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| GARFF PARISH DISTRICT COMMISSIONERSMinutes of the MeetingWednesday 7th December 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. T. Kenyon (TK), Mr J. Quayle (JQ), Mr. S. Clague,(SC). **In Attendance**: Mr P. Burgess (PB) Clerk. Mr M.Royle (MR) Deputy Clerk/RFO.**Apologies:** Mrs J. Pinson (JPN), Mrs Julie Peel (JPL) Housing Manager. Mr L. Miller (LM) did not attend the meeting. |
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| **153/16** | **Planning Matters** – the following applications were considered. The clerks were instructed to comment as indicated: |  |
|  | **Planning Applications** |  |
|  | **PA 16/01277/B** – **Winterbrook Cottage, Little Gretch Voar, Ballaragh Road, Laxey**, Replacement of an Agricultural Storage Building.*It was noted that there was no justification of the agricultural need for this development. Request that this is submitted prior to any approval.* |  |
|  | **PA 16/01276/B** – **Misselthwaite Lodge (formally Larchwood),** Clayhead Road, Baldrine, IM4 6DH, Alterations including replacement dormer, external decking, alternations to windows and cladding to rear elevation.*No objections were raised to these proposals by the Commissioners.* |  |
|  | **PA 16/01293/B** – **The Laurels, Croit-e-Quill Rd, Laxey**, Erection of a balcony extension with store room below.*No objections were raised to these proposals by the Commissioners.* |  |
|  | **PA 16/01313/B – Berwyn, South Cape, Laxey**, Replacement of existing dwelling with two detached dwellings including adjustment of existing access.*Concerns were raised with these proposals. Comment was reserved until the meeting on the 21st December 2016 to allow further consideration.* |  |
|  | **PA 16/01319/B - Thie ny Cronk, Ballajora**, Alterations to existing gable opening.*No objections were raised to these proposals by the Commissioners.* |  |
|  | **PA 16/01288/B - 30 Mines Road, Laxey**, Replacement single storey extension at front, alterations, creation of first floor terrace to rear, and erection of garden shed.*No objections were raised to these proposals by the Commissioners.* |  |
|  | **PA 16/01309/B - Ballamenagh Moar Farm, Baldrine**, Alterations, erection of single and 2 storey extensions to dwelling and erection of a detached garage.*No objections were raised to these proposals by the Commissioners.* |  |
|  | **PA 16/01139/A - Fields 612728 & 612727** **Baldrine**, AIP for development of 7 dwellings (Amended plans re. access road, trees, etc).*These matters were noted.* ***SC*** *raised concerns with the potential for further surface water run-off caused by the new development. The clerks were instructed to forward comment requesting that a Flood Risk Management Engineer from the MUA provide advice to the planning authority on the potential for the development to exacerbate flooding problems experienced in the area in recent years.* |  |
|  | **PA 16/01281/C - Wavecrest**, The Promenade, Laxey,Change of use to first floor garage.*No objections were raised to these proposals by the Commissioners.* |  |
|  | **PA 16/01336/B – Iona, Pinfold Hill,** Replacement of existing conservatory roof with tiled roof.*No objections were raised to these proposals by the Commissioners.* |  |
| **k)** | **PA 16/00805/B Deepdale Complex, Glen Road, Laxey,** Amended plans Re: alterations and erection of extension to provide two apartments for tourist accommodation with assoc. parking. *Discussion of these amendments was reserved until the Meeting on 21st December 2016*.  |  |
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|  | **Approval Notices (DoI Planning Committee)** |  |
|  | **PA 16/01008/A -** Field 614729, Baldrine Road, Baldrine, Isle Of Man.Approval in principle for the erection of a dwelling addressing matters for means of access. **This matter was *noted.*** |  |
|  | **PA 16/01115/B** – Dhoon Plat, Main Road, Dhoon, Maughold. Alteration, erection, creation of a turning area, entrance access alterations and landscaping. **This matter was *noted.*** |  |
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|  | **Refusal Notices (DoI Planning Committee)** |  |
|  | Nil. |  |
|  | **Appeal Notices (DoI Planning Committee)** |  |
|  | Nil. |  |
|  | **Planning Enforcement (DoI Planning and Building Control)** |  |
|  | Nil. |  |
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| **154/16** | **Approval of Minutes** |  |
|  | Minutes of the meeting held on 16th November 2016 for approval.*These were agreed to be a correct record. Proposed* ***JQ****, Seconded,* ***MF****.* |  |
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| **155/16** | **Matters Arising & Other Business** |  |
| **a)** | **Cooil Roi Replacement of external doors** – **JQ** raised this matter. ***PB*** *advised that Treasury had been consulted and that the doors would be sourced in accordance with current Financial Regulations which for in this instance would necessitate quotations from three installers. The clerk confirmed that the correct process would be followed.* |  |
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| **156/16** | **General Correspondence** |  |
|  | **DEFA** – Request to site a disease resistant elm in Laxey Village. *This correspondence had been circulated and an initial discussion took place. Several possible sites were discussed. The Chairman requested that the matter deterred for further consideration at the meeting on the 21st of December 2016.* |  |
|  | **Beach Buddies Organisation** – Request to site collection receptacle in the Laxey Promenade area. *It was Resolved that the organisation be permitted to place a receptacle in a suitable location on the Promenade. The clerks were instructed to confirm this decision to Mr Dale from Beach Buddies.*  | **PB/MR** |
|  | **Various Matters** - Peter Kinnish emails (01.12.16) with a request to discuss. *The following matters were discussed and the actions noted agreed.** Laxey Skateboard Area & Development of the Tennis Court Area.

***Action:*** *Await impending proposals from L&L Sports and Community Facilities Committee and then contact Mark Eastham.* * BMX Track. *The dilapidated state of the track was noted and discussed.*

***Action:*** *Site to be cleared and refurbished in January 2017.** Cranleigh Ville: ***MR*** *advised that* ***Mr Perkins*** *had been in discussion with DOI regarding the future of the site.* ***Mr Perkins*** *had reported that the Department would only be prepared to sell the site at ‘Market Value’. No further instruction or action given.*
* **Church Car Park.** *The clerks advised that a proposal to place a barrier across the road prior to the tramway had been suggested.* ***PK*** *expressed concern with this proposal in terms of the implications for road safety and public parking provision. Alternative parking provision available in the village was discussed, including the under use of parking facilities at the Pavillion in the Glen Gardens. It was also felt that signage was an issue for further investigation.* ***PB*** *proposed that DEFA Member Martyn Perkins be contacted with a view to public use of this car park being encouraged.*
* **Repairs to LVC Building** – **PK** proposed that this matter be deferred until the January 2017 meeting. This was Resolved.
* **Re-assessment of Double Yellow Lines in Laxey Village.** ***MR*** *advised that* he had met Andrea Hawley to discuss the proposals for additional double yellow lines to provide ‘passing places’ at pinch points on Glen Road in Laxey. Mrs Hawley was investigating the matter and would report to the Commissioners in due course. PK and MR to meet to discuss submission of suggestions for passing places.
 | **PB/MR****PB****PK/MR** |
|  | **Request for funding for an archive photography and survey project on Laxey businesses - 5 years on from "**[**www.Laxey2012.com**](http://www.Laxey2012.com)**”.** Please refer to appendix A.Discussion was reserved until the meeting on the 21st December 2016 to allow further consideration. |  |
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| **157/16** | **Committee Reports** |  |
|  | **Municipal Association –** ntr. Meeting scheduled 08.12.16. |  |
|  | **Laxey & Lonan Heritage Trust –** Request to make use of noticeboards accepted. **TK** to replace Mr James on the Trust. |  |
|  | **Laxey & Lonan Sports and Community Facilities –** **TK** was appointed to this Committee. |  |
|  | **Northern Traffic Management Liaison Committee – TK** requested that arestricted access sign be placed on Upper Packhorse Lane**.** Clerks to investigate this matter. **PK** referred to parking in Laxey as discussed at 156.16.c above. No further discussion of this matter took place. The inefficacy of the current positioning of the SID sign in Baldrine by DOI was discussed; no further action. | **PB/MR** |
|  | **Northern Neighbourhood Policing Team Community Partnership meeting -** ntr |  |
|  | **Regeneration Committee –** ntr |  |
|  | **Eastern Civic Amenity Site Joint Committee –** A number plate recognition scheme is being discussed by the Committee. |  |
|  | **Northern Civic Amenity Site – RM** reported that an agreement had been reached between the seven local authorities set to take over the operation of the site from April 2017. A committee would be formed made up of a single representative from each of the authorities. Each Member would cast one vote of seven when making resolutions. Garff would contribute a portion related to the rateable value of Maughold Ward to the running costs. It was expected that Ramsey Commissioners would take lead responsibility for any capital investment, and then make a charge on the other six authorities to recover costs in proportion to each authorities rateable value. **JQ** to attend next meeting on 13.12.16 in **RM**’s absence. | **JQ** |
|  | **Northern Swimming Pool Board – JQ** reported that the revolving front door was being replaced as it caused a hazard to the public in high winds etc. |  |
|  | **Northern Area Housing steering group -** ntr |  |
|  | **Northern Sheltered Housing Committee -** ntr |  |
|  | **Eastern Area Housing steering group -** ntr |  |
|  | **Waste Management Steering Group -** ntr |  |
|  | **Waste Management Working Group –** Meeting 25.11.16. * Charging mechanism.***PB*** *reported that there had been correspondence from Mr Harris at the DOI regarding gate fee charges for current year at the EfW plant. These were higher than initially indicated at £82.76 per tonne. Mrs Caine reported that the Minister had now ended the confusion by resolving that the charge for YE 17 would be £79.50 per tonne as originally advised by the previous Minister in correspondence from 3rd September 2015.* ***Mrs Caine*** *thanked* ***Mr Burgess*** *for pursuing this matter for the benefit of the ratepayer.*
* Proposals to incentivise removal of recyclables from domestic refuse.

*A brief discussion took place of this matter. It was noted that this was a matter that the Waste Working Group was investigating. Proposals would emerge in due course.* |  |
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| **158/16** | **Officers Reports** |  |
|  | **Provision of Play Equipment in Lonan – *MR*** *briefed Members on the progress with outline proposals for play equipment at Public Open Space sites in the Church Close/All Saints Park areas of Lonan. Copies of images from a development within an estate at Colby were circulated and noted.* ***MR*** *reported that it was hoped that options could be brought forward for public consultation in January 2017. Clerks to arrange preparation.* ***SC*** *asked whether outline planning permission would be required.* ***MR*** *confirmed that as the sites being considered were designated as ‘Public Open Space’, a full planning application detailing the facilities to be provided would be required.* | **MR/PB** |
| **159/16** | **Health and Safety / Maintenance Matters** |  |
|  | **Sunny Cottage** – The following response has been received in regard to the roof of the cottage:*I would suggest obtaining Building Control approval for the proposed works and have the purlins re-inspected to check on the current condition and see if any further temporary repairs are required. The obtaining of Building Control approval would allow works to be commence without delay in the future, otherwise 10 -12 weeks . Any proposed works should be programmed for the summer months.**Kind regards**Darren Cain BSc (Hons) MRICS IMaPS**It was Resolved that a survey be undertaken and a building control submission be submitted.*  |  |
| **b)** | **Health and Safety Feedback Report on Authority Operations** ***MR/PB*** *reported that the Garff H&S documentation continued to be updated. It was intended that risk assessments would be fully updated in early 2017.* ***MR*** *reported that despite contacting DialB4UDig an errant cable had been discovered when digging the installation holes for the noticeboard in the Village Square. The Maintenance Workers had proceeded with care prior to the discovery and their actions had clearly reduced the risk to themselves and the public as well as property. The MUA had been immediately summoned and advised appropriate actions. DOI had been notified as they have responsibility for the area.*  |  |
| **c)** | **Works and Amenities Report -** ntr |  |
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| **160/16** | **In Private – Correspondence** - ntr |  |
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| **161/16** | **In Private – Staffing** - ntr |  |
| **162/16** | **Chairman’s Report** - ntr |  |
| **163/16** | **Finance Reports** |  |
|  | ***PB*** *had circulated* ***provisional rates estimates****. These were noted.* |  |
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| **164/16** | **Any Other Business** |  |
| **a)** | ***Dumbells Terrace*** *–* ***SC*** *referred to actions taken by DOI’s wardens on the car park. This had had an immediate impact. He thanked the clerks for their contribution to this action.* |  |
| **b)** | ***Regional Sewerage Treatment - SC*** *requested that a follow up meeting be arranged with Mr Bale and Mr Caine from the MUA to discuss progress with installation of sewage treatment facilities in Laxey and at Garwick. Clerks to arrange.* | **PB/MR** |
| **c)** | ***Laxey Village Pubilc Toilets - SC*** *asked Members to re-consider the proposal to site new toilets at the café at Laxey MER station. He proposed that the upper Valley Gardens would be a more appropriate site. The clerks were instructed to make enquiries into the feasibility of this proposal.* | **PB/MR** |
|  **d)** | ***Old MER power station - JQ*** *asked if the smashed windows by the path at the Swales depot off Glen Road had been attended to.* ***PB*** *advised that he would report the matter to Swales to take action.* | **PB** |
|  **e)** | ***MR*** *reported that a resident had queried some development that had been investigated in the past in a remote location at Ballasloe in Maughold. This matter had been brought to the attention of the planners in previous years and to the attention of Treasury with a view to rate collection; no actions had been taken by either authority. Members asked if the clerks could resubmit information to planning enforcement, and also request comment on the list of outstanding planning enforcement matters compiled in Maughold during 2014/15.*  | **MR** |
|  **f)** | ***End Café - SC*** *drew Members attention to further deterioration of the derelict ‘End Café’ on Laxey Promenade. Clerks to contact Mr Blacker from Environmental Health and seek advice.* | **MR** |
|  **g)** | ***All Saints Church - SC*** *advised that there had been further discussions in regard to the future of Lonan Church involving the Archdeacon and Tony Pass. These were ongoing. The situation would be monitored with interest by the Commissioners.* |  |
|  **h)** | ***Viewing Planning Applications - PK*** *asked for clarification of when plans were available for viewing prior to the meeting.* ***ND*** *advised that Members could view the plans from 6.45 pm prior to each meeting and indicated that the clerks circulated the plans electronically in the preceeding days. Hard copies could also be accessed by arrangement at the office.* ***ND*** *encouraged Members to make use of these opportunities.* |  |
|  | Meeting Closed at 9.30 pm |  |
|  | Date of Next Meeting: 21st December 2016 |  |