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| GARFF PARISH DISTRICT COMMISSIONERSMinutes of the Mid Monthly MeetingWednesday 21st December 2016, 7.00 pm | | |
| **Present:** Mr N. Dobson (ND) (Chairman), Mr R. Moughtin (RM) (Vice Chairman),  Mrs M. Fargher (MF), Mr. T. Kenyon (TK),  Mr L. Miller (LM), Mr J. Quayle (JQ), Mr. S. Clague,(SC),  **In Attendance**: Mr P. Burgess (PB) Clerk. Mr M.Royle (MR) Deputy Clerk/RFO,    **Apologies:** Mr P. Kinnish (PK), Mrs J. Pinson (JPN), Mrs Julie Peel (JPL) Housing Manager. | | |
|  | **Meeting commenced at 7.01 pm.** |  |
| **165/16** | **Planning Matters** |  |
|  | **Planning Applications** |  |
|  | **Item deferred from meeting 07.12.16 to allow Commissioners to visit the site.**  **PA 16/01312/B – Berwyn, South Cape, Laxey, IM4 7JA.** Replacement of existing dwelling with two detached dwellings including adjustment of existing access. Letters of objection received.  *Concerns were raised regarding access difficulties on the steep narrow lane, parking and over-intensive use of the site. The consensus was that the proposals would be visually inappropriate for this area of Laxey.*  *The clerks were instructed to submit an* ***Objection*** *to the proposals.* | **PB/MR** |
|  | **PA 16/01248/C** - **5 Shore Road Laxey Isle Of Man IM4 7DJ.** Change of use of single dwelling house to additional use as tourist accommodation.  ***Noted. No Objections.*** |  |
|  | **PA 16/00805/B - Deepdale Complex, Glen Road, Laxey -** Re: alterations and erection of extension to provide two apartments for tourist accommodation with assoc. parking. Amended plans received in respect of flood barrier omission of soffits and barge boards to rear elevation and amendments to juliet balcony and patio doors south elevation and east elevation amended to show projecting window.  ***Noted. No objections.*** |  |
|  | **PA 16/01344/B – Ballaconn, Ballafayle Road, Maughold -** Alterations, erection of ground and first floor extensions, raising existing roof to provide additional living accommodation and replacement of existing garage door with a window.  ***Noted. No objections.*** |  |
|  | **PA 16/01043/B - Rough Lea, Glen Road, Laxey.** Creation of detached garden sunroom/shed. Amended plans received showing detail of new retaining wall.  ***Noted. No objections.*** |  |
|  | **PA 16/01368/B - Silver Birches, Chapel Lane, Baldrine, Isle Of Man, IM4 6DG.** Conversion of garage to habitable space, erection of sun room extension, removal of chimney and alteration to hardstanding area.  ***Noted. No objections.*** |  |
|  | **PA 16/01389/B - Land Adjacent to Booilushag House, Booilushag,** Variation of condition one of a dwelling to extend the approval period by a further four years.  *It was agreed that consideration of this application should be deferred until the meeting being held on 04.01.17.* |  |
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|  | **Approval Notices (DoI Planning Committee)** |  |
|  | **PA 16/01262/B – Thie Dhrynane, Church Road, Maughold, IM7 1AS,** Erection of garden shed and decking. ***Noted.*** |  |
|  | **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. ***Noted.*** |  |
|  | **16/00897/B Green Hills, Pinfold Hill**, Alterations and erection of a two storey extension to dwelling – Approved 20.12.16. ***Noted***. |  |
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|  | **Refusal Notices (DoI Planning Committee)** |  |
|  | Nil. |  |
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|  | **Appeal Notices (DoI Planning Committee)** |  |
|  | **PA 16/00797/B** - **Berberis Cottage, Pinfold Hill, Lonan.** Erection of a replacement dwelling (amendment to 15/00857/B) Approved 18.10.16. Appeal to be called at 15.30hrs on 18th January 2016.  ***This matter was noted. No further instruction given.*** |  |
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|  | **Planning Enforcement (DoI Planning and Building Control)** |  |
|  | Nil. |  |
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| **166/16** | **Approval of Minutes** |  |
|  | Minutes of the meeting held on 7th December 2016 for approval.  These were Resolved to be a correct record of the meeting. Proposed **MF**, Seconded, **TK**. |  |
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| **167/16** | **Matters Arising & Other Business** |  |
| **a)** | **ND** referred to the proposal from DEFA to plant a ‘disease-resistant’ Elm in Laxey. Members discussed several possible locations. **PB** advised that due to past mining activity, some areas around Glen Mooar and the Valley Gardens may be unsuitable. It was agreed that the clerks should contact DEFA and advise that the Commissioners supported the initiative in principle, but request that the Department identify suitable locations that could be considered by the Board. | **PB/MR** |
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| **168/16** | **General Correspondence** |  |
|  | **Item deferred from meeting 07.12.16.**  **Request for funding for an archive photography and survey project on Laxey businesses - 5 years on from "Laxey 2012".** Please refer to appendix A.  *This matter was discussed in detail.* ***ND*** *queried the timing of the proposal, suggesting that once a decade might a more appropriate and adequate frequency.* ***SC*** *asked whether Culture Vannin could be approached with a view to providing funding. It was agreed that the clerks should contact the organisation with such a proposal.* | **PB/MR** |
|  | **Isle of Man Post Office email dated 14.12.16.**  I write to advise you that following the announcement that Mr Stephen Emms, Sub Postmaster of Laxey Post Office is retiring, Isle of Man Post Office has appointed Ms Mary Palmer as his successor, subject to contract.  Ms Palmer, who is currently the sub postmaster of Peel Post Office and will remain so going forward, will take over Laxey Post Office from the 16th January 2017. From this date, Laxey Post Office will be housed in a new location: Unit 2 White House Close, Laxey. This is opposite the petrol garage in front of the tram stop. We believe this is a better location than is currently.  We are most grateful to Mr Emms who has provided an excellent, reliable and high quality service to post office customers in the Laxey village and surrounding community over the last 30 years, and we hope you will support Ms Palmer as his successor.  *These matters were noted and the contribution of Mr Emms to the community was remarked upon. The clerks were instructed to write a letter of thanks to Mr Emms and a letter of welcome to the in-coming postmaster, Ms Palmer.* |  |
|  | **Laxey Sailing Club email dated 14.12.16 – Request to hold a BBQ in the lane next to the club house at the New Year day dip 2017.** *This matter was discussed. There were no objections to the proposal. The clerks were instructed to advise the club accordingly*. | **PB/MR** |
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| **169/16** | **Officers Reports** |  |
|  | **Proposals for Play Equipment in Lonan.**  ***MR*** *briefed members on the various options being considered. It was agreed that the next stage of the public consultation should be actioned in mid-January.* ***MR*** *to report on plans for this at the meeting on the 4th of January 2017.* |  |
|  | **Health and Safety / Maintenance Matters**  ***MR*** *reported that weekly health and safety meetings continued to take place with maintenance staff. No issues or near misses had been reported over the period since the last meeting. No incidents involving the refuse contractors had been reported. A formal H&S meeting had been set up with Messrs Kinrade for the 19th of January.* |  |
|  | **Health and Safety Feedback Report on Authority Operations –** *No further discussion.* |  |
|  | **Works and Amenities Report –** *ntr.* |  |
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| **170/16** | **Any Other Business** |  |
| **a)** | The Cabinet Office is reviewing how consultation and public engagement is undertaken, including an update to the current [**Code of Practice on Consultations**](https://www.gov.im/lib/docs/co/consultations/codeofpracticeonconsultation2008.pdf). They would like to set up a meeting for early February with any of the local authorities who are interested in discussing this topic in more detail to help finalise guidance in this area for Government staff. There is a short consultation questionnaire at [www.gov.im/consultations](http://www.gov.im/consultations).  *This matter was noted and discussed. The clerks were instructed to register the Commissioners’ interest in attending the meeting.* | **PB/MR** |
| **b)** | Invitation to **Sir William Hillary Commemorative Service** 2017, 3.00 pm Sunday 8th January 2017 at St George’s Church.  *It was agreed that* ***TK*** *would attend on behalf of the Commissioners.* | **TK** |
| **c)** | Response from **Mr Phil King CEO of the MUA** regarding the role of the MUA in the planning process.  **MR** reported that the correspondence had been circulated. A response from Mr Thomas, to whom the letter was addressed in his role as Minister for Policy and Reform, had not been received. |  |
| **d)** | **MF** *briefed Members on the history and current situation with the* ***Dhoon Church Field*** *which the Commissioners wished to take ownership of to provide community facilities in Glen Mona.*  *The clerks were instructed to request an update on progress from the Archdeacon.* | **MR** |
| **e)** | **MF** asked if any progress had been made with removing the privately erected **signage on the footpath at Ballaglass Glen**. **MR** reported that the matter had been reported but no response had been received from the officer with temporary responsibility for public rights of way. | **MR** |
| **f)** | **TK** referred to the case of a resident who was facing drastically increased insurance costs in the wake of last year’s flooding. The matter was discussed. **PB** advised that he had passed on contact details for the Flood Risk Management Engineer at the MUA to the resident. No further instruction given. |  |
| **g)** | **SC** raised concerns with the amount of river debris which needed clearing from the river higher up the valley, particularly in the Glen Mooar area. The clerks were instructed to raise these matters with the Flood Risk Management Engineer. | **PB/MR** |
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|  | Public Session ended 7.45 pm. |  |
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| **171/16** | **In Private – Correspondence** *- ntr* |  |
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| **172/16** | **In Private – Staffing** *-ntr* |  |
| **173/16** | **Chairman’s Report** *- ntr* |  |
| **174/16** | **Finance Report –** *ntr* |  |
|  | **Consideration of Rates Estimates** for the financial year 2017/2018. Documents circulated to meeting 7th December 2016.  ***This matter was discussed.*** |  |
|  | **Refuse Contract** –  **This matter was discussed.** |  |
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| **175/16** | **Any Other Business** |  |
|  | There was no private business to transact. |  |
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|  | Meeting Closed at 8.51 pm. |  |
|  | Date of Next Meeting: Wednesday 4th January 2017 |  |