

Minutes of the Mid Monthly Meeting

Wednesday 15th March 2017, 7.00 pm

Present: Mr N. Dobson (ND) (Chairman), Mr R. Moughtin (RM) (Vice Chairman),
Mrs M. Fargher (MF), Mr P. Kinnish (PK), Mr. T. Kenyon (TK), Mrs J. Pinson (JPN),
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: Mrs Julie Peel (JPL) Housing Manager,

7.00 pm **Meeting with Lee Smith Network Services Engineer at the MUA to discuss proposals to install new streetlighting along Mines Road.**

*Prior to Mr Smith's attendance, **SC** explained that it may be advantageous to locate new lighting running along the rear of the Mines Road car park area. He also suggested that if in this location the lights could be combined with a new footpath. Mr Smith attended the meeting at 7.05 pm. He outlined the options for Mines Road and circulated a map indicating the proposals. Option 1 was for 18 LED Ampere Standard Fitting streetlights along the property side of Ham and Egg/Dumbell's Terrace and up to the property "Wheel View". This option would cost £21, 289.00 net. Option 2 was for re-locating 3 lights over to the rear of the Mines Road Car Park to take them away from the properties. This scheme would cost in the region of £26,000. Option 3 and 4 were for lights in the same locations as Option 2, but with 'heritage' 'Albany' style light heads along the lines of those installed in the Rose Gardens. Option 3 was at a cost of £36,000 (with standard armed bracket) and option 4 (with a more sophisticated bracket) was £40,700.*

*Mr Smith provided information on the suitability of the lighting for the traffic and pedestrian movement in the location. **RM** asked about the appropriateness of these lights in relation to the 'Dark Skies' Project. Mr Smith advised that the LED lights proposed were the preferred option in this regard. This was noted.*

Mr Smith advised that planning permission for the scheme would need to be obtained, and that it was anticipated that the scheme would be implemented in late 2017.

*The Commissioners would consider these options at the meeting on April the 5th 2017. **ND** instructed the clerks to put this item on the agenda for that meeting.*

Mr Smith also advised that some second-hand lighting equipment could be sourced from another local authority to replace ageing street lamp equipment in Garff which still used mercury bulbs. This could be a more cost-effective solution than replacement with new LEDs for the authority.

***JQ** asked if there would be any legal requirement to move to LED lighting in the future. Mr Smith doubted that this would be the case. The clerks iterated that it was now normal practice to use LED as the replacement option when single units of street-lighting failed or needed replacement.*

The difficulty would be replacement cost should large scale replacement become necessary. Members would consider the option for replacement offered by the MUA in due course.

Mr Smith also asked if Members would consider a location for an Electric Vehicle Charging Point in Laxey. Members would consider this matter and report to the MUA in due course.

233/16 Planning Matters – Current applications to consider.

a) 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. Further amended plans received in respect ramp / access details and onsite turning.
Members noted that the amendments were matters that would be commented on by the Highways Authority. No further instruction was provided to the clerks.

b)	PA 16/01139/A - Fields 612728 & 612727 Baldrine - AIP for development of 7 dwellings. Further amended plans, including Transport Statement, location plan showing site and local highways network, results of radar speed survey, plan of A2/Baldrine Rd junction showing existing conditions and proposed improvements and amended site plans. <i>Members noted these proposals by a UK Highways Consultant. The re-profiling of the white 'give-way' lines at the Baldrine Road/A2 junction was noted. Some concern was expressed about the consequent reduction in width of the A2 Highway if this were approved. It was noted that these matters would be scrutinised closely by the Highways Authority who would issue recommendations to the planners in regard to the proposals from the consultant for changes to the road markings.</i>	
c)	PA 17/00241/B - Thie Vooijer Veg, Croit E Quill Road, Lonan - Alterations, erection of an extension and creation of an extended dormer. There were no objections to these proposals.	
d)	PA 17/00272/B - Ballacregga Barn, Agneash, Lonan - Erection of a detached garage with playroom above and installation of replacement windows and door to dwelling. The rural location was noted. There were no objections to the proposals.	
e)	PA 17/00283/B – Rhianfa, Ballafayle Road, Maughold. Erection of a boundary fence (retrospective). This application was discussed in detail. The proposals to 'soften' the visual impact of the fence were noted. There was a reduction in height and re-profiling of the fence-top. To assist the 'softening', Members proposed a condition that the fence be stained green be requested.	
f)	PA 17/00284/B – White Cottage, Pinfold Hill, Laxey. Variation of condition 1, of PA 12/01690B for the erection of a replacement dwelling to extend the period of permission for a further 2 years. <i>There were no objections to this proposal.</i>	
g)	Approval Notices (DoI Planning Committee)	
	16/00138/B – The Willows, Hibernia Road, Maughold, Erection of a two storey extensions to dwelling. This matter was noted.	
h)	Refusal Notices (DoI Planning Committee) - ntr	
i)	Appeal Notices (DoI Planning Committee)	
	17/00007/B - The Anchorage, Port e Vullen. Erection of an extension. An appeal has been requested in respect of the above application. Date for submission no later than 5pm on 4th April 2017. This matter was noted. No further instruction was given.	
j)	Planning Enforcement (DoI Planning and Building Control) - ntr	
234/16	Approval of Minutes	
a)	Minutes of the meeting held on 1 st March 2017 for approval. <i>These were agreed to be a correct record. Proposed, SC. Seconded, JQ. Resolved.</i>	
235/16	Matters Arising & Other Business	
a)	All Saints Church, Lonan – Report circulated to meeting 01.03.17. SC asked that this matter be discussed in the public session of the meeting. ND referred to the report drafted by Mr Pass which included proposals designed to secure the future of the building and burial ground; this had been circulated to Members. It was noted that substantial funds were available that the Archdeacon had indicated could be used for urgent repairs and future maintenance; but that these could not be applied should the building be sold commercially. This proposed that the local authority take over the administration and setting of the burial rate and	

	<p><i>then become involved by leasing the building and running it as a community facility in addition to its role as a 'festival church' for occasional and special religious services. ND advised that to enable this several areas of Tynwald legislation would have to be changed. SC advised that the MHKs were willing to investigate changes to legislation which would enable the Commissioners to become involved with both the burial ground and community use of the church building. Following a request for information from the Chairman, the clerks advised that currently the burial authority was a Statutory Board and was a separate legal entity from the administration of the church and its buildings. RM stated that no one wanted to see the church deteriorate, but felt that a full business case should be brought forward before ratepayers monies could be committed. ND advised before the business case could be ascertained, it would be prudent to investigate whether such an undertaking could be achieved under the current legislation or whether there would need to be changes through Tynwald. Mrs Caine advised Members that she and Mr Perkins would assist with determining this matter. SC proposed that Mrs Caine take up these legislative matters with the Attorney General in regard to the burial authority and the Commissioners leasing the building from the church authorities. This was seconded by and Resolved.</i></p>	Mrs Caine
b)	<p>Area Plan for the East – Consideration of consultation documents & mapping circulated. MF advised that she had attended the display at the Sea Terminal and discussed the consultation materials with officers from the Department. She felt there were two types of land in the proposals. Some of the land identified was around current settlements such as around Ballaragh, whilst some areas were clearly for larger scale developments in more open countryside. PK said he objected to the proposal for a field to be developed at the 'Everlasting Corner'. MF proposed that a display be set up in the Commissioners' office to enable locals to call in and view the mapping and consultation documents. This was agreed. ND asked whether Members saw any benefit in MF's proposal to form a sub-committee. It was agreed that this committee would bring forward MF's recommendations to the full Board. It was agreed that PK, TK and MF should sit on the sub-committee and that the first meeting should be on Thursday morning at 10.00 am. RM & JQ suggested that the Committee consider the types of housing provision that was needed in Garff, including first-time buyers and sheltered housing. It was also agreed that the public display would commence week commencing 20th March 2017. ND requested that the clerks provide facility for written comments to be made by members of the public.</p>	clerks
c)	<p>Maughold Village Cross House - MF advised that she had heard from the Church Wardens that MNH had provided funding for plans to be drawn up to improve the setting of the crosses. MR reported a request for information had been submitted to MNH but nothing had returned prior to the meeting.</p>	
236/16	General Correspondence	
a)	<p>The Manx Folk Dance Society – email to confirm that a folk group called Regency Rejigged will visit the Island for the Easter weekend. <i>This was noted.</i></p>	
b)	<p>Manx Whippy Ltd – email with information about a business proposal for an Ice Cream Van. <i>The clerks reported that the intentions are to serve as wider aspect of the Isle of Man community with focus on school children, retirement homes, industrial sites and sporting events with my recently serviced ice cream van (pictured below). This will include also weddings, birthdays and corporate events. Manx Whippy Ltd seeks Commissioners approval to support as many events in the community as possible and if the commissioners were in approval it would be good if this also included the Laxey football club. Would avoid the Laxey sea front being mindful of other traders during their opening hours.</i></p>	

	<i>It was noted that a trading permit could be issued and insisted upon by the Commissioners if the operator intended to trade from public land. This would cost £50.00 and could incorporate conditions. RM proposed that the Commissioners refuse to issue such a permit in this case, this was seconded by SC and Resolved.</i>	
238/16	Officers Reports	
a)	Potential unauthorised development, property at Corony Bridge. Currently being investigated by DEFA Planning and Building Control. No further action required at this stage. MR reported that the Planning Authority and the CAA had been advised.	
239/16	Health and Safety – <i>the clerks reported that there had been no reportable incidents since the last meeting other than at item b below. A general discussion of health and safety issues took place and the following H&S related items were raised and noted:</i>	
a)	Working Safely Course 27 th March 2 member of staff to attend. <i>MR advised members that training needs had been assessed for staff and a programme of training had been planned for 2017.</i>	
b)	Minor injury - Member of staff twisted ankle on steps to the side of Commissioners office.	
240/16	Works and Amenities Report - ntr	
241/16	Chairman's Report	
242/16	Any Other Business	
a)	'Traa dy liooar' – Dementia Friendly Scheme coordinated by Alzheimer's Society & IOM Constabulary – to consider adoption of the scheme in Garff. <i>It was resolved that JPL should investigate the implementation of this scheme in Garff.</i>	JPL
	<i>JQ advised that he had attended the 'Planning Training Seminar' hosted by the Municipal Association. He advised that the seminar had been very useful and advised Members that the Director of Planning had requested that planning enforcement issues were dealt with through discussion rather than confrontation. This was noted by Members. JQ also stated that the seminar had directed local authorities to the 'Officers Reports' published on-line by the Department. SC proposed that the clerks should distribute officer reports to Members in cases where the decision was contrary to the views/recommendations of the Board. This was agreed.</i>	Clerks
	Proposal for extension of double yellow lines Rosedene Cottages, Glen Rd, Laxey – Resident email dated 15.03.17 with objections to the proposed extension of the double yellow lines and the reduction in on road car parking. <i>The clerks reported that a consultation on the proposals made by DoI for double yellow lines in several places in Laxey was underway. The responses would be collected by the Commissioners and forwarded to the Department for evaluation.</i>	
	Notice of Rating Objection – 1 Rosedene Cottage, Glen Road, Laxey. This matter was noted.	
	Planning enforcement – Resident email date 15.03.17, expressing frustrations with the planning enforcement process in particular with reference to 'Ballasloe' in Maughold. <i>These comments were noted with interest. Members remarked on the seeming inconsistency in the approach of the Department to planning enforcement matters. The clerks were instructed to follow up the request for further information on a range of enforcement matters that had been sent to the Planners in December 2016.</i>	clerks
	In Private - ntr	
243/16	Matters Arising - ntr	
244/16	General Correspondence - ntr	

