

GARFF PARISH DISTRICT COMMISSIONERS**Minutes of the Meeting**Wednesday 7th February 2018, 7.00 pm

Present: Mr N. Dobson (ND), Chairman, Mrs M. Fargher (MF), Mr T Kenyon (TK), Mr S. Clague, Mr P. Kinnish (PK), Mr L. Miller (LM), Mrs J. Pinson (JPN), Mr. J. Quayle (JQ). Officers: Mr P. Burgess (PB), , Mr M. Royle (MR), , Mrs Julie Peel (JPL).

Apologies: Mr S. Clague (SC). (MR joined the meeting from 7.56 pm).

Four Members of the public attended. Meeting commenced at 7.01 pm.

168/17	Planning Matters	
	Planning Applications	
a)	3 Victoria Terrace, Glen Road, Laxey, Installation of replacement windows and doors (amended plans received). <i>No Objections were raised with these proposals.</i>	
b)	18/00034/B Land adjacent to Reayrt ny Glionney, All Saints Park, Lonan, erection of 13 dwellings with associated landscaping and open space. <ul style="list-style-type: none"> Members are extremely concerned that the development will exacerbate the storm water drainage problems already being experienced in the vicinities of Croit e Quill Road and Ballacollister Road. This matter must be satisfactorily addressed. Concern was raised that there was only provision for two off road spaces per four bedroomed property. It was noted that the prescribed minimum size for a car parking space was smaller than the current average sized new car. Concern was expressed in regard to the potentially significant vehicle movements created by the additional 5 properties. Concern was expressed that overlooking from the balconies would have a detrimental affect on the houses below. Concern was expressed in regard to the hedge boundaries to the rear of the properties on Croit e Quill road and the proposed 1.2m fence. Potential to overshadow the rear of the properties. Members also request that a public footpath is considered that would run behind the properties to both Croit e Quill Road and to the designated open space area. This would act to encourage pedestrians from using the highway 'Reayrt ny Glionney'. 	
c)	18/00091/B Denzili, Booilushag, erection of a replacement dwelling with associated landscaping. <i>No objections were raised with these proposals.</i>	
d)	18/00096/B Stanley House, Baldhoon Road, Replacement of existing glazed conservatory roof with tiles. <i>No objections were raised with these proposals.</i>	
	One Member of the public left the meeting.	
	Approval Notices - The following five approvals were noted. No further instructions given.	
e)	17/01214/B Thie ny Cronk, Replacement of existing glazed conservatory roof with tiles – Approved 26.01.18.	
f)	17/01235/B The Mount, Chapel Lane, Baldrine, Replacement of existing conservatory roof with tiled roof – Approved 26.01.18.	
g)	17/01199/B The Pines, Ballellin, New agricultural building – Approved 25.01.18.	
h)	17/01232/B Wickenbank, Port Lewaigue Close, Replacement slate roof & three new rooflights Approved 07.02.18.	
i)	17/01177/B Ballamenagh Moar Farm, Erection of a detached garage and garden store - Approved 05.02.18.	
	Refusal Notices - ntr	
(171/17.a)	Kirk Michael Chippy ND welcomed the Mr Brand and Ms. Dorn, proprietors of the Laxey Café, to the meeting as a part of the discussions of item 171/17 below. Mr Brand outlined the issues he had with the mobile	

	<p>chippy operating from the DOI car park on Mines Road on a Tuesday evening: these being the impact on the coach parking facility, parking problems, and the impact on trade on his own restaurant business on Mines Road. Mr Brand suggested that the mobile Chippy could be sited at the Dhoon Car Park in the summer months. Mr Brand also suggested that it could be sited on Laxey Promenade. These two locations had been considered by the Commissioners in recent months and been discounted. The Board agreed that these sites would be looked at again as possible locations. A third possible site in Laxey was also being considered. ND advised Mr Brand that the Commissioners' Officers had put a considerable amount of time into investigating this matter and would continue to investigate the options. ND thanked Mr Brand for attending the meeting. Mr Brand left the meeting at 7.55 pm.</p>	
169/17	Approval of Minutes	
a)	<p>Approval of minutes of the meeting of 24th January 2018. <i>These were agreed to be a correct record of decisions made. Proposed, JQ. Seconded, TK. Resolved.</i></p>	
170/17	Matters Arising & Other Business	
a)	<p>Notice of vacancy for a Commissioner in Maughold Ward to be issued. PB outlined the process for initiating an election in Maughold Ward following the passing of Mr Robert Moughtin. The Board instructed the clerks to initiate this process. Nomination of a Returning Officer. PB outlined the procedure which was for the Chairman of the Board to act as Returning Officer. ND was duly nominated to undertake this role. Proposed, JPN. Seconded, LM. Resolved.</p>	
b)	<p>Update from treasury on the re-rating of the Heritage Shop on Mines Road, Laxey operated by L&LHT. PB advised that due to the charitable status of the L&LHT who operate the facility, the government valuer had re-rated the property. This had effected a rate reduction which had been back dated to 2012. An amount of £1,308.00, being the portion of rates paid to the Commissioners during this period would be credited to the Trust during YE 2019. Noted.</p>	
c)	<p>TK advised that he had attended the recent political surgery in Glen Mona. The issue of the Bulgham goats had been raised. The resident had been opposed to any cull of the goats. Daphne Caine MHK, had also said she would be asking the Minister for DEFA to consider a policy document for the management of the goats.</p>	
171/17	General correspondence	
a)	<p>Correspondence from the operators of a local café/catering business regarding the issues of traders' licences. <i>This matter was dealt with during the discussion above which followed item 168/17.i.</i></p>	
b)	<p>Correspondence from an Manx Whippy vendor in regard to extending the terms of the licence. <i>It was Resolved that this licence should be renewed for a further 12 month period.</i></p>	
c)	<p>Ian & Elizabeth Bleasdale – copy of a letter sent to planning seeking a condition on PA 18/00042/B Cronk ny Killey, Maughold that an ash tree is retained when this application to extend the approval period is considered by the planning committee. <i>This correspondence was noted.</i></p>	
d)	<p>Public notification of potential additional development sites in Garff (previously circulated): <u>GH33 TAPE Draft Report / GH33 Responses</u> (Lonan – by Baldrine Park) <u>GH34 TAPE Draft Report / GH34 Responses</u> (Laxey – Pinfold Hill) <u>GH36 TAPE Draft Report / GH36 Responses</u> (Laxey – The Paddocks) <u>GH38 TAPE Draft Report / GH38 Responses</u> (Laxey – Ballafletcher Road & Rencell Hill) PB advised that two of these potential sites (Pinfold Hill & Rencell Hill) had already been discounted by the planners during the consideration process. The Paddocks was still being considered as a site for 'low-intensity' development. The Baldrine Park proposal was still being considered as proposed. The Commissioners noted these matters and will monitor the outcomes.</p>	

e)	Arbory Commissioners – Invitation to civic service, Sunday 11 th of February 2018, 10.30 am, Ballabeg Methodist Chapel. <i>This matter was noted, no further action.</i>	
f)	Mr W. Qualtrough, The Ballakarran Meat Company – Proposal to operate a mobile shop selling farm produce. <i>This correspondence was read. Members instructed the clerks to invite Mr Qualtrough to a future meeting with a view to establishing how the business would be operated and in which locations in Garff.</i>	clerks
g)	MNH – Invitation to take part in 'Heritage Open Days 2018'. <i>It was agreed to include this matter on the agenda for the meeting on the 21st of February 2018 with a view to arranging an event in Lonan Parish. TK to arrange an appropriate activity.</i>	TK
h)	DfE – requesting comment on their proposal to have 'emergency' if necessary on the afternoons of Sunday 27 th May & Friday 1 st June 2018. <i>This correspondence was considered and noted. No further instructions were given.</i>	
i)	English Fell Running Championship (14.07.18) To discuss proposed social events to entertain competitors and visitors. <i>PB reported that the organisers had enquired about the possibility of having a social event on Laxey Promenade afternoon and evening of this event. The clerks were instructed to work with the organisers and local residents to investigate the feasibility of such an event taking place.</i>	clerks
j)	Public Rights of Way Policy & Strategy 2018 – 2028. <i>This consultation had been circulated and was noted. No further instructions given. MR advised that the Commissioners now had the vires to undertake maintenance work on public rights of way. It was noted that despite devolving these powers to local authorities no budget had been devolved from government.</i>	
172/17	Committee Reports	
a)	Municipal Association – <i>TK was nominated as the Commissioner's representative on the Association following the passing of Mr Robert Moughtin. He will also undertake the role of President of the Association until the AGM in May 2018.</i>	
b)	Laxey & Lonan Heritage Trust – ntr	
c)	Laxey & Lonan Sports and Community Facilities – <i>ND reported that a brief meeting had taken place to discuss a grant that had been received from the English FA to purchase a new tractor unit. PK had attended this meeting.</i>	
d)	Northern Traffic Management Liaison Committee – <i>TK advised that the DOI had scheduled to resurface the crossing imminently. He also advised that the flooding issues on Church Road Lonan were being investigated by DOI. MR reported that correspondence from a resident in regard to parking issues on Minorca Hill, Laxey had been sent to DOI and was discussed at the meeting. DOI were investigating these issues and would report to the Commissioners.</i>	
e)	Northern Neighbourhood Policing Team Community Partnership meeting - ntr	
f)	Regeneration Committee – <i>Frustration was expressed at the lack of interest demonstrated by DoI in completing the regeneration project. It was proving impossible to arrange a meeting with DoI on this matter. In this vacuum, it was agreed to form a sub-committee of the Garff Board to identify the matters that needed to be attended to and form an action plan to complete them. It was Resolved that PK, JQ, JPN, & TK would sit on this committee. MR suggested that this sub-committee could also be charged with producing an action plan to make improvements that would further promote Laxey and Garff as a visitor destination. This would be explored once the regeneration matters had been resolved. JPN referred to the statue in the square that had been proposed as part of the Regeneration Project. An update on this would be sought by the new sub-committee.</i>	
g)	Eastern Civic Amenity Site Joint Committee – ntr	
h)	Northern Civic Amenity Site - <i>JQ was nominated as the Commissioners representative on this committee. The contribution of Mr Robert Moughtin to this committee and the success of the transition of NCAS to local authority control under his chairmanship was noted.</i>	

i)	Northern Swimming Pool Board - <i>JQ advised that the facilities H&S policy was currently being updated. He also advised that opening hours at the northern pool will be extended during the eight month period that the NSC is closed (this is scheduled to be from August 2018). It is expected that the pool will open earlier and extend opportunities during the day and into the evening. Full details will be announced in due course.</i>	
j)	Northern Area Housing steering group – ntr Northern Sheltered Housing Committee – ntr	
k)	Eastern Area Housing steering group – ntr Waste Management Steering Group – ntr	
173/17	Officer Reports	
a)	Finances – To discuss annual RPI increase for rental properties owned by the Commissioners. <i>The level of annual rent increase charged by the Commissioners on their properties commencing on the 1st of April 2018 was discussed. The annual average IOM RPI for 2018 was noted as 7.4%. Members agreed that a rise of this order was not justifiable in the current financial climate. It was noted that the average CPI figure was lower at 3.2%. After considering these two markers, the Board Resolved that the rents for commissioner’s properties should rise by 3.5%. Proposed, JQ, Seconded, LM. Resolved.</i>	
b)	Health and Safety	
c)	Works and Amenities	
	i. To discuss maintenance needed on Promenade store and garage	
	ii. To discuss options for future use and maintenance of the Promenade ‘Beach Huts’	
	iii. NEXIOM – Quotation for replacement floodlights in Laxey Valley Gardens. <i>It was resolved to accept this quotation and advise the contractor to undertake the work. Proposed JPN. Seconded, LM.</i>	
d)	iv. Penketh Millar – Budget costing for proposed toilets Laxey Valley Gardens. <i>These figures had been circulated and were discussed. Members requested that two drawings of the proposed toilet block be produced. One with a two-storey stone finish, one with a stone ground floor and rendered finish upper floor. Proposed LM, Seconded, MF.</i> Steve Partington to be asked to produce these.	SP
e)	v. Groundcare Limited – Finalised Quotation for Play Equipment Installation at All Saints Park. The total cost of the installation was £20,553.00. Members Resolved to accept the quotation and instruct the contractor to undertake the work. Proposed JPN , seconded, MF .	
f)	Cooil Roi Sheltered Housing Complex – ntr	
174/17	Staffing Matters -ntr	
175/17	Chairman’s Report - ntr	
176/17	Any Other Business	
a)	<i>TK requested an update on progress with consideration of the legal advice obtained from Long and Humphrey in regard to the interest in the All Saints Church Proposal of a commissioner. ND advised that Members were still considering this advice. A meeting of Members would be arranged in due course to discuss the legal advice.</i>	
	<i>MR advised that Mr Kelly the Headteacher of Laxey and Dhoon Schools had suggested that trophies be obtained to give to a student in each school competing in the daffodil competitions. This trophy would be known as ‘The Robert Moughtin Trophy’. Members agreed that this would be a fitting tribute to Mr Moughtin who had been very keen and active in developing links with Garff’s schools. It was also agreed to arrange for two trees to be planted at the Arboretum in memory of both Mr Moughtin and of Mrs Hazel Lace, Captain of Maughold Parish. It was also agreed that a plaque in memory of Mrs Lace be erected at the Arboretum. Clerks to report back on measures being taken in regard to these matters at the meeting on the 7th of March 2018.</i>	clerks
	<i>PK requested that a road defect on Slieau Lewaigue be attended to by DoI. Clerks to investigate and report in due course.</i>	clerks
	<i>MR referred members to the draft newsletter he had circulated and asked if they could suggest further items as soon as possible. ND suggested a feature on the various library facilities that had</i>	

	<i>been made available to Garff residents, including the mobile library, the Family Library, and Douglas Library. ND asked if the newsletter could be published and distributed in March 2018.</i>	MR
177/17	Private Session	
a)	Correspondence from the proprietor of Laxey Beach Café dated 07.02.18 regarding forthcoming lease.	
	Date of next meeting:- Wednesday 14 th February 2018 at 7.00pm	