated 04.05.16)**The clerks reported that the new charging mechanism would result in higher charges for Garff in the region of £2,500 in YE 17 and £4/5,000 in YE18.* ***PB advised that a legal challenge had been lodged by Douglas Corporation. It was agreed that the situation would be monitored.*** |  |
|  | **Sunny Cottage** - Steven Morley Surveyors – Quotation for re-roofing Sunny Cottage, Laxey.***Consideration of this matter was reserved until the meeting on the 1st of June 2016.*** |  |
|  | **Public Toilets** - Steven Morley Surveyors – Regarding public toilets, Laxey Tram Station.***The Commissioners discussed the proposals. PK raised a concern that the entrance corridor was too large. The clerk was asked to write to the architect requesting that a small, open vestibule, with doors to the toilets, be incorporated into the design. Further consultation will take place with Rodney Christopher at Isle of Man Transport.*** |  |
|  | **Invitation** - The Chairman has been invited to Mona’s Queen III Anchor Memorial Service 29.05.16 in Port St Mary. ***Noted.***  |  |
|  | **Invitation** - The Chairman has been invited to the ‘Service of Thanksgiving’ to mark the 90th Birthday of the Queen on12.06.16 at Peel Cathedral. ***JPL indicated that she would attend on behalf of the Commissioners.***  |  |
|  | **Invitation** - The Chairman has been invited to the Tynwald Ceremony to represent Garff Commissioners (05.07.16). ***Noted.*** |  |
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| **18/16** | **Committee Reports** *(schedule of forthcoming meetings attached at Appendix 1 below).* |  |
|  | **Municipal Association –** AGM Thursday 26.05.16. |  |
|  | **Laxey & Lonan Heritage Trust –** ntr |  |
|  | **Laxey & Lonan Sports and Community Facilities –** ntr |  |
|  | **Northern Traffic Management Liaison Committee –** ntr |  |
|  | **Northern Neighbourhood Policing Team Community Partnership meeting -** ntr |  |
|  | **Regeneration Committee –** ntr |  |
|  | **Eastern Civic Amenity Site Joint Committee –** ntr |  |
|  | **Northern Civic Amenity Site -** ntr |  |
|  | **Northern Swimming Pool Board -** ntr |  |
|  | **Northern Area Housing steering group -** ntr |  |
|  | **Northern Sheltered Housing Committee -** ntr |  |
|  | **Eastern Area Housing steering group -** ntr |  |
| **j)** | **Waste Management Steering Group -** ntr |  |
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| **19/16** | **Officers Report** |  |
|  | **Consideration of Search Fees.** *It was Resolved that a fee of £50.00 would be put in place for searches conducted by the new Garff Commission.* |  |
|  | **Garff Commissioners Debit Card from Isle of Man Bank.** *It was Resolved that a card should be requested to assist the operation of the office.* |  |
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| **20/16** | **Staffing Matters –** These matters were discussed in the Private Session. |  |
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| **22/16** | **Approval of Cheques –** It was Resolved to approve the cheques presented. Proposed JP, Seconded MF**Cheques Presented for Payment**Cheque no 9942 to 9947 and 3451 to 3455. |  |
| **23/16** | **Any Other Business** |  |
|  | **Department of Infrastructure Waste Charges –** Geoff Bolt, Director of Finance, Douglas Borough Council, letter to Hon. PA Gawne, MHK dated 16th May 2016.Following instructions from the Environmental Services Committee Mr Bolt writes with respect to the Department imposition of an availability fee at the Energy from Waste Plant (‘EFWP’), stating the council has raised a question with respect to legal basis for the introduction of an availability fee and at this stage the council is not prepared to agree to the imposition of an availability fee. Reference is made to public Health Act 1990, in particular section 67 and provisions that the department may only make a charge for disposing of waste and not for making the EFWP available.***This matter was discussed at item 17/16/a above.*** |  |
|  | **Planning application 16/00035/B –** Letter from Paul Phillips of the Shore hotel, to Aidan McCusker at Department of Infrastructure dated 8th May 2016, in respect of the new Laxey Bridge. Mr Phillips expressed concerns with respect to the height of the new bridge, the increase in volume of water flow over the old bridge, 23%. The Department originally quoted the flat span design could accommodate 2.8 times the water flow. Reference is made to the soffit level of the bridge which is approx. 150mm below the height of the river wall next to Mr Phillip property and the increased risk of water being forced on this during flow events.***The clerk read the letter to the meeting and reported that a response was expected from Mr McCusker. The matter was noted and the situation monitored.*** |  |
|  | **IT Matters** - New garff@manx.net email and storage restriction of Manx Telecom IMAP email system. IT works quotation for hosting 5Gb of email storage £5 per email address per month, plus a one off set up and migration fee of £50.***This matter was reserved for discussion in the future.*** |  |
|  | **Planning Appeal in respect of PA15/00993/B**, The Mariners South Cape, Laxey. The appeal submission has been lodged by the Clerk. The provisional date for the appeal hearing is week commencing 11th July. Confirmation required that Garff Commissioners support the former Laxey Commissioners Resolution for the appeal.***Support for continuation of the Appeal was confirmed. The Commissioners will need to nominate a representative prior to the hearing.*** |  |
|  | **Local Authority Transition –** Letter from Minister Gawne dated 12th May 2016 inviting all Commissioners to attend an informal drop in sessionwith officers from the Department, between 3pm – 7pm on Monday 13th June 2016, at the West 1 Meeting Room, First Floor, Sea Terminal Building. ***Noted.***  |  |
|  | **Waste Charges EFW Plant –** Department of Infrastructure letter dated10th May 2016, in respect of changed mechanism for domestic waste charges from 1st April 2016. The domestic rate has been replaced by two elements, a £20.75 per tonne gate fee, and an availability fee. The availability fee for 2016/17 is based on 2015/16 tonnages and the charges are Laxey £41,518.07, Lonan £34,801.03 and Maughold £23,881.39.***Noted.*** |  |
|  | **Cooil Roi Sheltered Housing** *JPL reported on activities at Cooil Roi in the last 14 days. She advised that arrangements to set up a loan for upgrading the kitchens via HSBC were being finalised. She also advised that the name on the Cooil roi Bank account was being amended to Garff Parish District Commissioners Housing Account.* |  |
|  | **Barrier at the end of Laxey Prom.** JP asked if the barrier could be removed at the end of the Promenade. The clerk advised that this matter would be attended to by the Department of Infrastructure. |  |
|  | **Speed Survey on New Road** – PK asked if there was any update on the traffic survey currently being carried out on New Road. ND advised that the MER did keep an incident log of any ‘near misses’ on New Road. ND asked if those who had witnessed any incidents be encouraged to write in to the Commissioners in order that evidence could be submitted to Highways. PB reported that residents could also report incidents in a book being kept at the Laxey Post Office.  |  |
|  | JP requested that **Laxey** **Regeneration Committee** be approached with a view to calling a meeting. This was agreed and the clerk was instructed to request that a meeting be scheduled. |  |
|  | **Upper Rencell Street light relocation –** The Clerk advised he was in receipt email form Manx Utilities advising that on inspect the utilities pole at the corner adjacent to Fern Villa had been hit by vehicles on a number of occasions and requesting that previously agreed new lighting column it moved approximately 15m to the verge outside Primrose Cottage. It was noted that the new location would provide for the two adjacent bends in the road. |  |
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|  | **Meeting Closed at 9.58 pm****Date of next meeting:- 1st June** |  |
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