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| GARFF PARISH DISTRICT COMMISSIONERSMinutes of the Meeting held onWednesday 5th October 2016 7.00 pm | | |
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| **Present:** Mr N. Dobson (ND) (Chairman), Mr R. Moughtin (RM) (Vice Chairman),  Mr. S. Clague,(SC) Mrs M. Fargher (MF), Mr P. Kinnish (PK),  Mr L. Miller (LM), Mrs J. Pinson (JPN), Mr J. Quayle (JQ).  **In Attendance**: Mr P. Burgess (PB) Clerk. Mr M.Royle (MR) Deputy Clerk/RFO,  Mrs Julie Peel (JPL) Housing Manager  **Apologies:** Mr. T. Kenyon (TK), | | |
|  | **Meeting commenced 7.01 pm.** | action |
| **108/16** | **All Saints Church Lonan:** Meeting with The Venerable Andrew Brown, Archdeacon of Man.  *The Chairman welcomed the Archdeacon and invited* ***SC*** *to lead the discussion.* ***SC*** *advised that it was hoped that a Remembrance Service would take place this year at All Saints. The Archdeacon stated that he was confident that such a service would take place. Restrictions on use had been set and insurance was being investigated for the event.*  *The Archdeacon briefed Members on the current status of the church: its administration was now vested with the Diocesan Board of Finance who had taken the decision to close following receipt of two reports, one on the structure of the building and one on the and electrical system. There followed discussion of the options for its future operation including the option of it being run as a ‘festival’ church. The latter option would require the formation of a ‘friends’ group;* ***SC*** *advised that to date no individuals had expressed an interest in forming such a grouping.* ***MF*** *asked a question about the status of the burial ground at All Saints. The Archdeacon confirmed the burial ground would not be disturbed.* |  |
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| **109/16** | **Planning Matters** |  |
|  | **Planning Applications** |  |
|  | PA 16/01043/B - **Rough Lea, Glen Road, Laxey**. Creation of detached garden sunroom/shed.  ***PK*** *raised concerns that the style and colour of the proposed shed were incongruous in this location, however the consensus was that no objection should be raised.* |  |
|  | PA 16/01070/B – **The Willow, Hibernia Road, Cornaa, Maughold.** Creation of a new agricultural shed.  *The lack of supporting evidence to warrant setting aside the presumptions against development in this location was noted. As a consequence, Members resolved to object to this application.* |  |
|  | PA 16/01076/B – **Site Adjacent to Drumain Farm, Ballaragh Road, Lonan**. Erection of two dwellings.  *Concerns were raised in regard to the design of these dwellings, the status of the application site, and the potentially detrimental effect on the character of the hamlet. The clerk was instructed to submit an objection to this application.* |  |
|  | PA 16/01106/B – **Ainchea, Corony Bridge, Corony, Maughold**. Erection of detached building to provide games/gym room, amendment to PA 16/00187/B.  *Members resolved to note no objection to these amendments.* |  |
|  | PA 16/01081/B – **1 Church Close, Lonan**. Replacement of Garage door with window, creation of ground floor doorway and erection of a first floor extension to dwelling.  *Members raised no objections to these proposals.* |  |
|  | PA 16/01115/B – **Dhoon Plat, Main Road, Dhoon, Maughold**. Alteration, erection, creation of a turning area, entrance access alterations and landscaping.  *Members raised no objections to these proposals.* |  |
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|  | **Approval Notices (DoI Planning Committee)** |  |
|  | PA 16/00803/B - **Garth Cottage, Ballaragh Road.** Erection of an extension and installation of a hipped roof to existing detached garage and store.  ***Noted.*** |  |
|  | PA 16/00715/B - **Riverside House, Lower Rencell Hill, Laxey.** Installation of replacement doors. ***Noted.*** |  |
|  | PA 16/00754/B - **Glen Mona Hotel, Glen Mona, Maughold.** Alterations to existing lobby, comprising new doors, installation of stone wall, and new hand rails, and replacement of existing flat roof to side elevation with a pitched roof, and blocking up of window to side elevation. ***Noted.*** |  |
|  | PA 16/00901/B - **Thalloo Mitchell, Dhoon Loop Road Dhoon, Maughold.** Alterations and extensions to provide additional living accommodation (amendments to PA14/01324/B).  ***Noted.*** |  |
|  | PA 16/00721/B - **2 Cooil Ushtey, Port Lewaigue, Ramsey.** Replacement roof to existing  conservatory.  ***Noted.*** |  |
|  | PA 16/00843/B – **MER Facility, Rencell Hill, Laxey.** Erection of a building to provide workshop, store, office and a welfare facility.  ***Noted.*** |  |
|  | PA 16/00955/B - **Lower Ballacollister, Ballacollister Road**, **Laxey**. Creation of window and Installation of frosted glass window to upper rear of the house in en-suite shower room.  ***Noted.*** |  |
|  | PA 16/00947/B - **1 Minorca Crescent, Laxey.** Alterations and application of smooth render to gable elevation of dwelling. An objection had been submitted by Commissioners to this application.  *Members* ***noted*** *this approval with concern, but resolved not to appeal the decision.* |  |
|  | PA 16/00994/B – **Woodlands, Ballacollister Road, Laxey.** Erection of an extension to replace existing conservatory.  ***Noted.*** |  |
|  | PA 16/00900/B - **Thie Lewaigue, Port Lewaigue, Maughold.** Extension to existing detached garage (amendment to PA 12/01273/B).  ***Noted.*** |  |
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|  | **Refusal Notices (DoI Planning Committee)** |  |
|  | Nil. |  |
|  | **Appeal Notices (DoI Planning Committee)** |  |
|  | Nil. |  |
| **h)** | **Planning Enforcement (DoI Planning and Building Control)** |  |
|  | Nil. |  |
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| **110/16** | **Approval of Minutes**  Minutes of the meeting held on 14th September 2016 for approval.  These were Resolved to be a correct record of the meeting. Proposed **JPN**, Seconded **MF**. |  |
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| **111/16** | **Matters Arising & Other Business** |  |
|  | ***TT Bike Show 2017*** *– An email from Andy Scullard had been received:*  *As promised, we have an update on our thoughts for the 2017 TT Motorcycle Show. Having visited to ‘bridge’ area again this morning, it is pretty obvious that there are/will be too many ‘Event Safety Plan’ issues surrounding the bridge area for us to consider holding future events on Laxey Promenade. Police/Emergency Services have already expressed concerns, and due to visibility issues caused by the new stone wall obstructing a clear view of traffic on the bridge from Tent Road, issues with traffic flow priorities within the area of the five roads adjoining the bridge, issues with pedestrians crossing the road to use the footpath on the sea side of the bridge, it would make new ‘Safety Plan’ difficult to envisage. All these new issues would need more ‘marshalling’, and restrict/slow the flow of traffic to and from the show causing potential frustrating major hold-ups.*  *I would like to take this opportunity the thank all who have supported the event in its first nine years, and to say that both Derek & myself will miss not being in a fantastic venue – but safety issues must come first.*  *Members noted this correspondence with regret. There followed discussion of an event that could be hosted in Laxey during TT2017. The clerks were instructed to draft a press release inviting expressions of interest in running an event. This to be sent to the chairman for approval.* | clerk |
|  | **Ring Fenced funds –** See Appendix A.  **PB** outlined progress with the projects that had been ring fenced in Laxey. Works in the vicinity of Christ Church were discussed. The meeting was advised that Reverend Jo Dudley had arranged to have the area around the church re-surfaced by volunteers. The Commissioners continued to investigate whether they had the vires to have the area in front of the church tarmacked; this section of land was under the ownership of the MER, who had requested that adequate drainage be included in any scheme. The clerks were instructed to make further investigations in regard to this matter.  **MR** briefed Members on the investigations into projects to provide play equipment for children in Lonan and Maughold. | clerk |
|  | **Cutting back vegetation on Public Rights of Way in Garff** – Meeting with Department Wednesday 16th November Nick Black, Jeff Robinson, Alan Hardinge.  *This meeting was noted.* |  |
| **d)** | **To Consider response to government Review of Sheltered Housing rents and T&Cs.**  *Feedback from sub-committee meeting at Cooil Roi on 19.09.16 & additional information from Ramsey Town Commissioners circulated.*  ***JPL*** *briefed Members on the submission which would be put to the Department in regard to Cooil Roi.* ***MF*** *had circulated information from the Northern Sheltered Housing Committee in this regard which requested a 4.6% rise and the implementation of a means testing scheme. The advice from JPL was that a much smaller rise would be adequate and would still allow Cooil Roi to operate effectively in the coming financial year. JPL to draft a submission to the Department.* | JPL |
| **e)** | **Update from RM on Operation of the Northern CA Site** *following meeting of sub-committee held 29.09.16.*  ***RM*** *advised on progress with the takeover of the operation of the Northern CA Site by the local authorities. The proposed formation of a management Board made up of representation from Garff, Andreas, Ballaugh, Bride, Jurby, Lezayre and Ramsey was noted. The precise structure and constitution of the Board was currently being discussed. It was anticipated that a new Board would commence running the site in April 2017.* |  |
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| **112/16** | **General Correspondence** |  |
|  | **Dog Bylaws** - Email from resident expressing dismay with ‘draconian’ dog bylaws.  ***MR*** *briefed members on the content of this correspondence. The matters raised would be included in the forthcoming review of the bye-laws which were being redrafted in 2017. The many areas where dog fouling continued to be a hazard to the Commissioners’ employees as they undertook their duties were noted; as was the nuisance and danger posed to the public, particularly young people.* ***MR*** *reported that the area around the promenade play area continued to be blighted by the actions of an individual dog walker – CCTV installation was being deployed in the area in the coming weeks.* |  |
|  | **Poor Broadband connection in Maughold** – *Members noted that a number of residents have posted comments on Garff Commissioners Facebook page requesting the Commissioners take up the matter with Manx Telecom. The clerks were instructed to write to MT asking for an up to date analysis and evaluation of the situation.* | clerk |
|  | **Hedges at Ballabarlam, Lonan** – Resident concerned with road safety issues and effect of overgrowth of leylandi at the property.  *The clerks were instructed to contact the advocate handling the property owner’s affairs with a view to arranging an on-site meeting.* | clerk |
|  | **Resident** – Regarding speed limits and road safety in the Ballure area.  *This matter was noted. The clerks were instructed to raise the matter at the NTMLG meeting on the 18th of October 2016.* | clerk |
|  | **Jurby Parish Commissioners Civic Service –** Invitation from Chairman to attendCivic Service on 16th October 2016, 11.15am at Jurby Parish.  **MF** to attend on behalf of Commissioners. |  |
|  | **Ballaglass Glen Footbridge –** JQ verbal request dated 30.09.16 to discuss reinstatement of footbridge.  ***JQ*** *advised that DEFA had indicated that a wheelchair accessible bridge be installed. This was questioned as, due to the terrain beyond the river, access could not be maintained beyond the bridge. The clerks were instructed to write to the Department questioning the need for the expense of a wheelchair accessible bridge in this location.* |  |
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| **113/16** | **Officers Reports** |  |
|  | **Ballacollister/Lane to Grawe Farm flooding/fly tipping issues.**  *The clerk reported on the situation at this location.* ***PB*** *and* ***MR*** *had visited the area, met a resident who had outlined the drainage problems that led to flooding of properties at Pinfold Hill and down Old Laxey Hill. The clerks had arranged for a large amount of fly-tipped garden waste to be removed from the ‘pond’ at the junction of Croit E Quill and Ballacollister Road and had written to all residents in the vicinity seeking information on those responsible.* ***MR*** *had subsequently met Alan Hardinge from DoI at the location. Mr Hardinge had agreed to have the pond re-dug and cleared to provide a ‘sump’ that would collect debris at times of heavy rain and also advised that he would liaise with Mr Cowin, Flood Risk Manager at the MUA, with a view to arranging that blocked culverts on private land associated with Grawe Farm were cleared. The Commissioners agreed to monitor the situation.* |  |
|  | **Information on Capital Projects and Maintenance Works:**   1. Works Commenced on construction of new toilets in Maughold Village 02.09.16.   ***Noted.***   1. Works to commence on Laxey Campsite Shower Block on 03.10.16.   ***Noted.***   1. Awaiting further quote for a replacement roof on the Promenade Shelter.   *The meeting was advised that a third quotation was being prepared and would be submitted in due course.* |  |
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| **114/16** | **Health and Safety / Maintenance Matters** |  |
|  | **Health and Safety Audit** –  *H&S audit completed. Report and recommendations to be submitted in due course*. *MR reported that an H&S meeting was now held with PB, MR, Steve Partington and Sam Quilleash on a weekly basis (every Wednesday morning). A meeting had also been held with James Hamlet from Rossborough to discuss employment of contractors during September – appropriate levels of public liability cover had been discussed and identified for each operator; one contractor had subsequently been contacted and asked to increase their level of cover.* |  |
|  | **Cooil Roi** – Pan Fire/smoke alarm activation incident.  *JPL advised that there had been a minor incident which the fire service had attended.* |  |
| **c)** | **Pesticide Spraying Course** – Staff attendance on course during October.  *Two members of staff would be given training to allow them to perform weed spraying operations.* ***Noted.*** |  |
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| **115/16** | **In Private** |  |
|  | Consideration of two quotations for re-roofing the Promenade Toilets *following visual inspection of roof structure (documents previously circulated).*  *Discussion of this matter was reserved as a third quotation had been requested. The clerks were instructed to liaise with the chairman once the quotation was received.* |  |
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|  | **In Private - Staffing** |  |
|  | Consideration of Clerks terms and Conditions.  ***JPN, ND*** *&* ***JQ*** *to liaise and arrange a meeting to discuss this issue.* | JPN, ND, JQ |
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| **116/16** | **Chairman’s Report** |  |
|  | *None issued.* |  |
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| **117/16** | **Finance Report** |  |
|  | A summary of financial transactions was circulated by **PB**. |  |
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| **118/16** | **Any Other Business** |  |
|  | **Speeding on Old Laxey Hill** - Resident email dated 3rd October 2016, expressing concerns about traffic speed on out Laxey Hill and the danger to pedestrians, in particular school children.  *A discussion took place and it was Resolved the Clerk arrange for any over grown vegetation to be cut back between the walls and Road and that the matter would be raised at the next Northern Traffic Management Liaison Group Meeting.* |  |
|  | **Letter to new Garff MHK’s –** It was Resolved to write to Mrs Daphne Caine and Mr Martyn Perkins congratulating them on their election to the House of Keys and stating that the Commissioners look forward to working with them in the future. |  |
|  | **All Saints Church –** A further discussion took place with respect to the building and the Local Authorities powers to give financial assistance. It was Resolved that the Commissioners fully support any proposal that would allow the church to continue to be available for religious services and additional use as a community facility. |  |
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|  | **Any Other Business – In Private** |  |
|  | **Laxey Post Office -** Phil Downs from EVF fuels telephones to advise they are considering submitting an application to run the sub post office in Laxey. EVF propose the sub post office would operate from the filling station on New Road and asks if the Commissioners have any concerns. Mr Downs advises EVF already have a similar arrangement in Foxdale.  *A discussion took place and it was unanimously Resolved that the Commissioners would support any person or organisation who would retain the sub post office services in Laxey Village*. |  |
|  | **Creative Juices –** Bev Clegg email dated 4th October 2016, with proposals for additional use for the HBN shelter as a retail outlet.  *I discussion took place and it was Resolved that Clerk obtain a second Rent Valuation for the property.* |  |
|  | **Promenade lights –** G&S Services Ltd quotation to rewire 11 lamp heads to accept led lamps - £1,288.00. Due to ongoing issues with salt air corroding the circuit trays and lamp control components and ongoing maintenance/replacement costs. By installing LED lamps this does away with all control components associated with Sodium discharge lights and will reduce ongoing maintenance/replacement costs along with electric charges.  *It was Resolved to approve the quotation to rewire 11 lamp head to accept LED lamps at a cost of £1,288.00. Proposed* ***SC,*** *Seconded* ***ND.*** |  |
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|  | Meeting Closed at 10.20 pm |  |
|  | Date of Next Meeting: 19th October 2016 |  |